

LAKES AT BELLA LAGO

**COMMUNITY DEVELOPMENT
DISTRICT**

September 30, 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

<https://lakesatbellalagocdd.net/>

September 23, 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 September 30, 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 to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements [Expansion Parcel]
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
- A. Affidavit/Proof of Publication
- B. Mailed Notice to Property Owner(s)
- C. Engineer's Reports *(for informational purposes)*
- D. Amended and Restated Master Special Assessment Methodology Report *(for informational purposes)*
- E. Consideration of Resolution 2025-20, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention

to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

4. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-21, 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
5. 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 2025-22, 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
6. Acceptance of Unaudited Financial Statements as of August 31, 2025
7. Approval of August 26, 2025 Public Hearings and Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk, LLC*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. Amenity and Field Operations: *Vesta*
 - Consideration of Proposals for Holiday Lighting, Internet, AED and Dumpster
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - UPCOMING MEETINGS
 - October 6, 2025 at 5:00 PM (Virtual CDD 101 Presentation)

➤ October 28, 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

9. Board Members' Comments/Requests

10. Public Comments

11. 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 COUNTY LEGAL NOTICES

Physical Address: 4680 GADARA RD , KEYSTONE HEIGHTS
Classification: MOBILE HOME
Name in which assessed: ESTATE OF DELRAY J HERR
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 **11th day of February, 2026 at 9:30 A.M at www.clay.realtaxdeed.com.**
Dated this 14th day of August, 2025
TARA S . GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 160708 Published 8/21/2025, 8/28/2025, 9/4/2025 and 9/11/2025 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.: 202201412/2023
Legal Description: LOT 34 SUNRISE PARK 4TH ADD AS REC O R 1578 PG 1443 & 1976 PG 1547
Parcel ID No.: 190823-022619-000-00
Opening Bid Amount: \$4,670.34
Physical Address: 7498 HILLTOP ST, KEYSTONE HEIGHTS
Classification: MOBILE HOME
Name in which assessed: KENNETH A BALDWIN
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 **11th day of February, 2026 at 9:30 A.M.at www.clay.realtaxdeed.com.**
Dated this 13th day of August, 2025
TARA S . GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 160574 Published 8/21/2025, 8/28/2025, 9/4/2025 and 9/11/2025 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.: 202201414/2023
Legal Description: LOT 38 SUNRISE PARK 4TH ADD AS REC O R 249 PG 218 & 1750 PG 1645
Parcel ID No.: 190823-022622-000-00
Opening Bid Amount: \$3,764.32
Physical Address: 7486 HILLTOP ST, KEYSTONE HEIGHTS
Classification: MOBILE HOME
Name in which assessed: ESTATE OF ROBERTA M FREY ET AL
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 **11th day of February, 2026 at 9:30 A.M.at www.clay.realtaxdeed.com.**
Dated this 13th day of August, 2025

TARA S . GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 160573 Published 8/21/2025, 8/28/2025, 9/4/2025 and 9/11/2025 in Clay County's Clay Today newspaper

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: MARY LOU CRAFTON, 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.: 202201456/2023
Legal Description: LOT 2 LAKE AS-BURY UNIT 9 AS REC O R 848 PG 249 & 3311 PG 2180

Parcel ID No.: 200525-009651-000-00
Opening Bid Amount: \$73,073.79
Physical Address: 107 ARTHUR MOORE DR, GREEN COVE SPRINGS
Classification: SINGLE FAMILY
Name in which assessed: ERNIE HAMILTON BOYETTE
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 **11th day of February, 2026 at 9:30 A.M at www.clay.realtaxdeed.com.**
Dated this 13th day of August, 2025
TARA S . GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 160572 Published 8/21/2025, 8/28/2025, 9/4/2025 and 9/11/2025 in Clay County's Clay Today newspaper

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (“**Board**”) of the Lakes at Bella Lago Community Development District (“**District**”) will hold a public hearing on **September 30, 2025, at 10:00 a.m. at Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073** (reset from August 26, 2025) to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on certain benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved are geographically depicted below and in the *Supplement to the Engineer’s Report for Lakes at Bella Lago Community Development District*, dated January 28, 2025, as may be further amended (the amended master project described therein, the “**CIP**”). The District previously levied a master assessment lien on certain property within the District that is currently subject to the District’s previously issued Series 2023-1 and Series 2023-2 Bonds (“**Original Assessment Area**”).¹ This notice will result in a master assessment lien for the property described herein based on revisions to the District’s CIP and the amendment to the District’s boundaries (“**Expansion Parcel**”). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (“*District Manager’s Office*”).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District (“*Improvements*”) are described in the CIP, and are currently expected to include, but are not limited to, earth-work, stormwater management systems, water and wastewater utilities, landscape/hardscape improvements, recreational amenities, on-site roadways, and associated soft costs, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager’s Office. According to the CIP, the estimated cost of the Improvements, including contingency and professional services, is \$44,384,476. Of that total, \$4,921,200 is attributable to the Expansion Parcel.

¹ The master assessment liens for the Series 2023-1 and Series 2023-2 Bonds were imposed on September 1, 2023. The Series 2023-1 lien was recorded at Official Records Book 4753, page 1864 and the Series 2023-2 lien was recorded at Official Records Book 4753, page 1877 and the Master Assessment Lien is recorded as in Official Records Book 4753, Page 1011, in the Official Records of Clay County, Florida.

The District intends to impose assessments on certain benefited lands within the District in the manner set forth in the District’s *Amended and Restated Master Special Assessment Methodology Report*, dated January 28, 2025 (“**Assessment Report**”), as may be further amended and supplemented, and which is also on file and available during normal business hours at the District Manager’s Office. The purpose of any such assessment is to secure the bonds issued to fund the Improvements. These assessments are anticipated to impose master assessments only for the Expansion Parcel within the District and will have no impact on the previously levied master assessments for the Original Assessment Area.

As described in more detail in the Assessment Report, the District’s assessments are levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit (“**ERU**”) basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology.

The annual principal assessment levied against each parcel within the Expansion Parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than **\$4,921,000** in debt to be assessed by the District in the Expansion Parcel, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments for the Expansion Parcel is as follows:

Land Use	Total # of Units	ERU Factor	Proposed Maximum Principal Per Unit/Acre	Proposed Maximum Annual Assessment Per Unit*
Single-family 45'	74	0.9	\$91,179.89	\$8,616.25

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.

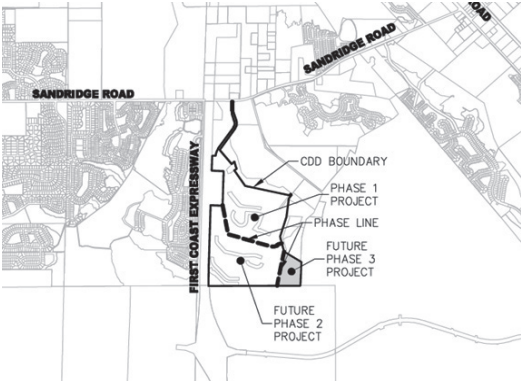
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments of principal subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be collected on the Osceola County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the maximum assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer’s report, and assessment methodology, but will in no event exceed the maximum assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District. Further, this notice shall not affect the Series 2023-1 or Series 2023-2 (Assessment Area One) Assessments currently levied on property within the original boundaries of the District for which Series 2023-1 and Series 2023-2 Bonds were previously issued.

At the same date, time, and place, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

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, 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 aid in contacting the District Manager’s Office.

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2025-15

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 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 benefited 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, “**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 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 benefited 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 benefited 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:	September 30, 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 22nd 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 #162706 published September 4 & 11, 2025 in Clay County's Clay Today newspaper.

CLAY COUNTY LEGAL NOTICES

publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.
WITNESS my hand and seal of this Court this 28th day of August, 2025.
TARA S. GREEN
CLERK OF COURT OF CLAY COUNTY
By Jennifer Brosky
As Deputy Clerk
Legal 162563 Published 9/4/2025 and 9/11/2025 in Clay County's Clay Today newspaper

PUBLIC AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

2530 County Rd 220, Middleburg, FL 32068, 09/30/2025 @ 10AM
Ashley Perry - Household items, clothing
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Legal 162562 Published 9/11/2025 and 9/18/2025 in Clay County's Clay Today newspaper

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell

personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 3710 Integrity Way Middleburg Fl. 32068 September 30, 2025, 10am
Alecia Heffner furniture, household Items
Sandra Smith Household goods, furniture, clothing, kitchenware, washer, dryer, boxes
Brandon Jones bed suit dresser night stand kin bed
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Legal 162561 Published 9/11/2025 and 9/18/2025 in Clay County's Clay Today newspaper

NOTICE TO CREDITORS

IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR CLAY COUNTY, FLORIDA, PROBATE DIVISION
FILE NO.: 10-2025-CP-410
DIVISION: PR-B
IN RE: ESTATE OF RUBY LEE SCHUM, Deceased.
The administration of the estate of RUBY LEE SCHUM, deceased, whose date of death was July 28, 2025, is pending in the Circuit Court for Clay County, Florida, Probate Division, the address of which is Clay County Courthouse, 825 North Orange Avenue, Green Cove Springs, Florida 32043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE

TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is September 4, 2025.
Attorney for Personal Representative: JOSEPH CLAY MEUX, JR., ESQUIRE
cmeux@rtlaw.com
Florida Bar No.: 041114
ROGERS TOWERS, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207
(904) 398-3911
Personal Representative: SUSAN MARIE ANDERSON
2868 West Cliffhanger Drive
Hurricane, Utah 84737
Legal 162383 Published 9/4/2025 and 9/11/2025 in Clay County's Clay Today newspaper

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Lakes at Bella Lago Community Development District ("District") will hold a public hearing on **September 30, 2025, at 10:00 a.m. at Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073** (reset from August 26, 2025) to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on certain benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved are geographically depicted below and in the *Supplement to the Engineer's Report for Lakes at Bella Lago Community Development District*, dated January 28, 2025, as may be further amended (the amended master project described therein, the "CIP"). The District previously levied a master assessment lien on certain property within the District that is currently subject to the District's previously issued Series 2023-1 and Series 2023-2 Bonds ("Original Assessment Area").¹ This notice will result in a master assessment lien for the property described herein based on revisions to the District's CIP and the amendment to the District's boundaries ("Expansion Parcel"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("Improvements") are described in the CIP, and are currently expected to include, but are not limited to, earth-work, stormwater management systems, water and wastewater utilities, landscape/hardscape improvements, recreational amenities, on-site roadways, and associated soft costs, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office. According to the CIP, the estimated cost of the Improvements, including contingency and professional services, is \$44,384,476. Of that total, \$4,921,200 is attributable to the Expansion Parcel.

¹ The master assessment liens for the Series 2023-1 and Series 2023-2 Bonds were imposed on September 1, 2023. The Series 2023-1 lien was recorded at Official Records Book 4753, page 1864 and the Series 2023-2 lien was recorded at Official Records Book 4753, page 1877 and the Master Assessment Lien is recorded as in Official Records Book 4753, Page 1011, in the Official Records of Clay County, Florida.

The District intends to impose assessments on certain benefited lands within the District in the manner set forth in the District's *Amended and Restated Master Special Assessment Methodology Report*, dated January 28, 2025 ("Assessment Report"), as may be further amended and supplemented, and which is also on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the Improvements. These assessments are anticipated to impose master assessments only for the Expansion Parcel within the District and will have no impact on the previously levied master assessments for the Original Assessment Area.

As described in more detail in the Assessment Report, the District's assessments are levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology.

The annual principal assessment levied against each parcel within the Expansion Parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than **\$4,921,000** in debt to be assessed by the District in the Expansion Parcel, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments for the Expansion Parcel is as follows:

Land Use	Total # of Units	ERU Factor	Proposed Maximum Principal Per Unit/Acre	Proposed Maximum Annual Assessment Per Unit*
Single-family 45'	74	0.9	\$91,179.89	\$8,616.25

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.

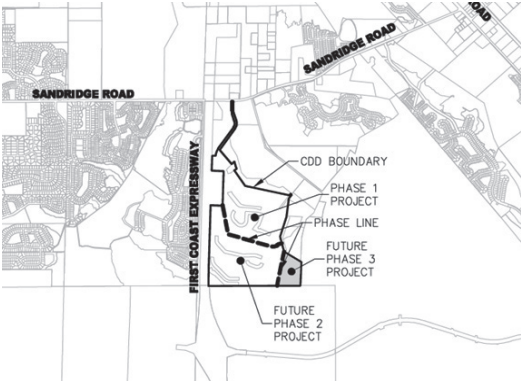
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments of principal subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be collected on the Osceola County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the maximum assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report, and assessment methodology, but will in no event exceed the maximum assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District. Further, this notice shall not affect the Series 2023-1 or Series 2023-2 (Assessment Area One) Assessments currently levied on property within the original boundaries of the District for which Series 2023-1 and Series 2023-2 Bonds were previously issued.

At the same date, time, and place, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

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, 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 aid in contacting the District Manager's Office.

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2025-15

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 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 benefited 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, 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 benefited 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 benefited 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:	September 30, 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 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 (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 22nd 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 #162706 published September 4 & 11, 2025 in Clay County's Clay Today newspaper.

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

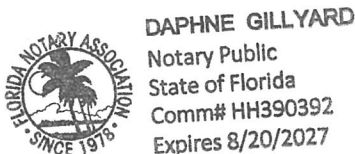
BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

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 August 29th, 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 assessments. I further certify that the letters were sent to the addressees identified in **Exhibit A** 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 August 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.



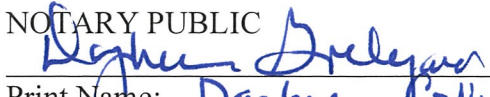
NOTARY PUBLIC

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

EXHIBIT A: Copies of Forms of Mailed Notices

9589 0710 5270 2050 8356 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----|
| ☐ Return Receipt (hardcopy) | \$ |
| ☐ Return Receipt (electronic) | \$ |
| ☐ Certified Mail Restricted Delivery | \$ |
| ☐ Adult Signature Required | \$ |
| ☐ Adult Signature Restricted Delivery | \$ |

Postage

\$

Total Postage \$

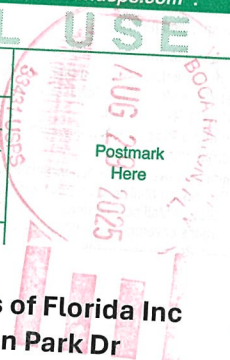
\$

Sent To

Street and Apt.

City, State, ZIP+

Meritage Homes of Florida Inc
13901 Sutton Park Dr
Ste C50
Jacksonville FL 32224



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

Via First Class U.S. Mail and Email

August 29, 2025

Meritage Homes of Florida Inc
13901 Sutton Park Dr
Ste C50
Jacksonville FL 32224

**RE: Lakes at Bella Lago Community Development District
Notice of Hearing on Assessments to Property
See attached Legal Description (Exhibit A)**

Dear Property Owner:

You are receiving this notice because you are a property owner within the Lakes at Bella Lago Community Development District (“**District**”). The District is a special-purpose unit of local government that was established pursuant to Chapter 190, *Florida Statutes*. The property that you own that is the subject of this notice is identified in the description attached as **Exhibit A** (“**Property**”).

The District previously adopted a master engineer’s report and master assessment methodology and, sitting as a Board of equalization, levied a master assessment lien on certain property within the District. This notice will result in an expanded master assessment lien based on revisions to the District’s Engineer’s Report (defined herein) and the amendment to the District’s boundaries, both as more particularly detailed herein. Specifically, at the July 22, 2025, meeting of the District’s Board of Supervisors (“**Board**”), the District approved the *Supplement to the Engineer’s Report for Lakes at Bella Lago Community Development District*, dated January 28, 2025 (“**Amended Engineer’s Report**” and the project described therein, the “**CIP**”). A copy of the Amended Engineer’s Report is attached hereto as **Exhibit B**. The Amended Engineer’s Report describes various infrastructure improvements being considered by the Board which may be built or acquired by the District that benefit lands within the District, including the lands within the Expansion Parcel (described herein) and including but not limited to earthwork, stormwater management system, sanitary sewer system, water distribution system, undergrounding of electric conduit, reclaimed water system, landscape/hardscape, site amenities, on-site roadways, and associated soft costs, as more specifically described in the Amended Engineer’s Report (collectively, “**Improvements**”). The District’s boundaries, after the recent boundary amendment, now include the Property (“**Expansion Parcel**”), which lands will be subject to the master assessment lien upon completion of the public hearing described herein. It is estimated in the Amended Engineer’s Report that the total cost of the Improvements for the District’s entire CIP is \$44,384,476. Of that total, \$4,921,200 is attributable to the Expansion Parcel.

As the Expansion Parcel owner, the District is considering assessing your property to fund the Improvements in the manner set forth in the District’s *Lakes at Bella Lago Community*

Development District Amended and Restated Master Special Assessment Methodology Report, dated January 28, 2025, a copy of which is attached hereto as **Exhibit C** (“**Amended Assessment Report**”). The assessments will defray up to approximately **\$6,747,311.65** (the “**Maximum Assessment Amount**”), which includes the cost of the Improvements associated with the Expansion Parcel, plus financing-related costs, capitalized interest and a debt service reserve.

The purpose of any such assessment is to secure the bonds anticipated to be issued to finance a portion of the Improvements. As described in more detail in the Amended Assessment Report, the District’s assessments will ultimately be levied against all benefited lands within the District. The Amended Assessment Report identifies the physical area contained within the District and assessment for the property that is expected to be assessed. Initially, the allocation of assessments for the Improvements to be funded by the District will be determined on an equal pro-rata gross acre basis. As land is platted, the allocation of assessments will be determined on a first-platted, first-assessed basis within the District in accordance with Section 170.07, *Florida Statutes*, which will be assigned to those properties at the per-unit amounts as follows, based on each property type’s Equivalent Residential Unit (“**ERU**”) factor, and as explained in more detail in the Amended Assessment Report (“**Maximum Assessments**”). The below table summarizes only the changes proposed by the supplemental proceedings and that impact your property and does not impact the assessments levied on the lands subject to the District’s previously issued Series 2023-1 and Series 2023-2 (Assessment Area One) Bonds:

Land Use	Total # of Units	ERU Factor	Proposed Maximum Principal Per Unit/Acre	Proposed Maximum Annual Assessment Per Unit*
Single-family 45’	74	0.9	\$91,179.89	\$8,616.25

** Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Amended Assessment Report.*

The total maximum assessment amount to be levied against each parcel, and the number of units contained within each parcel, is detailed in the Amended Assessment Report, as such Amended Assessment Report may be amended at the below referenced hearing. The total revenue that the District will collect by these assessments is anticipated to be \$61,050,000, exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements. The maximum annual revenue that the District will collect by these assessments is anticipated to be \$5,769,058.31, inclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs, to be collected in not more than thirty (30) annual installments of principal. The total assessment amount to be levied against property that you own is reflected on the preliminary assessment roll attached to the Amended Assessment Report.

The assessments may be collected on the Clay County tax roll pursuant to the Uniform Method of Collection under Section 197.3632, *Florida Statutes*, and appear on your regular tax bill issued by the Clay County Tax Collector. However, the District may, in its discretion, choose at any time to directly collect these assessments instead. As provided in the Amended Assessment Report, the assessments will constitute a lien against your property that may be prepaid in

accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments of principal. The failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct-bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title.

Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report, and methodology, but will in no event exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will be held on **September 30, 2025, at 10:00 a.m. at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073**. This is a rescheduled meeting from August 26, 2025. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the Board within twenty (20) days of this notice.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District Manager's Office: Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, (561) 571-0010. You may appear at the hearing or submit your comments in advance to the attention of the District Manager at the address above.

Sincerely,



Ernesto Torres
District Manager

Enclosures

- Exhibit A: Legal description of the Property
- Exhibit B: *Supplement to the Engineer's Report for the Lakes at Bella Lago Community Development District*, dated January 28, 2025
- Exhibit C: *Lakes at Bella Lago Community Development District Amended and Restated Master Special Assessment Methodology Report*, dated January 28, 2025

Exhibit A
Legal Description of the Property

[Begins on following page.]

EXHIBIT A
Expansion Parcel

LEGAL DESCRIPTIONS PER OFFICIAL RECORD BOOK 3469. PAGE 215:

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 COUNT 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

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES 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 COUNT 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 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.

Exhibit B

Supplement to the Engineer's Report for the Lakes at Bella Lago Community Development District, dated January 28, 2025

[Begins on following page.]

**SUPPLEMENT TO THE ENGINEER'S REPORT FOR THE
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT**
January 28, 2025

The Lakes at Bella Lago Community Development District (“**District**”) was established by Ordinance No. 2023-07 by the Board of County Commissions of Clay County, Florida (“**County**”), effective as of January 24, 2023, under the provisions of Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended. The District is located entirely within unincorporated Clay County and its boundaries, upon establishment, contained approximately 254.16± acres. Pursuant to Ordinance No. 2024-50, effective as of November 25, 2024, the District boundaries were amended to add an additional 20.03± acres (“**Expansion Parcel**”). The District now encompasses approximately 274.19± acres and is anticipated to include 600 single-family residential units.

This supplement amends and restates the *Engineer's Report for the Lakes at Bella Lago Community Development District*, dated March 13, 2023 (as revised) (“**Master Report**”), which was further supplemented in the *Supplemental Engineer's Report for the Lakes at Bella Lago Community Development District (Phase 1 Project)*, dated June 29, 2023 (“**First Supplemental Report**”). This supplement adds specificity and costs for the Expansion Parcel, which consists of earthwork, stormwater system, sanitary sewer, water distribution system, undergrounding of electric conduit, reclaimed water system, landscape/hardscape, recreational improvements, and on-site roadways. This supplement also updates product counts and residential unit mixes within the District with the added Expansion Parcel. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

The current master plan for the Development now includes approximately 600 single-family residential dwelling units per the table below, which now includes the Expansion Parcel:

Table 1

Product Type	Master Report Number of Units	Expansion Parcel Added Units	Amended Total Number of Units
40' Single-Family	106	N/A	106
45' Single-Family	0	74	74
50' Single-Family	264	N/A	264
60' Single-Family	156	N/A	156
TOTAL	526	74	600

Phase 1 of the Development contains 238 single-family lots. Phase 1 was financed with the District's Series 2024 Bonds. Phase 1 is substantially complete. Phase 2 of the Development contains 288 single-family lots. Construction has not yet commenced on Phase 2. The Expansion Parcel, also referred to as Phase 3, consists of 74 single-family lots. Construction has not yet commenced in Phase 3.

In addition to the infrastructure improvements detailed in the Master Report and First Supplemental Report, the District plans to finance, construct, and install improvements and facilities to benefit the Expansion Parcel which improvements include earthwork, stormwater system, sanitary sewer,

water distribution system, undergrounding of electric conduit, reclaimed water system, landscape/hardscape and amenities improvements, and on-site roadways. All costs associated with the Expansion Parcel improvements are included in the revised cost tables below, as well as a list of the entities anticipated for future ownership, operation, and maintenance of these improvements. All prior phases were previously included in the costs within the Master Report and First Supplemental Report.

Original Estimated Capital Improvement Costs:

<u>Description</u>	<u>Previous Estimated Cost</u>
Earthwork (not lot development)	\$5,690,048.00
Stormwater System	\$4,597,948.00
Sanitary Sewer	\$5,976,410.00
Water Distribution	\$4,676,111.00
Undergrounding of Electric Conduit	\$1,166,047.00
Reclaimed Water System	\$2,895,855.00
Landscape/Hardscape	\$785,000.00
Site Amenities/Hardscape	\$2,286,600.00
On-Site Roadways	\$6,845,245.00
Contingency	\$3,491,112.00
Professional Fees	\$1,052,900.00
Total	\$39,463,276.00

Expansion Parcel Estimated Capital Improvement Costs:

<u>Description</u>	<u>Additional Estimated Costs</u>
Earthwork	\$772,700
Stormwater System	\$869,800
Sanitary Sewer	\$642,000
Water Distribution	\$509,000
Undergrounding of Electric Conduit	\$158,600
Reclaimed Water System	\$332,900
Landscape/Hardscape	\$122,000
Site Amenities/Hardscape	\$487,800
On-Site Roadways	\$584,200
Professional Fees	\$195,100
Contingency	\$247,100
Total	\$4,921,200

Amended Total Capital Improvement Costs:

<u>Description</u>	<u>Additional Estimated Costs</u>
Earthwork	\$6,462,748.00
Stormwater System	\$5,467,748.00

Sanitary Sewer	\$6,618,410.00
Water Distribution	\$5,185,111.00
Undergrounding of Electric Conduit	\$1,324,647.00
Reclaimed Water System	\$3,228,755.00
Landscape/Hardscape	\$907,000.00
Site Amenities/Hardscape	\$2,774,400.00
On-Site Roadways	\$7,429,445.00
Professional Fees	\$1,248,000.00
Contingency	\$3,738,212.00
Total	\$44,384,476.00

Proposed Funding, Maintenance and Ownership for Expansion Parcel improvements:

Facility	Funded By	Owned By	Maintained By
Earthwork	District	District	District
Stormwater System	District	District	District
Sanitary Sewer	District	CCUA	CCUA
Water Distribution	District	CCUA	CCUA
Undergrounding of Electric Conduit	District	CEC	CEC
Reclaimed Water System	District	CCUA	CCUA
Landscape/Hardscape	District	District	District
Site Amenities/Hardscape	District	District	District
On-Site Roadways	District	District	District
Notes: *Wetland Mitigation for onsite impacts may be eligible to be financed all or in part by the District. **The electric utility company, Clay Electric Cooperative (CEC) will own, operate and maintain all of the electrical mains and the associated electrical equipment. These electrical mains, electrical system and electrical equipment are not part of the CIP. However, installation of electrical conduits may be constructed by the District and then reimbursed/paid for by the Builder. ***Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissions of improvements or any operation and maintenance obligations of the District.			

It is my professional opinion that the summary of costs listed above is reasonable and sufficient to complete the construction of the items intended. It is my professional opinion that the infrastructure costs associated herein for the total improvements are reasonable to complete the construction of the infrastructure described herein and that the infrastructure improvements will benefit and add value to the lands within the District, including the Expansion Parcel. All infrastructure costs are public improvements or communication facilities under Chapter 190, *Florida Statutes*.

The estimate of infrastructure costs is only an estimate based on information received from Meritage Homes of Florida, Inc., or estimates based on engineer takeoffs and are not guaranteed maximum prices. The labor market, future costs, equipment and materials, increased regulatory actions and the actual construction process are all beyond my control. The total final cost may be more than this estimate.

The project herein provided will be owned by the District or other governmental units. All of the improvements are or will be located on lands owned or to be owned by the District or other governmental entity or on public easements in favor of the District or other governmental entity. Any cost estimates set forth herein do not include earthwork, grading, or other improvements on private lots or property.

Please note that the improvements presented herein are based on current plans and market conditions

which are subject to change. Accordingly, the improvements herein described are sufficient public infrastructure of the kinds described herein (*i.e.*, stormwater, roadways, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and types of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

England-Thims & Miller, Inc.

Peter Ma, P.E.

Date 1/13/2025

Florida License No.: 46661

A handwritten signature in blue ink, appearing to read "K.T. Perry", with a large, stylized flourish extending to the right.

Exhibit C

*Lakes at Bella Lago Community Development District Amended and Restated Master Special
Assessment Methodology Report, dated January 28, 2025*

[Begins on following page.]

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment Methodology Report

January 28, 2025



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report (the "Amended Report") was developed to provide a financing plan and a special assessment methodology for the Lakes at Bella Lago Community Development District (the "District"), located in unincorporated Clay County, Florida, as related to funding the costs of public infrastructure improvements contemplated to be provided by the District. This Amended Report addresses the annexation of additional lands into the boundaries of the District.

1.2 Scope of the Amended Report

This Amended Report presents the projections for financing the District's Capital Improvement Plan (the "CIP") described in the Engineer's Report developed by England, Thims and Miller, Inc. (the "District Engineer") dated February 6, 2023, as amended by the Supplement to the Engineer's Report dated January 28, 2025 (collectively the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree general and incidental benefits to the public at large. However, as discussed within this Amended Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Amended Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Lakes at Bella Lago development, a master planned residential development located in unincorporated Clay County, Florida. The land within the District originally consisted of approximately 254.16 +/- acres, including 526 residential units and is generally located south of Sandridge Road, east of First Coast Expressway and west of Feed Mill Road. Please note that as of November 25, 2024, pursuant to Ordinance No. 2024-50, the District boundaries were amended to add an additional 20.03 +/- acres (the "Expansion Parcel"). The District now encompasses approximately 274.19 +/- acres in total and is expected to be comprised of 600 residential units. This Amended Report includes the additional 74 additional residential units as part of the overall project mix. This Amended Report is intended only to supplement the plan of finance and provide the methodology and benefit for the Expansion Parcel.

2.2 The Development Program

The development of Lakes at Bella Lago is anticipated to be conducted by Mattamy Jacksonville LLC and Meritage Homes of

Florida, Inc., or affiliated entity(ies) thereof (together, the "Developer"). Based upon the most recent information provided by the Developer and the District Engineer, the current development plan for the District after the boundary expansion envisions 600 residential units developed over a multi-year period in one or more development phases, although unit numbers, land use types and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The CIP

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The CIP

The public infrastructure improvements which are part of the CIP and are needed to serve the Development are projected to consist of master improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The CIP will consist of earthwork (not land development), stormwater system, sanitary sewer, water distribution, undergrounding of electric conduit, reclaimed water system, landscape/hardscape, site amenities/hardscape, on-site roadways, contingency, and professional costs which cumulatively are estimated by the District Engineer at \$44,384,476, which includes \$4,921,200 in costs related to the Expansion Parcel.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP in greater detail.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Amended Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$61,050,000 in par amount of special assessment bonds, in one or more series (the "Bonds").

Please note that the purpose of this Amended Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$61,050,000 to finance approximately \$44,384,476 in CIP costs. The Bonds of each series as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$61,050,000. The difference is comprised of funding debt service reserve accounts, and paying capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix along with financing assumptions*.

Please note that the structure of the Bonds as presented in this Amended Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan for the District after the boundary expansion envisions the development of 600 residential units developed over a multi-year period in one or more development phases, although unit numbers, land use types and phasing may change throughout the development period.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the public infrastructure improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can, pursuant to the provisions of Section 5.3 below, assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the CIP of the District is proposed to be allocated to the different unit types within the District on an equal per residential unit ("ERU") basis. Table 4 in the *Appendix* shows the number of residential units planned for the District.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's CIP (the "Bond Assessments"). Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities. No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Debt

The Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the District. Consequently, the Bond Assessments will initially be levied on approximately 274.19 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$61,050,000 will be preliminarily levied on approximately 274.19 +/- gross acres at a rate of \$222,655.82 per acre. The District previously provided notice and levied a master lien over all property except the Expansion Parcel.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Please note that currently the Commercial acreage has yet to be determined and as such will not be initially allocated Bond Assessments. All Bond Assessments will initially be allocated to the Single-Family residential units, Townhomes, and Multifamily units until the Commercial acreage is defined at a later time. Once defined, the Commercial acreage will be assigned Bond Assessments according to Table 4 in the *Appendix*.

Transferred Property. In the event unplatted land is sold to a third party (the “Transferred Property”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of residential units assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Amended Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of residential units ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties

within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the CIP by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned residential units as set forth in Table 4 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of residential units (and thus Bond Assessments) able to be imposed on the

“Remaining Unplatted Lands” (i.e., those remaining unplatted lands or lands to be re-platted after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted or re-platted and the remaining property in accordance with this Amended Report, and cause the Bond Assessments to be recorded in the District’s improvement lien book.

b. If a Proposed Plat within the District has more than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer residential units (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may allocate additional ERUs/densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more residential units (and Bond Assessments) in order to fully assign all of the residential units originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a “True-Up Payment” equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District’s Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of residential units (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall Development Plan showing the number and type of units reasonably planned for the Development, b) the revised, overall Development Plan showing the number and type of units reasonably planned for the Development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised Development Plan, and e) documentation that shows the feasibility of implementing the

proposed Development Plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable series of Bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular Bond Assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the Quarterly Redemption Date (as defined in the supplemental trust indenture relative to the Bonds) that occurs at least 45 days after the True-Up Payment (or the second succeeding Quarterly Redemption Date if such True-Up Payment is made within forty-five (45) calendar days before a Quarterly Redemption Date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments of \$61,050,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Bond Assessments shall be paid in no more than thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

Master Lien – This Amended Report is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien on the Expansion Parcel, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports. This Amended Report is not intend to impair or impact the master lien on other District property that does not include the Expansion Parcel.

System of Improvements - As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties. By way of example, if the first bond issuance finances a particular “master” road that arguably benefits the entire project, but debt assessments to secure the first bond issuance are only placed on certain development pods, that is still fair and reasonable as long as the Bond Assessments are within the maximum benefit allocations for the overall Capital Improvement Plan.

Contributions - As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

New Unit Types - As noted herein, this Amended Report identifies the anticipated product types for the development, and associates particular residential units. If new product types are identified in the course of development, such as commercial units, the District’s

Assessment Consultant shall determine an allocation method for that product type and supplement this Amended Report accordingly.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Amended Report. For additional information on the bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Lakes at Bella Lago Community Development District

Development Plan

Unit Type	Original Boundary Number of Units	Expansion Parcel Units	Total Number of Units
Single-family 40'	106	-	106
Single-family 45'	-	74	74
Single-family 50'	264	-	264
Single-family 60'	156	-	156
Total	526	74	600

Table 2

Lakes at Bella Lago Community Development District

Capital Improvement Program

Improvement	Original Boundary Costs	Expansion Parcel Costs	Total Costs
Earthwork (not lot development)	\$ 5,690,048.00	\$ 772,700.00	\$ 6,462,748.00
Stormwater System	\$ 4,597,948.00	\$ 869,800.00	\$ 5,467,748.00
Sanitary Sewer	\$ 5,976,410.00	\$ 642,000.00	\$ 6,618,410.00
Water Distribution	\$ 4,676,111.00	\$ 509,000.00	\$ 5,185,111.00
Undergrounding of Electrical Conduit	\$ 1,166,047.00	\$ 158,600.00	\$ 1,324,647.00
Reclaimed Water System	\$ 2,895,855.00	\$ 332,900.00	\$ 3,228,755.00
Landscape/ Hardscape	\$ 785,000.00	\$ 122,000.00	\$ 907,000.00
Site Amenities/ Hardscape	\$ 2,286,600.00	\$ 487,800.00	\$ 2,774,400.00
On-site Roadways	\$ 6,845,245.00	\$ 584,200.00	\$ 7,429,445.00
Professional Fees	\$ 3,491,112.00	\$ 195,100.00	\$ 3,686,212.00
Contingency	\$ 1,052,900.00	\$ 247,100.00	\$ 1,300,000.00
Total	\$ 39,463,276.00	\$ 4,921,200.00	\$ 44,384,476.00

Table 3

Lakes at Bella Lago

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$61,050,000.00
Total Sources	\$61,050,000.00

Uses

Project Fund Deposits:	
Project Fund	\$44,384,476.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$5,422,914.81
Capitalized Interest Fund	\$9,768,000.00
Delivery Date Expenses:	
Costs of Issuance	\$1,471,000.00
Rounding	\$3,609.19
Total Uses	\$61,050,000.00

Financing Assumptions:

Term: 30 Years
 Capitalized Period Length: 24 months
 Coupon Rate: 8%
 Debt Service Reserve: 50% of Max Annual Debt Service
 Underwriter's Discount: 2% of Principal Amount
 Cost of Issuance: \$250,000

Table 4

Lakes at Bella Lago

Community Development District

Benefit Allocation

Unit Type	Number of Units	ERU per Unit	Total ERU
Single-family 40'	106	0.80	84.80
Single-family 45'	74	0.90	66.60
Single-family 50'	264	1.00	264.00
Single-family 60'	156	1.20	187.20
Total	600		602.60

Table 5

Lakes at Bella Lago

Community Development District

Assessment Apportionment

Unit Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit - paid in March**
Single-family 40'	106	\$6,245,940.20	\$8,591,171.59	\$81,048.79	\$7,658.89
Single-family 45'	74	\$4,905,420.02	\$6,747,311.65	\$91,179.89	\$8,616.25
Single-family 50'	264	\$19,444,908.17	\$26,746,100.23	\$101,310.99	\$9,573.61
Single-family 60'	156	\$13,788,207.61	\$18,965,416.53	\$121,573.18	\$11,488.33
Total	600	\$44,384,476.00	\$61,050,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs of 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

EXHIBIT “A”

Bond Assessments in the estimated amount of \$61,050,000 are proposed to be levied uniformly over the area described below:

December 2, 2022
Page 1 of 2Work Order No. 22-334.01
File No. 128I-25.01A**Bella Lago Parcel**

A portion of Sections 23 and 26, Township 5 South, Range 25 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 3694, page 15, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly line of said Section 23, said Westerly line also being the Easterly right of way line of Rolling View Boulevard, a 50 foot right of way as presently established, with the Southerly right of way line of County Road 739-B (Sandridge Boulevard), an 80 foot right of way as presently established; thence North $89^{\circ}34'28''$ East, along said Southerly right of way line, 1.17 feet; thence South $89^{\circ}25'32''$ East, continuing along said Southerly right of way line, 1018.96 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $89^{\circ}25'32''$ East, along said Southerly right of way line, 80.00 feet; thence South $00^{\circ}34'23''$ West, departing said Southerly right of way line, 330.80 feet to the point of curvature of a curve concave Easterly having a radius of 360.00 feet; thence Southerly along the arc of said curve, through a central angle of $19^{\circ}18'06''$, an arc length of 121.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $09^{\circ}04'40''$ East, 120.70 feet; thence South $18^{\circ}43'43''$ East, 309.51 feet to the point of curvature of a curve concave Westerly having a radius of 340.00 feet; thence Southerly along the arc of said curve, through a central angle of $54^{\circ}01'52''$, an arc length of 320.63 feet to a point on said curve, said point lying on the Westerly line of those lands described and recorded in Official Records Book 4523, page 322, of said Public Records, said arc being subtended by a chord bearing and distance of South $08^{\circ}17'13''$ West, 308.88 feet; thence South $35^{\circ}14'35''$ West, along said Westerly line, along the Westerly line of "Wetlands Strip" as described and recorded in Official Records Book 4622, page 1067, of said Public Records, and along a non-tangent line, 1002.14 feet; thence Southerly along the Westerly line of last said lands the following 8 courses; Course 1, thence South $39^{\circ}25'20''$ East, 708.88 feet; Course 2, thence North $45^{\circ}26'31''$ East, 143.74 feet; Course 3, thence South $13^{\circ}26'36''$ East, 177.07 feet to a point on a non-tangent curve concave Easterly having a radius of 220.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of $30^{\circ}16'49''$, an arc length of 116.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $22^{\circ}05'52''$ East, 114.92 feet; Course 5, thence South $54^{\circ}47'53''$ West, along a non-tangent line, 106.49 feet; Course 6, thence South $34^{\circ}12'50''$ East, 721.03 feet; Course 7, thence South $77^{\circ}46'48''$ East, 1699.37 feet; Course 8, thence North $37^{\circ}24'52''$ East, 71.64 feet to the Easterly most corner thereof, said corner also being the Southwesterly corner of "Road F-Pit Portion" as described and recorded in Official Records Book 4622, page 984, of said public records; thence South $51^{\circ}19'37''$ East, along the Southwesterly line of last said lands, 61.11 feet to the Southeasterly corner thereof, said corner lying

Bella Lago Parcel (continued)

on the Westerly line of "Parcel B" as described and recorded in Official Records Book 3694, page 15, of said Public Records; thence South $37^{\circ}25'38''$ West, along said Westerly line, 176.76 feet to the Southwesterly corner thereof, said corner also being the Northerly corner of "Parcel C" as described and recorded in said Official Records Book 3694, page 15; thence South $07^{\circ}38'49''$ West, along the Westerly line of said "Parcel C", 711.63 feet; thence South $17^{\circ}39'30''$ West, continuing along said Westerly line, 802.34 feet to the Southerly corner thereof, said corner lying on the Westerly line of that certain Easement for "Ingress, Egress, Utilities, and Well Access" as described and recorded in said Official Records Book 3469, page 215; thence South $14^{\circ}47'57''$ East, along said Westerly line, 603.80 feet to the Southwesterly corner thereof, said corner also being the Northwesterly corner of those lands described and recorded in said Official Records Book 3469, page 215; thence South $11^{\circ}22'59''$ West, along the Westerly line of last said lands, 1335.28 feet to the Southwesterly corner thereof, said corner lying on the Southerly line of said Section 26; thence South $89^{\circ}50'00''$ West, along said Southerly line, 2569.70 feet to its intersection with the Easterly limited access right of way line of State Road No. 23 (Branan Field/Chaffee Road), a variable width right of way as presently established; thence Northerly, departing said Southerly line and along said Easterly limited access right of way line the following 6 courses; Course 1, thence Northerly along the arc of a on a non-tangent curve concave Easterly having a radius of 14552.00 feet, through a central angle of $02^{\circ}57'52''$, an arc length of 752.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}16'58''$ East, 752.81 feet; Course 2, thence North $01^{\circ}45'54''$ East, 2354.16 feet; Course 3, thence South $88^{\circ}14'06''$ East, 448.00 feet; Course 4, thence North $01^{\circ}45'54''$ East, 1334.00 feet; Course 5, thence North $88^{\circ}14'06''$ West, 448.00 feet; Course 6, thence North $01^{\circ}45'54''$ East, 570.88 feet; thence South $88^{\circ}15'01''$ East, departing said Easterly limited access right of way line, 116.64 feet to a point on a non-tangent curve concave Easterly having a radius of 540.00 feet; thence Northerly along the arc of said curve, through a central angle of $31^{\circ}23'02''$, an arc length of 295.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $19^{\circ}36'38''$ East, 292.10 feet; thence North $35^{\circ}22'03''$ East, 1002.88 feet to a point on a non-tangent curve concave Westerly having a radius of 260.00 feet; thence Northerly along the arc of said curve, through a central angle of $54^{\circ}01'52''$, an arc length of 245.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $08^{\circ}17'13''$ East, 236.20 feet; thence North $18^{\circ}43'43''$ West, 309.51 feet to the point of curvature of a curve concave Easterly having a radius of 440.00 feet; thence Northerly along the arc of said curve, through a central angle of $19^{\circ}18'06''$, an arc length of 148.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $09^{\circ}04'40''$ West, 147.53 feet; thence North $00^{\circ}34'23''$ East, 330.80 feet to the Point of Beginning.

Containing 254.16 acres, more or less.

EXHIBIT A
Expansion Parcel

LEGAL DESCRIPTIONS PER OFFICIAL RECORD BOOK 3469. PAGE 215:

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 COUNT 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

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES 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 COUNT ROAD NO. 739-8; 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 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

3C

ENGINEER'S REPORT
FOR THE
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

England, Thims and Miller, Inc.

14775 Old St. Augustine Road
Jacksonville, Florida, 32224

Project Number 20-213-03

February 6 , 2023
Revised: March 13, 2023

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“**CIP**” or “**Master Project**”) and estimated costs of the CIP, for the Lakes at Bella Lago Community Development District.

2. GENERAL SITE DESCRIPTION

The proposed District is located entirely within unincorporated Clay County, Florida, and covers approximately 254.16 acres of land, more or less. **Exhibit A** depicts the general location of the project. The site is generally located south of Sandridge Road, east of First Coast Expressway and west of Feed Mill Road. The metes and bounds description of the external boundary of the proposed District is also set forth in **Exhibit B**.

Currently, the site is a pasture with pockets of wooded areas throughout the site.

3. PROPOSED CAPITAL IMPROVEMENT PROJECT

The CIP intended to provide public infrastructure improvements for the lands within the District, which are planned for 526 residential units. The proposed site plan for the is attached as **Exhibit C** to this report, and the plan enumerates the proposed lot count, by type, for the District. The following charts show the planned product types and land uses for the District:

Table 1

Product Type	Total Units
40' Single-family	106
50' Single-family	264
60' Single-family	156
TOTAL	526

Table 2

Land Use	Acreage
Lot Development	83.29
Roads	33.04
Common Areas	6.62
Stormwater Ponds	21.95
Conservation Areas	109.26
TOTAL	254.16 +/-

The CIP infrastructure includes:

Roadway Improvements:

The CIP includes subdivision roads within the District. Generally, all roads will be 2-lane un-divided roads. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with County standards.

All internal roadways may be financed by the District, and are anticipated to be owned by the District for ownership, operation, and maintenance. Alternatively, the developer may elect to finance the internal roads, gate them, and turn them over to a homeowners association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

Stormwater Management System:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to Bradley Creek. The stormwater system will be designed consistent with the criteria established by the SJRWMD and the County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, including the inlets and storm sewer systems within the right-of-way.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots.

Water, Wastewater and Reclaim Utilities:

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaim infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made at Sandridge Road.

Wastewater improvements for the project will include an onsite 8" diameter gravity collection system, offsite and onsite 8" force main and onsite lift stations. The offsite force main connection will be made at Sandridge Road.

Similarly, the reclaim water distribution system will be constructed to provide service for irrigation throughout the community, and will consist of 8" diameter PVC pipe. An offsite reclaim connection will be made at Sandridge Road.

The water and reclaim distribution and wastewater collection systems for all phases will be completed by the District and then dedicated to Clay County Utility Authority (CCUA) for operation and maintenance.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. The irrigation system will consist of 4" minimum PVC pipe. Moreover, hardscaping will consist of entry features, benches, walks, fields and hard surface courts.

The County has distinct design criteria requirements for planting and irrigation design. Therefore this project will at a minimum meet those requirements but in most cases exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County will be maintained pursuant to a right-of-way agreement to be entered into with the County. The Irrigation system funded by the CDD will solely served the properties owned by the CDD.

Street Lights / Undergrounding of Electrical Utility Lines

The District intends to lease street lights through an agreement with Clay Electric Co-operative (CEC) in which case the District would fund the street lights through an annual operations and maintenance assessment. As such, street lights are not included as part of the CIP.

The CIP does however include the undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by CEC and not paid for by the District as part of the CIP.

Recreational Amenities:

The District intends to develop a residential amenity for the project, which may included but not limited to pocket parks, Amenity Center, pool and playing surfaces.

Environmental Conservation/Mitigation

There are 12.5 acres of forested and herbaceous wetland impacts associated with the proper construction of the District's infrastructure which will require 7.73 acres of mitigation credits from offsite mitigation bank. The District will be responsible for the design, permitting, construction, maintenance, and government reporting of the environmental mitigation. These costs are included within the CIP.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements

Offset improvements were limited to cross drains within Sandridge Road for the entrance of the development.

The District's CIP functions as a system of improvements benefitting all lands within the District.

All of the foregoing improvements are required by applicable development approvals. Note that, except as stated herein, there are no impact fee or similar credits available from the construction of any such improvements.

The following table shows who will finance, own and operate the various improvements of the CIP:

TABLE 3

<u>Facility Description</u>	<u>Financing Entity</u>	<u>Ownership & Maintenance Entity</u>
Roadways	CDD	CDD
Stormwater Management	CDD	CDD
Utilities (Water, Sewer, Reclaim)	CDD	CCUA
Hardscape/Landscape/Irrigation	CDD	CDD
Undergrounding of Conduit	CDD	CDD
Environmental Conservation/Mitigation	CDD	CDD
Amenity	CDD	CDD
Off-site Improvements	CDD	County

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

Clay County DRC
Clay County Utility Authority
St. Johns River Water Management District
FDEP Water and Sewer
FDEP 404 Wetland Permitting (NPR)

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 4 shown below presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 4 are reasonable and consistent with market pricing.

TABLE 4

Improvement	TOTAL CIP Estimated Cost
Earthwork (not lot development)	\$5,690,048.00
Stormwater System	\$4,597,948.00
Sanitary Sewer	\$5,976,410.00
Water Distribution	\$4,676,111.00
Undergrounding of Electric Conduit	\$1,166,047.00
Reclaimed Water System	\$2,895,855.00
Landscape/Hardscape	\$785,000.00
Site Amenities/Hardscape	\$2,286,600.00
On-Site Roadways	\$6,845,245.00
Contingency	\$3,491,112.00
Professional Fees	\$1,052,900.00
TOTAL	\$39,463,276.00

The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in Clay County, Florida, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;

- The reasonably expected economic life of the CIP is anticipated to be at least 20+ years;
- The assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs; and
- The CIP will function as a system of improvements benefitting all lands within the District.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances. The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. Regarding any fill generated by construction of the CIP, and that is not used as part of the CIP, such fill will only be placed on-site where the cost of doing so is less expensive than hauling such fill off-site.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

K.T. Peter Ma, P.E.

Date: 2/6/2023

FL License No. 46661

**SUPPLEMENTAL ENGINEER'S REPORT
FOR THE
LAKES AT BELLA LAGO COMMUNITY
DEVELOPMENT DISTRICT
(PHASE 1 PROJECT)**

JUNE 29, 2023

Prepared by: England-Thims & Miller, Inc.

2023 SUPPLEMENTAL ENGINEER'S REPORT FOR THE
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT
June 29, 2023

1. PURPOSE

This report supplements the *Engineer's Report for the Lakes at Bella Lago Community Development District*, dated March 13, 2023 ("Master Report") for the purpose of describing the portion of the District's CIP¹ to be known as the "Phase 1 Project."

2. Phase 1 Project

The capital improvements included in the CIP are intended to be constructed in two (2) phases to ultimately provide infrastructure supporting the development of the entire District. The initial phase of the CIP is estimated to cost approximately \$20.2 million, as detailed further herein, and includes the costs allocable to the initial phase of the Development (the "Phase 1 Project") which includes infrastructure improvements supporting Phase 1 of the Development. Assessment Area One consists of 220.49+/- acres within the District owned by Meritage Homes. Assessment Area Two consists of 33.85+/- acres within the District owned by Mattamy Homes. A legal description and sketch of the respective assessment areas are shown in Exhibit A.

Product Mix

The information in the table below depicts the number of lots by product type for the two (2) planned development phases.

<u>Product Type</u>	<u>Phase 1</u>	<u>Phase 2</u>	<u>Total</u>
Meritage Homes			
Single-Family 40'	34	72	106
Single-Family 50'	133	131	264
<i>Subtotal</i>	<i>167</i>	<i>203</i>	<i>370</i>
Mattamy Homes			
Single-Family 60'	71	85	156
<i>Subtotal</i>	<i>71</i>	<i>85</i>	<i>156</i>
Total	238	288	526

¹ All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

The table below shows the product types that will be part of the Phase 1 Project. Ultimately, Assessment Area One is planned to include 167 residential lots within that portion of Phase 1 of the Development for which Meritage Homes is the landowner and Assessment Area Two ultimately is planned to include approximately 156 residential lots within that portion of Phase 1 and Phase 2 of the Development for which Mattamy Homes is the landowner:

Assessment Area One	
Single-Family 40'	34
Single-Family 50'	133
<i>Subtotal</i>	<i>167</i>
Assessment Area Two	
Single-Family 60'	156
<i>Subtotal</i>	<i>156</i>
<i>Total</i>	<i>323</i>

List of Phase 1 Project Improvements

The various improvements that are part of the overall CIP – including those that are part of the Phase 1 Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The Phase 1 Project includes, but is not limited to, the following items relating to the 2023 Assessment Area: roadways, water/sewer/reclaim utilities, stormwater management, hardscape/landscape/irrigation, amenities, the differential cost of undergrounding electrical conduit, and soft costs.

Permits

The status of the applicable permits necessary for the Phase 1 Project is as follows:

<u>Agency/Permit</u>	<u>Phase 1</u>	<u>Phase 2</u>
SJRWMD ERP Permit	8/11/2022	Anticipated: 9/30/2023*
Clay County Construction Plans	6/21/2022	Anticipated: 8/30/2023
CCUA Water/ Sewer Approval	5/4/2022	Anticipated: 7/30/2023
FDEP Water and Sewer Approval	11/18/2022	Anticipated: 9/30/2023
FDEP Wetland Permit	2/9/2022 No Permit Required	N/A**

* Mass grading and stormwater pond construction for Phase 2 was part of the ERP Permit that was obtained for Phase 1.

** No Permit Required was obtained for Phase 1 and Phase 2.

Estimated Costs

The table below shows the costs that are necessary for delivery of the Phase 1 Project lots:

ESTIMATED COSTS OF DELIVERING THE Phase 1 Project

Improvement	Phase 1 Projects	O&M Entity
Earthwork (not lot development)	\$3,168,486.00	District
Stormwater System	\$3,566,689.00	District
Sanitary Sewer	\$2,632,513.00	CCUA
Water Distribution	\$2,087,025.00	CCUA
Undergrounding of Electric Conduit	\$650,000.00	CEC
Reclaimed Water System	\$1,365,136.00	CCUA
Landscape/Hardscape	\$500,000.00	District
Site Amenities/Hardscape	\$2,000,000.00	District
On-Site Roadways	\$2,395,687.00	District
Contingency	\$1,013,213.00	n/a
Professional Fees	\$800,000.00	n/a
TOTAL	\$20,178,749.00	

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- b. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.
- d. CCUA – Clay County Utility Authority; District – Lakes at Bella Lago CDD; CEC – Clay Electric Co-operative.

3. CONCLUSION

The Phase 1 Project will be designed in accordance with current governmental regulations and requirements. The Phase 1 Project will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- the estimated cost to the Phase 1 Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;

- all of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the Phase 1 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the Phase 1 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the Phase 1 Project that is at least equal to the costs of the Phase 1 Project.

As described above, this report identifies the benefits from the Phase 1 Project to the lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's Phase 1 Project, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

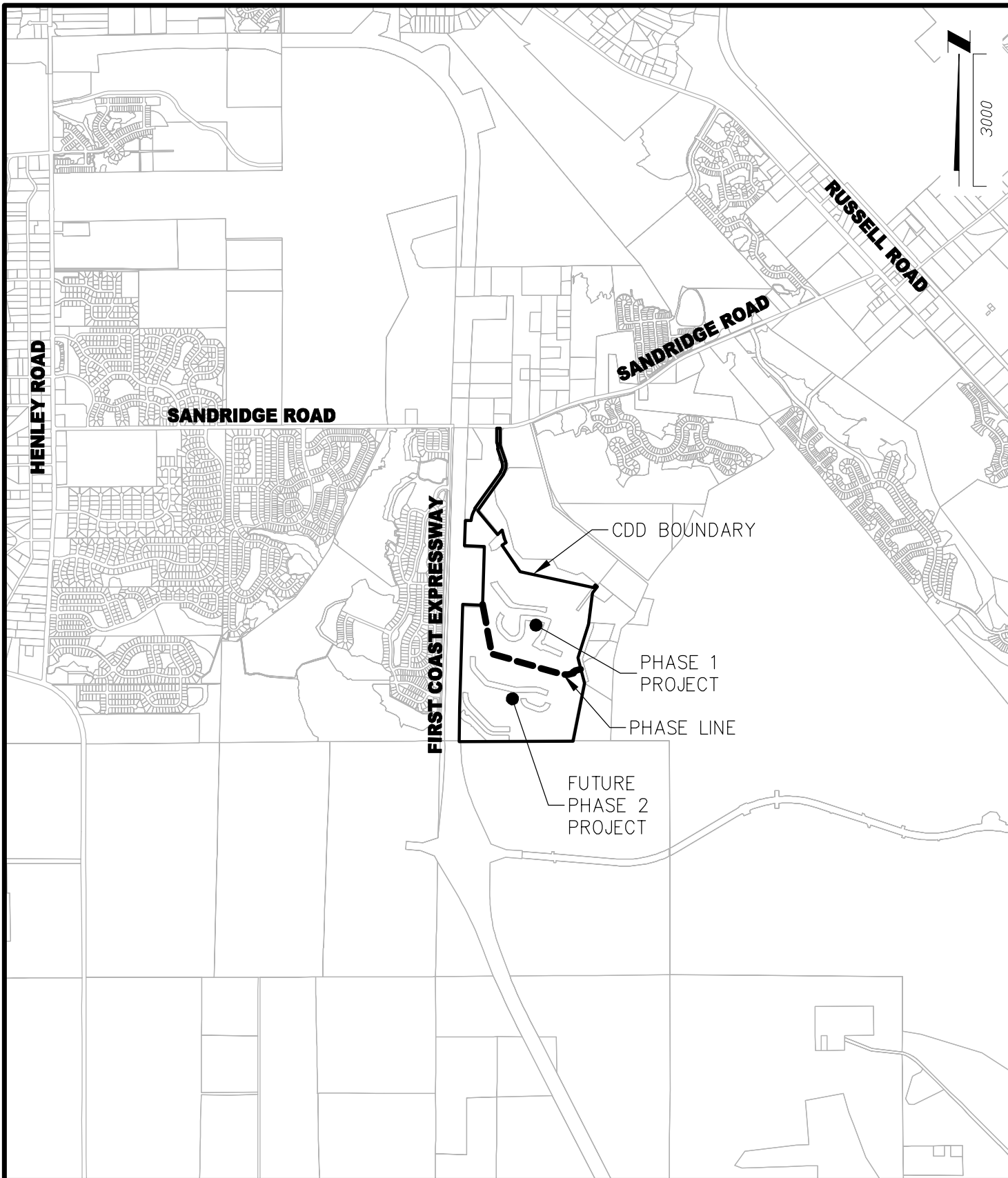
The Phase 1 Project will be owned by the District or other governmental units and such Phase 1 Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the Phase 1 Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The Phase 1 Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the Phase 1 Project or the fair market value.

Please note that the Phase 1 Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the Phase 1 Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.


 Peter Ma, P.E. Date 6/27/2023


APPENDIX

<u>No.</u>	<u>Description</u>
Exhibit 1	Location Map
Exhibit 2	CDD Assessment Area/Property Ownership
Exhibit 3	Legal Descriptions for Assessment Area
Exhibit 4	Master Stormwater System
Exhibit 5	Master Water Distribution System
Exhibit 6	Master Sanitary Sewer/Lift Station System
Exhibit 7	Master Amenity/Neighborhood Map



PLOTTED: June 21, 2023 - 7:45 PM, BY: Cory Daugherty
 I:\2020\20-213\20-213-03\LandDev\Design\Plots\Exhibits\2023-06-21\20-213-03 - LocationMap02.dwg



VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 2584 LC - 0000316

EXHIBIT 1

LAKES AT BELLA LAGO

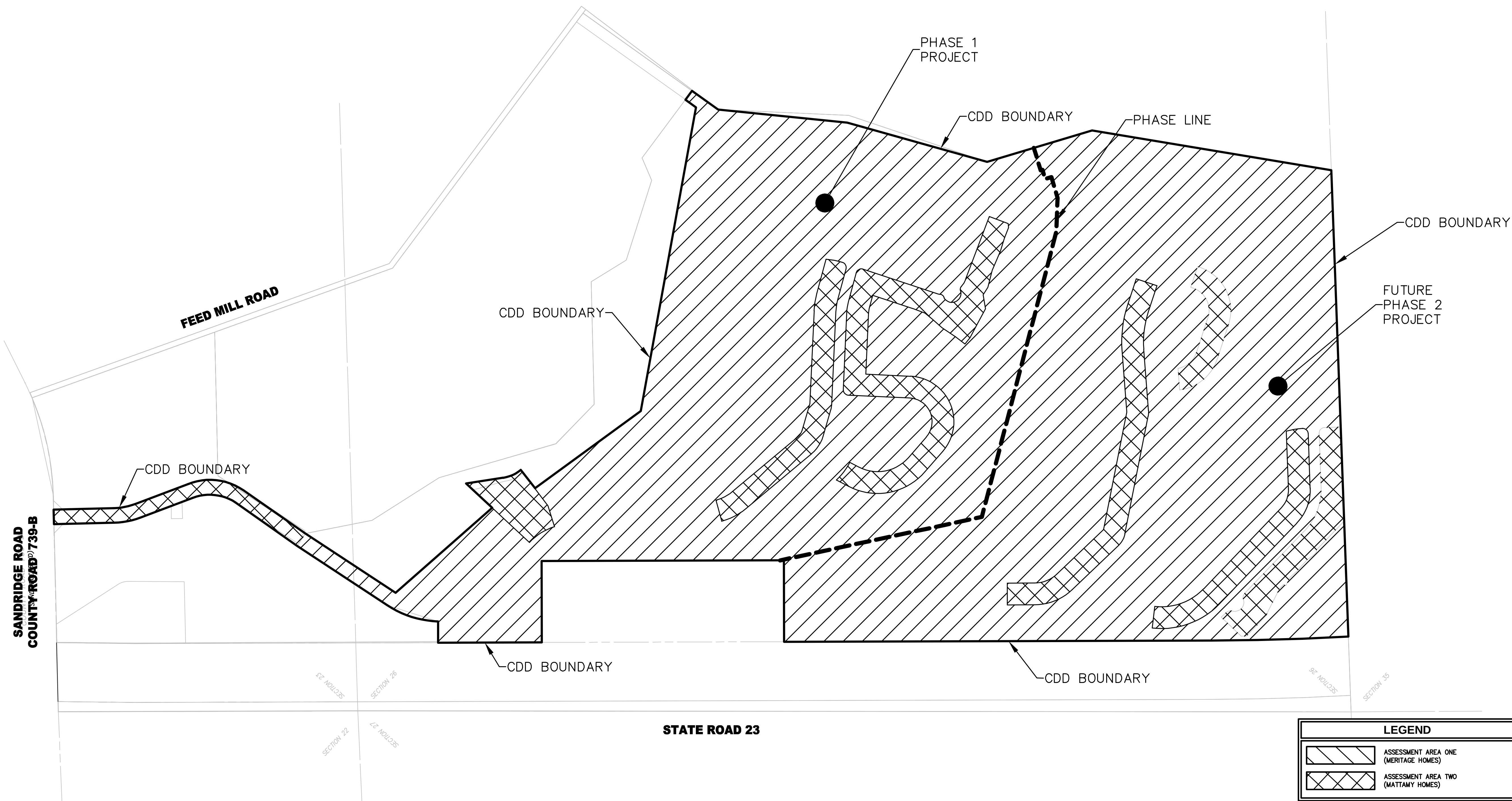
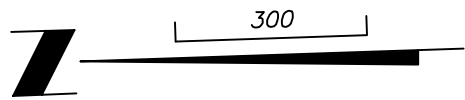
LOCATION MAP

ETM NO. 20-213-03

DRAWN BY: CWD

DATE: June 2023

DRAWING NO. 1



LEGEND	
	ASSESSMENT AREA ONE (MERITAGE HOMES)
	ASSESSMENT AREA TWO (MATTAMY HOMES)

EXHIBIT 2

CDD ASSESSMENT AREA/PROPERTY OWNERSHIP
6/26/23



England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316

EXHIBIT 3
Legal Descriptions

ASSESSMENT AREA NUMBER ONE (MERITAGE HOMES)

EXHIBIT "A":

A PARCEL OF LAND CONSISTING OF A PORTION OF SECTION OF 23 AND A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN 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 (ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23); THENCE ON THE WEST LINE OF SAID SECTION 23, 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 EASTERLY ALONG SAID SOUTH LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1472.39 FEET, AN ARC DISTANCE OF 586.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES 10 MINUTES 08 SECONDS EAST, 582.27 FEET; THENCE SOUTH 17 DEGREES 51 MINUTES 05 SECONDS EAST, 2101.99 FEET; THENCE SOUTH 51 DEGREES 19 MINUTES 48 SECONDS EAST, 1768.31 FEET; THENCE SOUTH 39 DEGREES 00 MINUTES 31 SECONDS WEST, 943.41 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 11 DEGREES 22 MINUTES 59 SECONDS WEST, 1335.28 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE ON THE SOUTH LINE, SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 2984.23 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION THEREOF LYING WITHIN ANY ROAD OR RIGHT OF WAY EITHER PRIVATE OR PUBLIC.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

EXCEPTION PARCEL A:

A PORTION OF SECTION 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA: 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, 1187.5 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 NORTH 39 DEGREES 00 MINUTES 31 SECONDS EAST, 30 FEET; THENCE NORTH 51 DEGREES 19 MINUTES 48 SECONDS WEST, 1768.31 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, 30.07 FEET.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

EXCEPTION PARCEL B:

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA: 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, 1187.5 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 TO THE POINT OF BEGINNING; THENCE SOUTH 39 DEGREES 00 MINUTES 11 SECONDS WEST, 913.24 FEET; THENCE NORTH 37 DEGREES 26 MINUTES 06 SECONDS EAST, 913.44 FEET; THENCE SOUTH 51 DEGREES 19 MINUTES 48 SECONDS EAST, 25.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

EXCEPTION PARCEL C:

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA: 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, 1187.5 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 11 SECONDS WEST, 913.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 30 MINUTES 22 SECONDS WEST, 719.64 FEET; THENCE SOUTH 20 DEGREES 30 MINUTES 16 SECONDS WEST, 803.35 FEET; THENCE NORTH 17 DEGREES 38 MINUTES 14 SECONDS EAST, 799.08 FEET; THENCE NORTH 07 DEGREES 42 MINUTES 15 SECONDS EAST, 714.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

EXCEPTION PARCEL D:

THOSE PORTIONS OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, BEING DESCRIBED AS PARCEL 180 - PART "A" AND PART "B" IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4074, PAGE 2039, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

EXCEPTION COMMERCIAL PARCEL:

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°50'00" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 428.36 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 180, PART "A" AND RECORDED IN OFFICIAL RECORDS BOOK 4074, PAGE 2039, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 14,552.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'50", AN ARC DISTANCE OF 752.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°11'14" EAST, 752.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°40'09" EAST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 4258.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°40'09" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1667.42 FEET; THENCE NORTH 02°25'09" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 431.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 739-B (AN 80 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71523-2601); THENCE SOUTH 89°25'37" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 806.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.39 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'19", AN ARC DISTANCE OF 556.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 79°45'14" EAST, 552.77 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15, OF SAID PUBLIC RECORDS; THENCE SOUTH 17°51'05" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1067.34 FEET; THENCE NORTH 89°25'37" WEST, A DISTANCE OF 791.49 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 576.25 FEET; THENCE NORTH 54°41'51" WEST, A DISTANCE OF 82.43 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 595.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°23'03", AN ARC DISTANCE OF 295.79 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19°36'38" WEST, 292.10 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°15'01" WEST, A DISTANCE OF 111.20 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

EXCEPTION POND PARCEL:

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°50'00" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 428.36 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 180, PART "A" AND RECORDED IN OFFICIAL RECORDS BOOK 4074, PAGE 2039, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 14,552.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY LINE, THE FOLLOWING THREE COURSES AND DISTANCES: COURSE 1: ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'50", AN ARC DISTANCE

OF 752.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°11'14" EAST, 752.66 FEET TO THE POINT OF TANGENCY; COURSE 2: NORTH 01°40'09" EAST, A DISTANCE OF 5926.19 FEET; COURSE 3: NORTH 02°25'09" EAST, A DISTANCE OF 431.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 739-B (AN 80 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71523-2601); THENCE SOUTH 89°25'37" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 806.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.39 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'19", AN ARC DISTANCE OF 556.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 79°45'14" EAST, 552.77 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15, OF SAID PUBLIC RECORDS; THENCE SOUTH 17°51'05" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1067.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG SAID EASTERLY LINE, THE FOLLOWING THREE COURSES AND DISTANCES: COURSE 1: SOUTH 17°51'05" EAST, A DISTANCE OF 1041.68 FEET, COURSE 2: SOUTH 51°19'48" EAST, A DISTANCE OF 1752.07 FEET; COURSE 3: SOUTH 37°26'20" WEST, A DISTANCE OF 736.83 FEET; THENCE NORTH 51°19'48" WEST, A DISTANCE OF 460.16 FEET; THENCE SOUTH 68°42'10" WEST, A DISTANCE OF 135.07 FEET; THENCE NORTH 70°19'45" WEST, A DISTANCE OF 460.63 FEET; THENCE NORTH 29°51'13" WEST, A DISTANCE OF 226.28 FEET; THENCE NORTH 89°25'37" WEST, A DISTANCE OF 675.46 FEET; THENCE NORTH 43°52'07" WEST, A DISTANCE OF 302.69 FEET; THENCE NORTH 14°16'20" WEST, A DISTANCE OF 669.04 FEET; THENCE NORTH 30°28'14" WEST, A DISTANCE OF 437.65 FEET; THENCE NORTH 09°16'49" WEST, A DISTANCE OF 373.50 FEET; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 576.25 FEET; THENCE SOUTH 89°25'37" EAST, A DISTANCE OF 791.49 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: PROPERTY LYING WEST OF FIRST COAST EXPRESSWAY: ALL LANDS LYING WEST OF THE FIRST COAST EXPRESSWAY.
LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:**

(Lots 296 through 327)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 2384.13 FEET; THENCE NORTH 00°10'14" WEST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 982.71 FEET TO THE POINT OF BEGINNING, THENCE NORTH 69°52'59" WEST, A DISTANCE OF 153.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 22°37'02"; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 207.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°11'30" WEST, 205.90 FEET; THENCE SOUTH 87°29'59" WEST, A DISTANCE OF 338.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 15°37'41"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 32.73 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°41'11" WEST, 32.63 FEET; THENCE NORTH 76°52'21" WEST, A DISTANCE OF 659.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 35°02'23"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 73.39 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°21'09" WEST, 72.25 FEET; THENCE NORTH 41°49'58" WEST, A DISTANCE OF 353.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 43°34'57"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 228.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°02'30" WEST, 222.74 FEET; THENCE NORTH 01°44'59" EAST, A DISTANCE OF 150.80 FEET; THENCE SOUTH 88°15'01" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 01°44'59" WEST, A DISTANCE OF 150.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 43°34'58"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 136.92 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°02'30" EAST, 133.64 FEET; THENCE SOUTH 41°49'58" EAST, A DISTANCE OF 353.13 FEET; THENCE SOUTH 76°52'21" EAST, A DISTANCE OF 659.41 FEET; THENCE NORTH 87°29'59" EAST, A DISTANCE OF 338.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 645.00 FEET AND A CENTRAL ANGLE OF 22°37'02"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 254.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°11'30" EAST, 252.96 FEET; THENCE SOUTH 69°52'59" EAST, A DISTANCE OF 153.08 FEET; THENCE SOUTH 20°07'01" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

AND

(Lots 501 through 510)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE

SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE NORTH 57°32'43" EAST, FROM SAID SOUTHEAST CORNER OF THOSE LANDS, A DISTANCE OF 1644.43 FEET TO THE POINT OF BEGINNING, THENCE NORTH 87°29'59" EAST, A DISTANCE OF 120.27 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 62°04'53"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 140.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°50'33" EAST, 134.07 FEET; THENCE SOUTH 69°52'59" EAST, A DISTANCE OF 200.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 204.20 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°07'01" EAST, 183.85 FEET; THENCE NORTH 20°07'01" EAST, A DISTANCE OF 11.68 FEET; THENCE SOUTH 69°52'59" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 20°07'01" WEST, A DISTANCE OF 11.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 392.70 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°07'01" WEST, 353.55 FEET; THENCE NORTH 69°52'59" WEST, A DISTANCE OF 200.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 64°37'44"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 282.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°34'07" WEST, 267.28 FEET TO THE POINT OF BEGINNING.

AND

(Lots 436 through 457)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 1539.51 FEET; THENCE NORTH 00°10'14" WEST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 180.27 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 300.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 45°50'22"; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 212.01 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°14'00" WEST, 206.40 FEET; THENCE NORTH 44°18'49" WEST, A DISTANCE OF 615.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 53°02'54"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 407.38 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°47'22" WEST, 392.99 FEET; THENCE SOUTH 81°15'55" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF 53°02'54"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 296.28 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°47'22" EAST, 285.81

FEET; THENCE SOUTH 44°18'49" EAST, A DISTANCE OF 615.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 45°50'22"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 116.01 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°14'00" EAST, 112.94 FEET; THENCE NORTH 89°50'49" EAST, A DISTANCE OF 318.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 11°04'38"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 89.90 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°35'28" EAST, 89.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 91°53'58", AN ARC LENGTH OF 48.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°53'10" WEST, 43.12 FEET TO THE POINT OF BEGINNING.

AND

(Lots 458 through 478)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 1051.49 FEET TO THE POINT OF BEGINNING, THENCE NORTH 44°18'49" WEST, A DISTANCE OF 220.68 FEET; THENCE NORTH 85°51'10" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 04°08'50" EAST, A DISTANCE OF 1.86 FEET; THENCE NORTH 42°48'38" WEST, A DISTANCE OF 25.45 FEET; THENCE NORTH 31°04'18" WEST, A DISTANCE OF 34.41 FEET; THENCE NORTH 46°21'54" WEST, A DISTANCE OF 83.47 FEET; THENCE NORTH 41°15'24" WEST, A DISTANCE OF 56.03 FEET; THENCE NORTH 61°27'48" WEST, A DISTANCE OF 44.88

FEET; THENCE NORTH 59°20'40" WEST, A DISTANCE OF 4.82 FEET; THENCE NORTH 30°39'20" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 44°18'49" WEST, A DISTANCE OF 29.46 FEET; THENCE NORTH 61°10'19" WEST, A DISTANCE OF 172.41 FEET; THENCE NORTH 44°18'49" WEST, A DISTANCE OF 151.58 FEET; THENCE NORTH 00°29'24" WEST, A DISTANCE OF 29.44 FEET; THENCE NORTH 45°41'11" EAST, A DISTANCE OF 151.72 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 04°29'48"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 39.24 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°18'16" EAST, 39.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 63°19'55", AN ARC LENGTH OF 33.16 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°53'12" EAST, 31.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 128°08'54", AN ARC LENGTH OF 111.83 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°12'42" EAST, 89.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 64°03'20", AN ARC LENGTH OF 33.54 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°20'29" EAST, 31.82 FEET; THENCE SOUTH 44°18'49" EAST, A DISTANCE OF 478.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 45°50'22"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 260.02 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°14'00" EAST, 253.14 FEET; THENCE NORTH 89°50'49" EAST, A DISTANCE OF 300.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°09'11" EAST, 42.43 FEET; THENCE SOUTH 00°09'11" EAST, A DISTANCE OF 90.26 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF SAID SECTION 26; THENCE SOUTH 89°49'46" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 518.20 FEET TO THE POINT OF BEGINNING.

AND

(Lots 19 through 44)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING THREE(3) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; THENCE NORTH 34°08'39" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 404.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76°34'12" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 24°34'51"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 102.96 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°43'14" EAST, 102.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°00'39" EAST, A DISTANCE OF 468.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 33°45'44"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 47.14 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°53'32" EAST, 46.46 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71°46'24" EAST, A DISTANCE OF 150.23 FEET; THENCE SOUTH 85°27'09" EAST, A DISTANCE OF 511.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 96.58 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°18'15" EAST, 96.40 FEET; THENCE SOUTH 73°09'20" EAST, A DISTANCE OF 195.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 11°06'51"; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 91.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°49'10" WEST, 91.03 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°28'06", AN ARC DISTANCE OF 46.32 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°36'38" WEST, 41.86 FEET; THENCE NORTH 73°09'20" WEST, A DISTANCE OF 172.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 70.83

FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°18'15" WEST 70.69 FEET; THENCE NORTH 85°27'09" WEST, A DISTANCE OF 511.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 13°40'46";

THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 28.65 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°36'47" WEST, 28.58 FEET; THENCE NORTH 71°46'24" WEST, A DISTANCE OF 150.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 33°45'44"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 117.85 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°53'32" WEST, 116.16 FEET; THENCE NORTH 38°00'39" WEST, A DISTANCE OF 468.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 24°34'51"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 154.45 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°43'14" WEST, 153.26 FEET TO THE POINT OF BEGINNING.

AND

(Lots 65 through 82, 93 through 119)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH, THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING THREE(3) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; THENCE SOUTH 54°51'52" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 528.34 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET AND A CENTRAL ANGLE OF 17°58'43"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 122.38 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°51'55" EAST, 121.88 FEET; THENCE SOUTH 29°04'08" WEST, A DISTANCE OF 56.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 76°08'12"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 298.99 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°59'58" EAST, 277.47 FEET; THENCE SOUTH 47°04'04" EAST, A DISTANCE OF 149.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 128°23'06"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 291.30 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°44'23" EAST, 234.07 FEET; THENCE NORTH 04°32'51" EAST, A DISTANCE OF 336.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 47.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°32'51" EAST, 42.43 FEET; THENCE SOUTH 85°27'09" EAST, A DISTANCE OF 425.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 57.95 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°18'15" EAST, 57.84 FEET; THENCE SOUTH 73°09'20" EAST, A DISTANCE OF 165.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 93°24'17"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 48.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°27'11" EAST, 43.67 FEET; THENCE SOUTH 20°14'58" WEST, A DISTANCE OF 423.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 10°41'01"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 24.24 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°54'27" WEST, 24.21 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 72°04'26", AN ARC LENGTH OF 31.45 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°36'10" WEST, 29.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 200°58'11", AN ARC LENGTH OF 175.38 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°50'42" EAST, 98.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 72°04'26", AN ARC LENGTH OF 31.45 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°17'35" EAST, 29.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 20°03'28", AN ARC LENGTH OF 45.51 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°17'06" EAST, 45.28 FEET; THENCE SOUTH 67°18'49" EAST, A DISTANCE OF 369.82 FEET; THENCE SOUTH 22°41'11" WEST, A DISTANCE OF 110.85 FEET; THENCE SOUTH 88°06'02" WEST, A DISTANCE OF 21.99 FEET; THENCE NORTH 67°18'49" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 70°06'15" WEST, A DISTANCE OF 9.61 FEET; THENCE NORTH 70°12'12" WEST, A DISTANCE OF 67.64 FEET; THENCE NORTH 65°22'29" WEST, A DISTANCE OF 114.66 FEET; THENCE

NORTH 73°38'17" WEST, A DISTANCE OF 96.23 FEET; THENCE NORTH 55°24'41" WEST, A DISTANCE OF 49.12 FEET; THENCE SOUTH 82°14'07" WEST, A DISTANCE OF 77.78 FEET; THENCE NORTH 59°40'03" WEST, A DISTANCE OF 103.33 FEET; THENCE NORTH 60°42'58" WEST, A DISTANCE OF 76.70 FEET; THENCE NORTH 49°03'55" WEST, A DISTANCE OF 45.40 FEET; THENCE NORTH 39°31'06" EAST, A DISTANCE OF 64.07 FEET; THENCE NORTH 35°26'33" EAST, A DISTANCE OF 91.91 FEET; THENCE NORTH 44°22'53" EAST A DISTANCE OF 71.86 FEET; THENCE NORTH 40°22'58" EAST, A DISTANCE OF 50.76 FEET; THENCE NORTH 22°41'59" EAST, A DISTANCE OF 70.69 FEET; THENCE NORTH 02°12'02" EAST, A DISTANCE OF 0.78 FEET; THENCE NORTH 20°14'58" EAST, A DISTANCE OF 232.44 FEET; THENCE NORTH 73°09'20" WEST, A DISTANCE OF 69.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 32.19 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°18'15" WEST, 32.13 FEET; THENCE NORTH 85°27'09" WEST, A DISTANCE OF 335.45 FEET; THENCE SOUTH 04°32'51" WEST, A DISTANCE OF 246.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 128°23'06"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 560.18 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°44'23" EAST, 450.13 FEET; THENCE NORTH 47°04'04" WEST, A DISTANCE OF 149.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE

NORTHEASTERLY, HAVING A RADIUS OF 345.00 FEET AND A CENTRAL ANGLE OF 76°08'12"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 458.45 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°59'58" WEST, 425.45 FEET; THENCE NORTH 29°04'08" EAST, A DISTANCE OF 78.18 FEET TO THE POINT OF BEGINNING.

AND

(Amenity Area)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING FOUR(4) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; COURSE #4: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 1334.00 FEET; THENCE NORTH 58°46'04" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 122.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°54'24" EAST, A DISTANCE OF 476.04 FEET; THENCE SOUTH 06°57'29" EAST, A DISTANCE OF 207.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 30°29'00"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 106.41 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°11'59" EAST, 105.16 FEET; THENCE SOUTH 54°47'53" WEST, A DISTANCE OF 248.20 FEET; THENCE SOUTH 74°30'20" WEST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF 29°35'56"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 165.31 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°17'38" EAST, 163.48 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

WETLANDS STRIP:

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA AND ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST AND THENCE RUN NORTH 01°45'21" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 23, A DISTANCE OF 1649.45 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 739-B (ALSO KNOWN AS SANDRIDGE ROAD, AN 80' RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71523-2601); THENCE NORTH 89°34'28" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.17 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 89°25'32" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 379.48 TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23 (A VARIABLE WIDTH RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71493); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 02°30'54" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23, A DISTANCE OF 433.23 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 01°45'54" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1665.25

FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 88°15'01" EAST, A DISTANCE OF 119.06 TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 31°21'16", AN ARC DISTANCE OF 295.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°37'31" EAST, 291.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 593.62 FEET; THENCE SOUTH 54°41'51" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 09°17'09" EAST, A DISTANCE OF 373.73 FEET; THENCE SOUTH 30°29'28" EAST, A DISTANCE OF 437.65 FEET; THENCE SOUTH 14°17'34" EAST, A DISTANCE OF 669.04 FEET; THENCE SOUTH 43°53'21" EAST, A DISTANCE OF 302.69 FEET; THENCE SOUTH 89°26'51" EAST, A DISTANCE OF 675.46 FEET; THENCE SOUTH 29°52'27" EAST, A DISTANCE OF 226.28 FEET; THENCE SOUTH 70°20'59" EAST, A DISTANCE OF 460.63 FEET; THENCE NORTH 68°40'56" EAST, A DISTANCE OF 135.07 FEET; THENCE SOUTH 51°21'02" EAST, A DISTANCE OF 399.09 FEET; THENCE SOUTH 37°24'52" WEST, A DISTANCE OF 71.80 FEET; THENCE NORTH 77°46'48" WEST, A DISTANCE OF 1699.37 FEET; THENCE NORTH 34°12'50" WEST, A DISTANCE OF 721.03 FEET; THENCE NORTH 54°47'53" EAST, A DISTANCE OF 106.49 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 30°16'47", AN ARC DISTANCE OF 116.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°05'52" WEST, 114.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 13°26'36" WEST, A DISTANCE OF 177.07 FEET; THENCE SOUTH 44°54'24" WEST, A DISTANCE OF 143.87 FEET; THENCE NORTH 39°25'20" WEST, A DISTANCE OF 710.23 FEET; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 593.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Any property north of the southern boundary lines of the following lands:

(Commercial Parcel)

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°50'00" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 428.36 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 180, PART "A" AND RECORDED IN OFFICIAL RECORDS BOOK 4074, PAGE 2039, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 14,552.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'50", AN ARC DISTANCE OF 752.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°11'14" EAST, 752.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°40'09" EAST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 4258.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°40'09" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1667.42 FEET; THENCE NORTH 02°25'09" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 431.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 739-B (AN 80 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71523-2601); THENCE SOUTH 89°25'37" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 806.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.39 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'19", AN ARC DISTANCE OF 556.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 79°45'14" EAST, 552.77 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15, OF SAID PUBLIC RECORDS; THENCE SOUTH 17°51'05" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1067.34 FEET; THENCE NORTH 89°25'37" WEST, A DISTANCE OF 791.49 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 576.25 FEET; THENCE NORTH 54°41'51" WEST, A DISTANCE OF 82.43 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 595.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°23'03", AN ARC DISTANCE OF 295.79 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19°36'38" WEST, 292.10 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°15'01" WEST, A DISTANCE OF 111.20 FEET TO THE POINT OF BEGINNING.

AND

(Wetlands Strip):

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA AND ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST AND THENCE RUN NORTH 01°45'21" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 23, A DISTANCE OF 1649.45 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 739-B (ALSO KNOWN AS SANDRIDGE ROAD, AN 80' RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71523-2601); THENCE NORTH 89°34'28" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.17 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 89°25'32" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 379.48 TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23 (A VARIABLE WIDTH RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-

OF-WAY MAP SECTION #71493); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 02°30'54" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23, A DISTANCE OF 433.23 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 01°45'54" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1665.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 88°15'01" EAST, A DISTANCE OF 119.06 TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 31°21'16", AN ARC DISTANCE OF 295.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°37'31" EAST, 291.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 593.62 FEET; THENCE SOUTH 54°41'51" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 09°17'09" EAST, A DISTANCE OF 373.73 FEET; THENCE SOUTH 30°29'28" EAST, A DISTANCE OF 437.65 FEET; THENCE SOUTH 14°17'34" EAST, A DISTANCE OF 669.04 FEET; THENCE SOUTH 43°53'21" EAST, A DISTANCE OF 302.69 FEET; THENCE SOUTH 89°26'51" EAST, A DISTANCE OF 675.46 FEET; THENCE SOUTH 29°52'27" EAST, A DISTANCE OF 226.28 FEET; THENCE SOUTH 70°20'59" EAST, A DISTANCE OF 460.63 FEET; THENCE NORTH 68°40'56" EAST, A DISTANCE OF 135.07 FEET; THENCE SOUTH 51°21'02" EAST, A DISTANCE OF 399.09 FEET; THENCE SOUTH 37°24'52" WEST; A DISTANCE OF 71.80 FEET; THENCE NORTH 77°46'48" WEST, A DISTANCE OF 1699.37 FEET; THENCE NORTH 34°12'50" WEST, A DISTANCE OF 721.03 FEET; THENCE NORTH 54°47'53" EAST, A DISTANCE OF 106.49 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 30°16'47", AN ARC DISTANCE OF 116.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°05'52" WEST, 114.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 13°26'36" WEST, A DISTANCE OF 177.07 FEET; THENCE SOUTH 44°54'24" WEST, A DISTANCE OF 143.87 FEET; THENCE NORTH 39°25'20" WEST, A DISTANCE OF 710.23 FEET; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 593.62 FEET TO THE POINT OF BEGINNING.

AND

(Road F – Pit Portion)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA AND ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4523, PAGE 322 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST AND THENCE RUN NORTH 01°45'21" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 23, A DISTANCE OF 1649.45 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 739-B (ALSO KNOWN AS SANDRIDGE ROAD, AN 80' RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71523-2601); THENCE NORTH 89°34'28" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.17 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 89°25'32" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 379.48 TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23 (A VARIABLE WIDTH RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71493); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 02°30'54" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23, A DISTANCE OF 433.23 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 01°45'54" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1665.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 88°15'01" EAST, A DISTANCE OF 119.06 TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 31°21'16", AN ARC DISTANCE OF 295.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°37'31" EAST, 291.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 593.62 FEET; THENCE SOUTH 54°41'51" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 593.62 FEET; THENCE SOUTH 39°25'20" EAST, A DISTANCE OF 710.23 FEET; THENCE NORTH 44°54'24" EAST, A DISTANCE OF 143.87 FEET; THENCE SOUTH 13°26'36" EAST, A DISTANCE OF 177.07 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN SOUTHERLY AROUND THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 30°16'47", AN ARC DISTANCE OF 116.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°05'52" EAST, 114.92 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 54°47'53" WEST, A DISTANCE OF 106.49 FEET; THENCE SOUTH 34°12'50" EAST, A DISTANCE OF 721.03 FEET; THENCE SOUTH 77°46'48" EAST, A DISTANCE OF 1699.37 FEET; THENCE NORTH 37°24'52" EAST, A DISTANCE OF 71.80 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF AFORESAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 4523, PAGE 322 OF AFORESAID PUBLIC RECORDS AND THE POINT OF BEGINNING: THENCE CONTINUE NORTH 37°24'52" EAST, A DISTANCE OF 735.44 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15 OF AFORESAID PUBLIC RECORDS; THENCE SOUTH 51°21'02" EAST, ALONG LAST SAID LINE, A DISTANCE OF 60.01 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 37°24'52" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15, A DISTANCE OF 735.44 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 4523, PAGE 322; THENCE NORTH 51°21'02" WEST, ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING.

Together with appurtenant easements set forth in Easement Agreement recorded in Official Records Book 3694, Page 40, public records of Clay County, Florida.

ASSESSMENT AREA NUMBER TWO (MATTAMY HOMES)

Entry Road

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING SEVEN(7) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; COURSE #4: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 1334.00 FEET; COURSE #5: THENCE NORTH 88°14'06" WEST, A DISTANCE OF 448.00 FEET; COURSE #6: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2238.01 FEET; COURSE #7: THENCE NORTH 02°30'54" EAST, A DISTANCE OF 433.23 FEET; TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 739-B/SANDRIDGE ROAD (AN 80 FOOT RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71523-2601); THENCE SOUTH 89°25'32" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 639.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'32" EAST, CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°34'23" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 330.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 19°18'06"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 121.28 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°04'40" EAST, 120.70 FEET; THENCE SOUTH 18°43'43" EAST, A DISTANCE OF 309.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 54°01'52"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 320.63 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°17'13" WEST, 308.88 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 405.13 FEET; THENCE NORTH 54°41'51" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 405.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 54°01'52"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 245.18 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°17'13" EAST, 236.20 FEET; THENCE NORTH 18°43'43" WEST, A DISTANCE OF 309.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 19°18'06"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 148.23 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°04'40" WEST, 147.53 FEET; THENCE NORTH 00°34'23" EAST, A DISTANCE OF 330.80 FEET TO THE POINT OF BEGINNING.

Amenity Area

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING FOUR(4) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; COURSE #4: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 1334.00 FEET; THENCE NORTH 58°46'04" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 122.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°54'24" EAST, A DISTANCE OF 476.04 FEET; THENCE SOUTH 06°57'29" EAST, A DISTANCE OF 207.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 30°29'00"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 106.41 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING

AND DISTANCE OF SOUTH 22°11'59" EAST, 105.16 FEET; THENCE SOUTH 54°47'53" WEST, A DISTANCE OF 248.20 FEET; THENCE SOUTH 74°30'20" WEST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF 29°35'56"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 165.31 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°17'38" EAST, 163.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.11 ACRES MORE OR LESS.

Mattamy Lots 458 to 478

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 1051.49 FEET TO THE POINT OF BEGINNING, THENCE NORTH 44°18'49" WEST, A DISTANCE OF 220.68 FEET; THENCE NORTH 85°51'10" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 04°08'50" EAST, A DISTANCE OF 1.86 FEET; THENCE NORTH 42°48'38" WEST, A DISTANCE OF 25.45 FEET; THENCE NORTH 31°04'18" WEST, A DISTANCE OF 34.41 FEET; THENCE NORTH 46°21'54" WEST, A DISTANCE OF 83.47 FEET; THENCE NORTH 41°15'24" WEST, A DISTANCE OF 56.03 FEET; THENCE NORTH 61°27'48" WEST, A DISTANCE OF 44.88 FEET; THENCE NORTH 59°20'40" WEST, A DISTANCE OF 4.82 FEET; THENCE NORTH 30°39'20" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 44°18'49" WEST, A DISTANCE OF 29.46 FEET; THENCE NORTH 61°10'19" WEST, A DISTANCE OF 172.41 FEET; THENCE NORTH 44°18'49" WEST, A DISTANCE OF 151.58 FEET; THENCE NORTH 00°29'24" WEST, A DISTANCE OF 29.44 FEET; THENCE NORTH 45°41'11" EAST, A DISTANCE OF 151.72 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 04°29'48"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 39.24 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°18'16" EAST, 39.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 63°19'55", AN ARC LENGTH OF 33.16 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°53'12" EAST, 31.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 128°08'54", AN ARC LENGTH OF 111.83 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°12'42" EAST, 89.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 64°03'20", AN ARC LENGTH OF 33.54 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°20'29" EAST, 31.82 FEET; THENCE SOUTH 44°18'49" EAST, A DISTANCE OF 478.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 45°50'22"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 260.02 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°14'00" EAST, 253.14 FEET; THENCE NORTH 89°50'49" EAST, A DISTANCE OF 300.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°09'11" EAST, 42.43 FEET; THENCE SOUTH 00°09'11" EAST, A DISTANCE OF 90.26 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF SAID SECTION 26; THENCE SOUTH 89°49'46" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 518.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.91 ACRES MORE OR LESS.

Mattamy Lots 436 to 457

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 1539.51 FEET; THENCE NORTH 00°10'14" WEST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 180.27 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 300.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 45°50'22"; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 212.01 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°14'00" WEST, 206.40 FEET; THENCE NORTH 44°18'49" WEST, A DISTANCE OF 615.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 53°02'54"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 407.38 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°47'22" WEST, 392.99 FEET; THENCE SOUTH 81°15'55" EAST, A DISTANCE OF 120.00 FEET TO A

POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF 53°02'54"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 296.28 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°47'22" EAST, 285.81 FEET; THENCE SOUTH 44°18'49" EAST, A DISTANCE OF 615.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 45°50'22"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 116.01 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°14'00" EAST, 112.94 FEET; THENCE NORTH 89°50'49" EAST, A DISTANCE OF 318.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 11°04'38"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 89.90 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°35'28" EAST, 89.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 91°53'58", AN ARC LENGTH OF 48.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°53'10" WEST, 43.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.01 ACRES MORE OR LESS.

Mattamy Lots 501 to 510

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE NORTH 57°32'43" EAST, FROM SAID SOUTHEAST CORNER OF THOSE LANDS, A DISTANCE OF 1644.43 FEET TO THE POINT OF BEGINNING, THENCE NORTH 87°29'59" EAST, A DISTANCE OF 120.27 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 62°04'53"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 140.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°50'33" EAST, 134.07 FEET; THENCE SOUTH 69°52'59" EAST, A DISTANCE OF 200.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 204.20 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°07'01" EAST, 183.85 FEET; THENCE NORTH 20°07'01" EAST, A DISTANCE OF 11.68 FEET; THENCE SOUTH 69°52'59" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 20°07'01" WEST, A DISTANCE OF 11.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 392.70 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°07'01" WEST, 353.55 FEET; THENCE NORTH 69°52'59" WEST, A DISTANCE OF 200.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 64°37'44"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 282.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°34'07" WEST, 267.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.99 ACRES MORE OR LESS.

Mattamy Lots 296 to 327

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 2384.13 FEET; THENCE NORTH 00°10'14" WEST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 982.71 FEET TO THE POINT OF BEGINNING, THENCE NORTH 69°52'59" WEST, A DISTANCE OF 153.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 22°37'02"; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 207.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°11'30" WEST, 205.90 FEET; THENCE SOUTH 87°29'59" WEST, A DISTANCE OF 338.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 15°37'41"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 32.73 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°41'11" WEST, 32.63 FEET; THENCE NORTH 76°52'21" WEST, A DISTANCE OF 659.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 35°02'23"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 73.39 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°21'09" WEST, 72.25

FEET; THENCE NORTH 41°49'58" WEST, A DISTANCE OF 353.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 43°34'57"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 228.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°02'30" WEST, 222.74 FEET; THENCE NORTH 01°44'59" EAST, A DISTANCE OF 150.80 FEET; THENCE SOUTH 88°15'01" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 01°44'59" WEST, A DISTANCE OF 150.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 43°34'58"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 136.92 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°02'30" EAST, 133.64 FEET; THENCE SOUTH 41°49'58" EAST, A DISTANCE OF 353.13 FEET; THENCE SOUTH 76°52'21" EAST, A DISTANCE OF 659.41 FEET; THENCE NORTH 87°29'59" EAST, A DISTANCE OF 338.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 645.00 FEET AND A CENTRAL ANGLE OF 22°37'02"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 254.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°11'30" EAST, 252.96 FEET; THENCE SOUTH 69°52'59" EAST, A DISTANCE OF 153.08 FEET; THENCE SOUTH 20°07'01" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.84 ACRES MORE OR LESS.

Mattamy Lots 65 to 119

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH, THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING THREE(3) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; THENCE SOUTH 54°51'52" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 528.34 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET AND A CENTRAL ANGLE OF 17°58'43"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 122.38 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°51'55" EAST, 121.88 FEET; THENCE SOUTH 29°04'08" WEST, A DISTANCE OF 56.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 76°08'12"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 298.99 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°59'58" EAST, 277.47 FEET; THENCE SOUTH 47°04'04" EAST, A DISTANCE OF 149.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 128°23'06"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 291.30 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°44'23" EAST, 234.07 FEET; THENCE NORTH 04°32'51" EAST, A DISTANCE OF 336.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 47.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°32'51" EAST, 42.43 FEET; THENCE SOUTH 85°27'09" EAST, A DISTANCE OF 425.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 57.95 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°18'15" EAST, 57.84 FEET; THENCE SOUTH 73°09'20" EAST, A DISTANCE OF 165.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 93°24'17"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 48.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°27'11" EAST, 43.67 FEET; THENCE SOUTH 20°14'58" WEST, A DISTANCE OF 423.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 10°41'01"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 24.24 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°54'27" WEST, 24.21 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 72°04'26", AN ARC LENGTH OF 31.45 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°36'10" WEST, 29.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 200°58'11", AN ARC LENGTH OF 175.38 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°50'42" EAST, 98.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 72°04'26", AN ARC LENGTH OF 31.45 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°17'35" EAST, 29.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE

NORTHEASTERLY HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 20°03'28", AN ARC LENGTH OF 45.51 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°17'06" EAST, 45.28 FEET; THENCE SOUTH 67°18'49" EAST, A DISTANCE OF 369.82 FEET; THENCE SOUTH 22°41'11" WEST, A DISTANCE OF 110.85 FEET; THENCE SOUTH 88°06'02" WEST, A DISTANCE OF 21.99 FEET; THENCE NORTH 67°18'49" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 70°06'15" WEST, A DISTANCE OF 9.61 FEET; THENCE NORTH 70°12'12" WEST, A DISTANCE OF 67.64 FEET; THENCE NORTH 65°22'29" WEST, A DISTANCE OF 114.66 FEET; THENCE NORTH 73°38'17" WEST, A DISTANCE OF 96.23 FEET; THENCE NORTH 55°24'41" WEST, A DISTANCE OF 49.12 FEET; THENCE SOUTH 82°14'07" WEST, A DISTANCE OF 77.78 FEET; THENCE NORTH 59°40'03" WEST, A DISTANCE OF 103.33 FEET; THENCE NORTH 60°42'58" WEST, A DISTANCE OF 76.70 FEET; THENCE NORTH 49°03'55" WEST, A DISTANCE OF 45.40 FEET; THENCE NORTH 39°31'06" EAST, A DISTANCE OF 64.07 FEET; THENCE NORTH 35°26'33" EAST, A DISTANCE OF 91.91 FEET; THENCE NORTH 44°22'53" EAST A DISTANCE OF 71.86 FEET; THENCE NORTH 40°22'58" EAST, A DISTANCE OF 50.76 FEET; THENCE NORTH 22°41'59" EAST, A DISTANCE OF 70.69 FEET; THENCE NORTH 02°12'02" EAST, A DISTANCE OF 0.78 FEET; THENCE NORTH 20°14'58" EAST, A DISTANCE OF 232.44 FEET; THENCE NORTH 73°09'20" WEST, A DISTANCE OF 69.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 32.19 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°18'15" WEST, 32.13 FEET; THENCE NORTH 85°27'09" WEST, A DISTANCE OF 335.45 FEET; THENCE SOUTH 04°32'51" WEST, A DISTANCE OF 246.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 128°23'06"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 560.18 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°44'23" EAST, 450.13 FEET; THENCE NORTH 47°04'04" WEST, A DISTANCE OF 149.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 345.00 FEET AND A CENTRAL ANGLE OF 76°08'12"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 458.45 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°59'58" WEST, 425.45 FEET; THENCE NORTH 29°04'08" EAST, A DISTANCE OF 78.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.74 ACRES MORE OR LESS.

Mattamy Lots 19 to 44

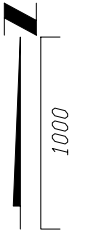
A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING THREE(3) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; THENCE NORTH 34°08'39" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 404.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76°34'12" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 24°34'51"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 102.96 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°43'14" EAST, 102.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°00'39" EAST, A DISTANCE OF 468.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 33°45'44"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 47.14 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°53'32" EAST, 46.46 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71°46'24" EAST, A DISTANCE OF 150.23 FEET; THENCE SOUTH 85°27'09" EAST, A DISTANCE OF 511.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 96.58 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°18'15" EAST, 96.40 FEET; THENCE SOUTH 73°09'20" EAST, A DISTANCE OF 195.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 11°06'51"; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 91.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°49'10" WEST, 91.03 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°28'06", AN ARC DISTANCE OF 46.32 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°36'38" WEST, 41.86 FEET; THENCE NORTH 73°09'20" WEST, A DISTANCE OF 172.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 70.83 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°18'15" WEST 70.69 FEET; THENCE NORTH 85°27'09" WEST, A DISTANCE OF 511.86 FEET TO THE POINT OF CURVATURE

OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF $13^{\circ}40'46''$; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 28.65 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $78^{\circ}36'47''$ WEST, 28.58 FEET; THENCE NORTH $71^{\circ}46'24''$ WEST, A DISTANCE OF 150.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF $33^{\circ}45'44''$; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 117.85 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $54^{\circ}53'32''$ WEST, 116.16 FEET; THENCE NORTH $38^{\circ}00'39''$ WEST, A DISTANCE OF 468.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF $24^{\circ}34'51''$; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 154.45 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $25^{\circ}43'14''$ WEST, 153.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.52 ACRES MORE OR LESS.

**SANDRIDGE ROAD
COUNTY ROAD 739-B**



STATE ROAD 23

FEED MILL ROAD

CDD BOUNDARY

PHASE 1
PROJECT

PHASE LINE

FUTURE
PHASE 2
PROJECT



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

EXHIBIT 4

LAKES AT BELLA LAGO

MASTER STORMWATER SYSTEM

ETM NO. 20-213-03

DRAWN BY: CWD

DATE: June 23

DRAWING NO. 1

**SANDRIDGE ROAD
COUNTY ROAD 739-B**

12" REUSE MAIN

12" WATER MAIN

WATER
MAIN

FEED MILL ROAD

CDD BOUNDARY

STATE ROAD 23

FUTURE
PHASE 2
PROJECT

PHASE 1
PROJECT

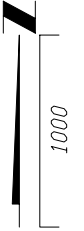
WATER
MAIN

16" WATER MAIN

PHASE LINE

16" WATER MAIN

CONNECT
TO CUA



PLOTTED: June 26, 2023 -- 3:40 PM, BY: Cory Daugherty

I:\2020\20-213\20-213-03\LandDev\Design\Plots\Exhibits\2023-06-21\20-213-03 - Utilities02.dwg



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

EXHIBIT 5

LAKES AT BELLA LAGO

MASTER WATER DISTRIBUTION SYSTEM

ETM NO. 20-213-03

DRAWN BY: CWD

DATE: June 23

DRAWING NO. 1

**SANDRIDGE ROAD
COUNTY ROAD 739-B**

12" FORCE MAIN

1000

FEED MILL ROAD

CDD BOUNDARY

STATE ROAD 23

FORCE
MAIN

GRAVITY
SEWER
LIFT
STATION
No. 1

PHASE 1
PROJECT

FUTURE
PHASE 2
PROJECT

PHASE LINE

GRAVITY
SEWER

LIFT
STATION
No. 2

ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

EXHIBIT 6

LAKES AT BELLA LAGO

MASTER SANITARY SEWER/LIFT STATION SYSTEM

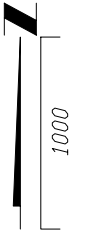
ETM NO. 20-213-03

DRAWN BY: CWD

DATE: June 23

DRAWING NO. 1

**SANDRIDGE ROAD
COUNTY ROAD 739-B**



STATE ROAD 23

FEED MILL ROAD

CDD BOUNDARY

PHASE 1
PROJECT

PHASE LINE

FUTURE
PHASE 2
PROJECT



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

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TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

EXHIBIT 7

LAKES AT BELLA LAGO

MASTER AMENITY/NEIGHBORHOOD MAP

ETM NO. 20-213-03

DRAWN BY: CWD

DATE: June 23

DRAWING NO. 1

**SUPPLEMENT TO THE ENGINEER'S REPORT FOR THE
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT**
January 28, 2025

The Lakes at Bella Lago Community Development District (“**District**”) was established by Ordinance No. 2023-07 by the Board of County Commissions of Clay County, Florida (“**County**”), effective as of January 24, 2023, under the provisions of Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended. The District is located entirely within unincorporated Clay County and its boundaries, upon establishment, contained approximately 254.16± acres. Pursuant to Ordinance No. 2024-50, effective as of November 25, 2024, the District boundaries were amended to add an additional 20.03± acres (“**Expansion Parcel**”). The District now encompasses approximately 274.19± acres and is anticipated to include 600 single-family residential units.

This supplement amends and restates the *Engineer's Report for the Lakes at Bella Lago Community Development District*, dated March 13, 2023 (as revised) (“**Master Report**”), which was further supplemented in the *Supplemental Engineer's Report for the Lakes at Bella Lago Community Development District (Phase 1 Project)*, dated June 29, 2023 (“**First Supplemental Report**”). This supplement adds specificity and costs for the Expansion Parcel, which consists of earthwork, stormwater system, sanitary sewer, water distribution system, undergrounding of electric conduit, reclaimed water system, landscape/hardscape, recreational improvements, and on-site roadways. This supplement also updates product counts and residential unit mixes within the District with the added Expansion Parcel. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

The current master plan for the Development now includes approximately 600 single-family residential dwelling units per the table below, which now includes the Expansion Parcel:

Table 1

Product Type	Master Report Number of Units	Expansion Parcel Added Units	Amended Total Number of Units
40' Single-Family	106	N/A	106
45' Single-Family	0	74	74
50' Single-Family	264	N/A	264
60' Single-Family	156	N/A	156
TOTAL	526	74	600

Phase 1 of the Development contains 238 single-family lots. Phase 1 was financed with the District's Series 2024 Bonds. Phase 1 is substantially complete. Phase 2 of the Development contains 288 single-family lots. Construction has not yet commenced on Phase 2. The Expansion Parcel, also referred to as Phase 3, consists of 74 single-family lots. Construction has not yet commenced in Phase 3.

In addition to the infrastructure improvements detailed in the Master Report and First Supplemental Report, the District plans to finance, construct, and install improvements and facilities to benefit the Expansion Parcel which improvements include earthwork, stormwater system, sanitary sewer,

water distribution system, undergrounding of electric conduit, reclaimed water system, landscape/hardscape and amenities improvements, and on-site roadways. All costs associated with the Expansion Parcel improvements are included in the revised cost tables below, as well as a list of the entities anticipated for future ownership, operation, and maintenance of these improvements. All prior phases were previously included in the costs within the Master Report and First Supplemental Report.

Original Estimated Capital Improvement Costs:

<u>Description</u>	<u>Previous Estimated Cost</u>
Earthwork (not lot development)	\$5,690,048.00
Stormwater System	\$4,597,948.00
Sanitary Sewer	\$5,976,410.00
Water Distribution	\$4,676,111.00
Undergrounding of Electric Conduit	\$1,166,047.00
Reclaimed Water System	\$2,895,855.00
Landscape/Hardscape	\$785,000.00
Site Amenities/Hardscape	\$2,286,600.00
On-Site Roadways	\$6,845,245.00
Contingency	\$3,491,112.00
Professional Fees	\$1,052,900.00
Total	\$39,463,276.00

Expansion Parcel Estimated Capital Improvement Costs:

<u>Description</u>	<u>Additional Estimated Costs</u>
Earthwork	\$772,700
Stormwater System	\$869,800
Sanitary Sewer	\$642,000
Water Distribution	\$509,000
Undergrounding of Electric Conduit	\$158,600
Reclaimed Water System	\$332,900
Landscape/Hardscape	\$122,000
Site Amenities/Hardscape	\$487,800
On-Site Roadways	\$584,200
Professional Fees	\$195,100
Contingency	\$247,100
Total	\$4,921,200

Amended Total Capital Improvement Costs:

<u>Description</u>	<u>Additional Estimated Costs</u>
Earthwork	\$6,462,748.00
Stormwater System	\$5,467,748.00

Sanitary Sewer	\$6,618,410.00
Water Distribution	\$5,185,111.00
Undergrounding of Electric Conduit	\$1,324,647.00
Reclaimed Water System	\$3,228,755.00
Landscape/Hardscape	\$907,000.00
Site Amenities/Hardscape	\$2,774,400.00
On-Site Roadways	\$7,429,445.00
Professional Fees	\$1,248,000.00
Contingency	\$3,738,212.00
Total	\$44,384,476.00

Proposed Funding, Maintenance and Ownership for Expansion Parcel improvements:

Facility	Funded By	Owned By	Maintained By
Earthwork	District	District	District
Stormwater System	District	District	District
Sanitary Sewer	District	CCUA	CCUA
Water Distribution	District	CCUA	CCUA
Undergrounding of Electric Conduit	District	CEC	CEC
Reclaimed Water System	District	CCUA	CCUA
Landscape/Hardscape	District	District	District
Site Amenities/Hardscape	District	District	District
On-Site Roadways	District	District	District

Notes:

*Wetland Mitigation for onsite impacts may be eligible to be financed all or in part by the District.

**The electric utility company, Clay Electric Cooperative (CEC) will own, operate and maintain all of the electrical mains and the associated electrical equipment. These electrical mains, electrical system and electrical equipment are not part of the CIP. However, installation of electrical conduits may be constructed by the District and then reimbursed/paid for by the Builder.

***Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissions of improvements or any operation and maintenance obligations of the District.

It is my professional opinion that the summary of costs listed above is reasonable and sufficient to complete the construction of the items intended. It is my professional opinion that the infrastructure costs associated herein for the total improvements are reasonable to complete the construction of the infrastructure described herein and that the infrastructure improvements will benefit and add value to the lands within the District, including the Expansion Parcel. All infrastructure costs are public improvements or communication facilities under Chapter 190, *Florida Statutes*.

The estimate of infrastructure costs is only an estimate based on information received from Meritage Homes of Florida, Inc., or estimates based on engineer takeoffs and are not guaranteed maximum prices. The labor market, future costs, equipment and materials, increased regulatory actions and the actual construction process are all beyond my control. The total final cost may be more than this estimate.

The project herein provided will be owned by the District or other governmental units. All of the improvements are or will be located on lands owned or to be owned by the District or other governmental entity or on public easements in favor of the District or other governmental entity. Any cost estimates set forth herein do not include earthwork, grading, or other improvements on private lots or property.

Please note that the improvements presented herein are based on current plans and market conditions

which are subject to change. Accordingly, the improvements herein described are sufficient public infrastructure of the kinds described herein (*i.e.*, stormwater, roadways, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and types of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

England-Thims & Miller, Inc.

Peter Ma, P.E.

Date 1/13/2025

Florida License No.: 46661

A handwritten signature in blue ink, appearing to read "K.T. Perry", with a large, stylized flourish extending to the right.

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3D

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment Methodology Report

January 28, 2025



Provided by:

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1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report (the "Amended Report") was developed to provide a financing plan and a special assessment methodology for the Lakes at Bella Lago Community Development District (the "District"), located in unincorporated Clay County, Florida, as related to funding the costs of public infrastructure improvements contemplated to be provided by the District. This Amended Report addresses the annexation of additional lands into the boundaries of the District.

1.2 Scope of the Amended Report

This Amended Report presents the projections for financing the District's Capital Improvement Plan (the "CIP") described in the Engineer's Report developed by England, Thims and Miller, Inc. (the "District Engineer") dated February 6, 2023, as amended by the Supplement to the Engineer's Report dated January 28, 2025 (collectively the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree general and incidental benefits to the public at large. However, as discussed within this Amended Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Amended Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Lakes at Bella Lago development, a master planned residential development located in unincorporated Clay County, Florida. The land within the District originally consisted of approximately 254.16 +/- acres, including 526 residential units and is generally located south of Sandridge Road, east of First Coast Expressway and west of Feed Mill Road. Please note that as of November 25, 2024, pursuant to Ordinance No. 2024-50, the District boundaries were amended to add an additional 20.03 +/- acres (the "Expansion Parcel"). The District now encompasses approximately 274.19 +/- acres in total and is expected to be comprised of 600 residential units. This Amended Report includes the additional 74 additional residential units as part of the overall project mix. This Amended Report is intended only to supplement the plan of finance and provide the methodology and benefit for the Expansion Parcel.

2.2 The Development Program

The development of Lakes at Bella Lago is anticipated to be conducted by Mattamy Jacksonville LLC and Meritage Homes of

Florida, Inc., or affiliated entity(ies) thereof (together, the "Developer"). Based upon the most recent information provided by the Developer and the District Engineer, the current development plan for the District after the boundary expansion envisions 600 residential units developed over a multi-year period in one or more development phases, although unit numbers, land use types and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The CIP

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The CIP

The public infrastructure improvements which are part of the CIP and are needed to serve the Development are projected to consist of master improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The CIP will consist of earthwork (not land development), stormwater system, sanitary sewer, water distribution, undergrounding of electric conduit, reclaimed water system, landscape/hardscape, site amenities/hardscape, on-site roadways, contingency, and professional costs which cumulatively are estimated by the District Engineer at \$44,384,476, which includes \$4,921,200 in costs related to the Expansion Parcel.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP in greater detail.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Amended Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$61,050,000 in par amount of special assessment bonds, in one or more series (the "Bonds").

Please note that the purpose of this Amended Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$61,050,000 to finance approximately \$44,384,476 in CIP costs. The Bonds of each series as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$61,050,000. The difference is comprised of funding debt service reserve accounts, and paying capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix along with financing assumptions*.

Please note that the structure of the Bonds as presented in this Amended Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan for the District after the boundary expansion envisions the development of 600 residential units developed over a multi-year period in one or more development phases, although unit numbers, land use types and phasing may change throughout the development period.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the public infrastructure improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can, pursuant to the provisions of Section 5.3 below, assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the CIP of the District is proposed to be allocated to the different unit types within the District on an equal per residential unit ("ERU") basis. Table 4 in the *Appendix* shows the number of residential units planned for the District.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's CIP (the "Bond Assessments"). Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities. No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Debt

The Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the District. Consequently, the Bond Assessments will initially be levied on approximately 274.19 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$61,050,000 will be preliminarily levied on approximately 274.19 +/- gross acres at a rate of \$222,655.82 per acre. The District previously provided notice and levied a master lien over all property except the Expansion Parcel.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Please note that currently the Commercial acreage has yet to be determined and as such will not be initially allocated Bond Assessments. All Bond Assessments will initially be allocated to the Single-Family residential units, Townhomes, and Multifamily units until the Commercial acreage is defined at a later time. Once defined, the Commercial acreage will be assigned Bond Assessments according to Table 4 in the *Appendix*.

Transferred Property. In the event unplatted land is sold to a third party (the “Transferred Property”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of residential units assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Amended Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of residential units ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties

within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the CIP by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned residential units as set forth in Table 4 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of residential units (and thus Bond Assessments) able to be imposed on the

“Remaining Unplatted Lands” (i.e., those remaining unplatted lands or lands to be re-platted after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted or re-platted and the remaining property in accordance with this Amended Report, and cause the Bond Assessments to be recorded in the District’s improvement lien book.

b. If a Proposed Plat within the District has more than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer residential units (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may allocate additional ERUs/densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more residential units (and Bond Assessments) in order to fully assign all of the residential units originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a “True-Up Payment” equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District’s Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of residential units (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall Development Plan showing the number and type of units reasonably planned for the Development, b) the revised, overall Development Plan showing the number and type of units reasonably planned for the Development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised Development Plan, and e) documentation that shows the feasibility of implementing the

proposed Development Plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable series of Bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular Bond Assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the Quarterly Redemption Date (as defined in the supplemental trust indenture relative to the Bonds) that occurs at least 45 days after the True-Up Payment (or the second succeeding Quarterly Redemption Date if such True-Up Payment is made within forty-five (45) calendar days before a Quarterly Redemption Date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments of \$61,050,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Bond Assessments shall be paid in no more than thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

Master Lien – This Amended Report is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien on the Expansion Parcel, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports. This Amended Report is not intend to impair or impact the master lien on other District property that does not include the Expansion Parcel.

System of Improvements - As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties. By way of example, if the first bond issuance finances a particular “master” road that arguably benefits the entire project, but debt assessments to secure the first bond issuance are only placed on certain development pods, that is still fair and reasonable as long as the Bond Assessments are within the maximum benefit allocations for the overall Capital Improvement Plan.

Contributions - As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

New Unit Types - As noted herein, this Amended Report identifies the anticipated product types for the development, and associates particular residential units. If new product types are identified in the course of development, such as commercial units, the District’s

Assessment Consultant shall determine an allocation method for that product type and supplement this Amended Report accordingly.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Amended Report. For additional information on the bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Lakes at Bella Lago Community Development District

Development Plan

Unit Type	Original Boundary Number of Units	Expansion Parcel Units	Total Number of Units
Single-family 40'	106	-	106
Single-family 45'	-	74	74
Single-family 50'	264	-	264
Single-family 60'	156	-	156
Total	526	74	600

Table 2

Lakes at Bella Lago Community Development District

Capital Improvement Program

Improvement	Original Boundary Costs	Expansion Parcel Costs	Total Costs
Earthwork (not lot development)	\$ 5,690,048.00	\$ 772,700.00	\$ 6,462,748.00
Stormwater System	\$ 4,597,948.00	\$ 869,800.00	\$ 5,467,748.00
Sanitary Sewer	\$ 5,976,410.00	\$ 642,000.00	\$ 6,618,410.00
Water Distribution	\$ 4,676,111.00	\$ 509,000.00	\$ 5,185,111.00
Undergrounding of Electrical Conduit	\$ 1,166,047.00	\$ 158,600.00	\$ 1,324,647.00
Reclaimed Water System	\$ 2,895,855.00	\$ 332,900.00	\$ 3,228,755.00
Landscape/ Hardscape	\$ 785,000.00	\$ 122,000.00	\$ 907,000.00
Site Amenities/ Hardscape	\$ 2,286,600.00	\$ 487,800.00	\$ 2,774,400.00
On-site Roadways	\$ 6,845,245.00	\$ 584,200.00	\$ 7,429,445.00
Professional Fees	\$ 3,491,112.00	\$ 195,100.00	\$ 3,686,212.00
Contingency	\$ 1,052,900.00	\$ 247,100.00	\$ 1,300,000.00
Total	\$ 39,463,276.00	\$ 4,921,200.00	\$ 44,384,476.00

Table 3

Lakes at Bella Lago

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$61,050,000.00
Total Sources	\$61,050,000.00

Uses

Project Fund Deposits:	
Project Fund	\$44,384,476.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$5,422,914.81
Capitalized Interest Fund	\$9,768,000.00
Delivery Date Expenses:	
Costs of Issuance	\$1,471,000.00
Rounding	\$3,609.19
Total Uses	\$61,050,000.00

Financing Assumptions:

Term: 30 Years
 Capitalized Period Length: 24 months
 Coupon Rate: 8%
 Debt Service Reserve: 50% of Max Annual Debt Service
 Underwriter's Discount: 2% of Principal Amount
 Cost of Issuance: \$250,000

Table 4

Lakes at Bella Lago

Community Development District

Benefit Allocation

Unit Type	Number of Units	ERU per Unit	Total ERU
Single-family 40'	106	0.80	84.80
Single-family 45'	74	0.90	66.60
Single-family 50'	264	1.00	264.00
Single-family 60'	156	1.20	187.20
Total	600		602.60

Table 5

Lakes at Bella Lago

Community Development District

Assessment Apportionment

Unit Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit - paid in March**
Single-family 40'	106	\$6,245,940.20	\$8,591,171.59	\$81,048.79	\$7,658.89
Single-family 45'	74	\$4,905,420.02	\$6,747,311.65	\$91,179.89	\$8,616.25
Single-family 50'	264	\$19,444,908.17	\$26,746,100.23	\$101,310.99	\$9,573.61
Single-family 60'	156	\$13,788,207.61	\$18,965,416.53	\$121,573.18	\$11,488.33
Total	600	\$44,384,476.00	\$61,050,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs of 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

EXHIBIT “A”

Bond Assessments in the estimated amount of \$61,050,000 are proposed to be levied uniformly over the area described below:

December 2, 2022
Page 1 of 2Work Order No. 22-334.01
File No. 128I-25.01A**Bella Lago Parcel**

A portion of Sections 23 and 26, Township 5 South, Range 25 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 3694, page 15, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly line of said Section 23, said Westerly line also being the Easterly right of way line of Rolling View Boulevard, a 50 foot right of way as presently established, with the Southerly right of way line of County Road 739-B (Sandridge Boulevard), an 80 foot right of way as presently established; thence North $89^{\circ}34'28''$ East, along said Southerly right of way line, 1.17 feet; thence South $89^{\circ}25'32''$ East, continuing along said Southerly right of way line, 1018.96 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $89^{\circ}25'32''$ East, along said Southerly right of way line, 80.00 feet; thence South $00^{\circ}34'23''$ West, departing said Southerly right of way line, 330.80 feet to the point of curvature of a curve concave Easterly having a radius of 360.00 feet; thence Southerly along the arc of said curve, through a central angle of $19^{\circ}18'06''$, an arc length of 121.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $09^{\circ}04'40''$ East, 120.70 feet; thence South $18^{\circ}43'43''$ East, 309.51 feet to the point of curvature of a curve concave Westerly having a radius of 340.00 feet; thence Southerly along the arc of said curve, through a central angle of $54^{\circ}01'52''$, an arc length of 320.63 feet to a point on said curve, said point lying on the Westerly line of those lands described and recorded in Official Records Book 4523, page 322, of said Public Records, said arc being subtended by a chord bearing and distance of South $08^{\circ}17'13''$ West, 308.88 feet; thence South $35^{\circ}14'35''$ West, along said Westerly line, along the Westerly line of "Wetlands Strip" as described and recorded in Official Records Book 4622, page 1067, of said Public Records, and along a non-tangent line, 1002.14 feet; thence Southerly along the Westerly line of last said lands the following 8 courses; Course 1, thence South $39^{\circ}25'20''$ East, 708.88 feet; Course 2, thence North $45^{\circ}26'31''$ East, 143.74 feet; Course 3, thence South $13^{\circ}26'36''$ East, 177.07 feet to a point on a non-tangent curve concave Easterly having a radius of 220.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of $30^{\circ}16'49''$, an arc length of 116.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $22^{\circ}05'52''$ East, 114.92 feet; Course 5, thence South $54^{\circ}47'53''$ West, along a non-tangent line, 106.49 feet; Course 6, thence South $34^{\circ}12'50''$ East, 721.03 feet; Course 7, thence South $77^{\circ}46'48''$ East, 1699.37 feet; Course 8, thence North $37^{\circ}24'52''$ East, 71.64 feet to the Easterly most corner thereof, said corner also being the Southwesterly corner of "Road F-Pit Portion" as described and recorded in Official Records Book 4622, page 984, of said public records; thence South $51^{\circ}19'37''$ East, along the Southwesterly line of last said lands, 61.11 feet to the Southeasterly corner thereof, said corner lying

Bella Lago Parcel (continued)

on the Westerly line of "Parcel B" as described and recorded in Official Records Book 3694, page 15, of said Public Records; thence South $37^{\circ}25'38''$ West, along said Westerly line, 176.76 feet to the Southwesterly corner thereof, said corner also being the Northerly corner of "Parcel C" as described and recorded in said Official Records Book 3694, page 15; thence South $07^{\circ}38'49''$ West, along the Westerly line of said "Parcel C", 711.63 feet; thence South $17^{\circ}39'30''$ West, continuing along said Westerly line, 802.34 feet to the Southerly corner thereof, said corner lying on the Westerly line of that certain Easement for "Ingress, Egress, Utilities, and Well Access" as described and recorded in said Official Records Book 3469, page 215; thence South $14^{\circ}47'57''$ East, along said Westerly line, 603.80 feet to the Southwesterly corner thereof, said corner also being the Northwesterly corner of those lands described and recorded in said Official Records Book 3469, page 215; thence South $11^{\circ}22'59''$ West, along the Westerly line of last said lands, 1335.28 feet to the Southwesterly corner thereof, said corner lying on the Southerly line of said Section 26; thence South $89^{\circ}50'00''$ West, along said Southerly line, 2569.70 feet to its intersection with the Easterly limited access right of way line of State Road No. 23 (Branan Field/Chaffee Road), a variable width right of way as presently established; thence Northerly, departing said Southerly line and along said Easterly limited access right of way line the following 6 courses; Course 1, thence Northerly along the arc of a on a non-tangent curve concave Easterly having a radius of 14552.00 feet, through a central angle of $02^{\circ}57'52''$, an arc length of 752.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}16'58''$ East, 752.81 feet; Course 2, thence North $01^{\circ}45'54''$ East, 2354.16 feet; Course 3, thence South $88^{\circ}14'06''$ East, 448.00 feet; Course 4, thence North $01^{\circ}45'54''$ East, 1334.00 feet; Course 5, thence North $88^{\circ}14'06''$ West, 448.00 feet; Course 6, thence North $01^{\circ}45'54''$ East, 570.88 feet; thence South $88^{\circ}15'01''$ East, departing said Easterly limited access right of way line, 116.64 feet to a point on a non-tangent curve concave Easterly having a radius of 540.00 feet; thence Northerly along the arc of said curve, through a central angle of $31^{\circ}23'02''$, an arc length of 295.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $19^{\circ}36'38''$ East, 292.10 feet; thence North $35^{\circ}22'03''$ East, 1002.88 feet to a point on a non-tangent curve concave Westerly having a radius of 260.00 feet; thence Northerly along the arc of said curve, through a central angle of $54^{\circ}01'52''$, an arc length of 245.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $08^{\circ}17'13''$ East, 236.20 feet; thence North $18^{\circ}43'43''$ West, 309.51 feet to the point of curvature of a curve concave Easterly having a radius of 440.00 feet; thence Northerly along the arc of said curve, through a central angle of $19^{\circ}18'06''$, an arc length of 148.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $09^{\circ}04'40''$ West, 147.53 feet; thence North $00^{\circ}34'23''$ East, 330.80 feet to the Point of Beginning.

Containing 254.16 acres, more or less.

EXHIBIT A
Expansion Parcel

LEGAL DESCRIPTIONS PER OFFICIAL RECORD BOOK 3469. PAGE 215:

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 COUNT 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

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES 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 COUNT ROAD NO. 739-8; 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 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 S8 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

3E

RESOLUTION 2025-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Lakes at Bella Lago Community Development District ("**District**") previously indicated its intention to construct certain types of public infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District, including the 2025 Assessment Area, hereinafter defined; and

WHEREAS, the District's Board of Supervisors ("**Board**") noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection, and enforcement of such assessments and now desires to adopt a resolution imposing and levying such assessments; and

WHEREAS, the provisions of this Resolution shall in no way modify or amend the previous assessment proceedings related to the "Phase 1 Project" as defined in the financing documents related to the District's issuance of its Special Assessment Revenue Bonds, Series 2023-1 or its Special Assessment Revenue Bonds, Series 2023-2.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management facilities; roadways; water and wastewater facilities; undergrounding of conduit; stormwater facilities; entry features and signage; recreational facilities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, “**Improvements**”).

(c) The District was established by the Board of County Commissioners for Clay County, Florida, by Ordinance No. 2023-7, adopted on January 24, 2023 (“**Establishing Ordinance**”).

(d) The boundaries of the District were subsequently amended by Ordinance No. 2024-50, adopted on November 12, 2024 (“**Expansion Ordinance**”), adding approximately 20.03 acres of land to the District, which legal description as it relates to the additional lands is set forth in **Exhibit A (“2025 Assessment Area”)**.

(e) The Board determined it is in the District’s best interest to revise the estimated costs of the Improvements and modify the development plan to incorporate additional costs of improvements to serve lands that make up the 2025 Assessment Area.

(f) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(g) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Improvements, the nature and location of which is described in the *Engineer’s Report for the Lakes at Bella Lago Community Development District*, dated February 6, 2023 (“**Master Engineer’s Report**”), as supplemented for the previous Phase 1 Project by the *2023 Supplemental Engineer’s Report for the Lakes at Bella Lago Community Development District*, dated June 29, 2023 (“**2023 Supplemental Engineer’s Report**”), and as further supplemented for the 2025 Assessment Area costs by the *Supplement to the Engineer’s Report for the Lakes at Bella Lago Community Development District*, dated January 28, 2025 (“**2025 Supplemental Engineer’s Report**,” and together with the Master Engineer’s Report and the 2023 Supplemental Engineer’s report, the “**Engineer’s Report**,” each attached as **Composite Exhibit B** hereto and incorporated herein by this reference, and which plans and specifications are on file at the office of the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410, Boca Raton, Florida 33431 (“**District Records Offices**”)); (ii) the cost of such Improvements be assessed against the lands

specially benefited by such Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such Assessments (as hereinafter defined).

(h) The provision of said Improvements, the levying of such Assessments (hereinafter defined) on the 2025 Assessment Area, and the sale and issuance of such bonds serves a proper, essential and valid public purpose and is in the best interests of the District, its landowners and residents.

(i) In order to provide funds with which to pay all or a portion of the costs of the Improvements which are to be assessed against the 2025 Assessment Area, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its bonds, in one or more series.

(j) By Resolution 2025-15, the Board determined to provide the Improvements and to defray the costs thereof by imposing Assessments on the 2025 Assessment Area and expressed an intention to issue bonds to provide a portion of the funds needed for the Improvements prior to the collection of such Assessments. Resolution 2025-15 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(k) As directed by Resolution 2025-15, Resolution 2025-15 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(l) As directed by Resolution 2025-15, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*. As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2025-15 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the Improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel, and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(m) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(n) On September 30, 2025, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (l) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(o) Having considered the estimated costs of the Improvements, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

- (i) the estimated costs of the Improvements are as specified in the Engineer's Report, which is hereby adopted, approved and confirmed, and that the amount of such costs is reasonable and proper; and
- (ii) it is reasonable, proper, just and right to assess the cost of such Improvements against the properties specially benefited thereby within the 2025 Assessment Area using the method determined by the Board 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 C** and incorporated herein by this reference, ("**Assessment Report**"), which results in the allocation of assessments in the manner set forth in the final assessment roll included in **Exhibit C** ("**Assessments**"); and
- (iii) the Assessment Report is hereby approved, adopted and confirmed; and
- (iv) it is hereby declared that the Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in **Exhibit C**; and
- (v) that the costs of the Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in **Exhibit C**; and
- (vi) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and
- (vii) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That construction of Improvements initially described in Resolution 2025-15 and more specifically identified and described in **Composite Exhibit B** attached hereto, is hereby authorized, and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Improvements and the costs to be paid by Assessments on all specially benefited property within the 2025 Assessment Area are set forth in **Composite Exhibit B** and **Exhibit C**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels within the 2025 Assessment Area specially benefited by the Improvements, all as specified in the final assessment roll set forth in **Exhibit C**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in **Exhibit C** attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted before or within six (6) months of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the Improvements have both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution accepting the Improvements complete, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time, subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessments one time if there is also paid, in addition to the prepaid principal balance of the Assessments, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("**Uniform Method**"). The District has heretofore taken any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Clay County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as **Exhibit C**, and any reports supplemental thereto, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with such Assessment Report and supplemental assessment methodology report(s), as applicable, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit C**, which process is incorporated herein as if fully set forth ("**True-Up Methodology**"). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the landowner and primary developer of the lands in the 2025 Assessment Area, that it intends to develop the unit numbers and types shown in **Exhibit C**, on the net developable acres within the 2025 Assessment Area and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit C** from being developed relative to the 2025 Assessment Area. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres within the 2025 Assessment Area, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT. Property owned by units of local, state and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Assessments in the Official Records of Clay County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be 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.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith relating to the District's levy of special assessments on the 2025 Assessment Area are, to the extent of such conflict, superseded and repealed. The provisions of this Resolution shall in no way modify or amend the previous assessment proceedings related to the Project financed through the District's Series 2024 Bonds.

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SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 30th day of September, 2025.

ATTEST:

**LAKES AT BELLA LAGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: 2025 Assessment Area

Comp. Exhibit B: *Engineer's Report for the Lakes at Bella Lago Community Development District, dated February 6, 2023*

2023 Supplemental Engineer's Report for the Lakes at Bella Lago Community Development District, dated June 29, 2023

Supplement to the Engineer's Report for the Lakes at Bella Lago Community Development District, dated January 28, 2025

Exhibit C: *Amended and Restated Master Special Assessment Methodology Report, dated January 28, 2025*

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4A

CLAY COUNTY LEGAL NOTICES

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is September 4, 2025.

Attorney for Personal Representative:

JOSEPH CLAY MEUX, JR., ESQUIRE
cmeux@rtlaw.com
Florida Bar No.: 041114
ROGERS TOWERS, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207
(904) 398-3911
Personal Representative:
SUSAN MARIE ANDERSON
2868 West Cliffhanger Drive
Hurricane, Utah 84737
Legal 162383 Published 9/4/2025 and 9/11/2025 in Clay County's Clay Today newspaper

Notice of Meeting
Pine Ridge Plantation
Community Development
District

A meeting of the Board of Supervisors

of the Pine Ridge Plantation Community Development District will be held on **Tuesday, September 16, 2025 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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.

Marilee Giles
District Manager
Legal 162382 Published 9/4/2025 in Clay County's Clay Today newspaper

FICTITIOUS NAME

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of **Souvenir Lakay** located in the County of Clay, in the City of Middleburg, Florida 32068 intends to register the said name

with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Middleburg, Florida, this 26th day of August 2025.
Excelsior International Multi-Services Company LLC
Legal 162381 Published 9/4/2025 in Clay County's Clay Today newspaper

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CLAY COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000320
Division B
IN RE: ESTATE OF DAVID DEWEY MELTON Deceased.
The administration of the estate of David

Dewey Melton, deceased, whose date of death was September 11, 2024, is pending in the Circuit Court for Clay County, Florida, Probate Division, the address of which is 825 North Orange Avenue, P.O. Box 698, Green Cove Springs, Florida 32043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the 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 Lakes at Bella Lago Community Development District ("**District**") will hold the following two public hearings and a regular meeting:

DATE: September 30, 2025
TIME: 10:00 a.m.
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 ("**Fiscal Year 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 Fiscal Year 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 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 properties to be improved and benefited 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:

On Roll Phase 1 Platted Lot Assessments

Lot Type	Total # of Units	ERU Factor	Proposed Total O&M Assessment (including collection costs / early payment discounts)	Anticipated Subsidies Provided by the Developer for Targeted Assessments	Net O&M Assessment for Fiscal Year 2025/2026 (Amount to be Paid by End User)
SF 40'	34	0.8	\$1,247.82	\$396.76	\$851.06
SF 50'	133	1.0	\$1,559.77	\$495.94	\$1,063.83
SF 60'	71	1.2	\$1,871.72	\$464.27	\$1,407.45

Off Roll Phase 1 Lot Assessments

Lot Type	Total # of Units	ERU Factor	Proposed Total O&M Assessment (excluding collection costs / early payment discounts)	Anticipated Subsidies Provided by the Developer for Targeted Assessments	Net O&M Assessment for Fiscal Year 2025/2026 (Amount to be Paid by End User)
SF 60'	85	1.2	\$1,759.42	\$436.42	\$1,323.00

Undeveloped Future Parcel Assessments by Unit Types

Lot Type	Total # of Units	ERU Factor	Proposed O&M Assessment (excluding collection costs / early payment discounts)
SF 40'	72	0.8	\$236.36
SF 45'	74	0.9	\$265.91
SF 50'	131	1.0	\$295.45

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Clay County ("**County**") may impose on assessments that are collected on the County 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 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. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

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 benefited 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.

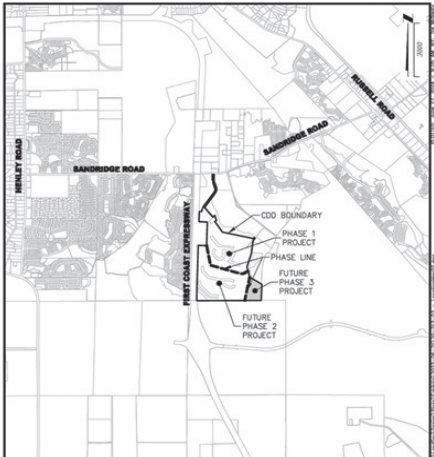
Additional Provisions

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 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 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 benefited 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:

- benefits from the Expansion Improvements will accrue to the property improved, including the Expansion Parcel;
- the amount of those benefits will exceed the amount of the Assessments, and
- 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 benefited 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 benefited 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: September 30, 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 22nd day of July, 2025.

ATTEST:

/s/ Ernesto Torres
Secretary/Assistant Secretary

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

/s/ Martha Schiffer
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

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2025-21

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 \$1,153,449 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	\$590,157
DEBT SERVICE FUND – SERIES 2023-1 AND SERIES 2023-2	\$563,292
TOTAL ALL FUNDS	\$1,153,449

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 30TH DAY OF SEPTEMBER, 2025.

ATTEST:

LAKES AT BELLA LAGO COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

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	\$ -				\$ 270,354
Allowable discounts (4%)	-				(10,814)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	259,540
Assessment levy: off-roll	-	-	-	-	187,854
Subsidies provided by developer	-	-	-	-	142,763
Landowner contribution	559,934	85,371	481,720	567,091	-
Total revenues	559,934	85,371	481,720	567,091	590,157
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
EMMA software service	-	-	-	-	2,000
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	-	-	-	-	5,407
Total professional & administrative	100,190	65,215	37,968	103,183	108,447
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	5,000
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
Pest control	-	-	-	-	1,200
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>198,614</u>
Total expenditures	<u>559,934</u>	<u>140,416</u>	<u>422,986</u>	<u>563,402</u>	<u>515,157</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	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community	
Legal	25,000
General counsel and legal representation, which includes issues relating to public	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books,	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the	
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	
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	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser & tax collector	5,407
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	5,000
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
Pest control	1,200
Holiday decorations	10,000
Office supplies	1,000
Security equipment monitoring	10,000
Insurance: property	27,367
O&M accounting	5,600
Total expenditures	<u><u>\$ 515,157</u></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	-				144,770
Allowable discounts (4%)	(10,891)				(16,682)
Net assessment levy - on-roll	261,396	\$ 259,828	\$ 1,568	\$ 261,396	400,375
Assessment levy: off-roll - Series 2023-2	299,001	224,250	74,751	299,001	162,917
Interest	-	11,744	-	11,744	-
Total revenues	560,397	495,822	76,319	572,141	563,292
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	8,341
Total expenditures	555,597	253,118	327,479	580,597	561,854
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)

Product/Parcel	Units	O&M ERU	FY 2026 O&M Assessment per Unit prior to Anticipated Subsidies	Anticipated Subsidies provided by the developer per Unit	FY26 Net O&M Assessment per Unit after Subsidies	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	34	0.80	1,247.82	396.76	851.06	1,359.73	2,210.79	1,359.73
SF 50'	133	1.00	1,559.77	495.94	1,063.83	1,699.67	2,763.50	1,699.67
Total	167							

On-Roll Assessments - Phases 1

Series 2023-2 (AA2)

Product/Parcel	Units	O&M ERU	FY 2026 O&M Assessment per Unit prior to Anticipated Subsidies	Anticipated Subsidies provided by the developer per Unit	FY26 Net O&M Assessment per Unit after Subsidies	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 60'	71	1.20	1,871.72	464.27	1,407.45	2,039.01	3,446.46	1,916.67
Total	71							

Off-Roll Assessments - Phases 1

Series 2023-2 (AA2)

Product/Parcel	Units	O&M ERU	FY 2026 O&M Assessment per Unit prior to Anticipated Subsidies	Anticipated Subsidies provided by the developer per Unit	FY26 Net O&M Assessment per Unit after Subsidies	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 60'	85	1.20	1,759.42	436.42	1,323.00	1,916.67	3,239.67	1,916.67
Total	85							

Off-Roll - Phase 2

Product/Parcel	Units	O&M ERU	FY 2026 O&M Assessment per Unit prior to Anticipated Subsidies	Anticipated Subsidies provided by the developer per Unit	FY26 Net O&M Assessment per Unit after Subsidies	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	72	0.80	236.36	-	236.36	-	236.36	n/a
SF 50'	131	1.00	295.45	-	295.45	-	295.45	n/a
Total	203							

Off-Roll - Phase 3

Product/Parcel	Units	O&M ERU	FY 2026 O&M Assessment per Unit prior to Anticipated Subsidies	Anticipated Subsidies provided by the developer per Unit	FY 2026 O&M Assessments per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 45'	74	0.90	265.91	-	265.91	-	265.91	n/a
Total	74							

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

5

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

5A

CLAY COUNTY LEGAL NOTICES

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is September 4, 2025.

Attorney for Personal Representative:

JOSEPH CLAY MEUX, JR., ESQUIRE
cmeux@rtlaw.com
Florida Bar No.: 041114
ROGERS TOWERS, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207
(904) 398-3911
Personal Representative:
SUSAN MARIE ANDERSON
2868 West Cliffhanger Drive
Hurricane, Utah 84737
Legal 162383 Published 9/4/2025 and 9/11/2025 in Clay County's Clay Today newspaper

Notice of Meeting
Pine Ridge Plantation
Community Development
District

A meeting of the Board of Supervisors

of the Pine Ridge Plantation Community Development District will be held on **Tuesday, September 16, 2025 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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.

Marilee Giles
District Manager
Legal 162382 Published 9/4/2025 in Clay County's Clay Today newspaper

FICTITIOUS NAME

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of **Souvenir Lakay** located in the County of Clay, in the City of Middleburg, Florida 32068 intends to register the said name

with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Middleburg, Florida, this 26th day of August 2025.
Excelsior International Multi-Services Company LLC
Legal 162381 Published 9/4/2025 in Clay County's Clay Today newspaper

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CLAY COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000320
Division B
IN RE: ESTATE OF DAVID DEWEY MELTON Deceased.
The administration of the estate of David

Dewey Melton, deceased, whose date of death was September 11, 2024, is pending in the Circuit Court for Clay County, Florida, Probate Division, the address of which is 825 North Orange Avenue, P.O. Box 698, Green Cove Springs, Florida 32043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the 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 Lakes at Bella Lago Community Development District ("**District**") will hold the following two public hearings and a regular meeting:

DATE: September 30, 2025
TIME: 10:00 a.m.
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 ("**Fiscal Year 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 Fiscal Year 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 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 properties to be improved and benefited 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:

On Roll Phase 1 Platted Lot Assessments

Lot Type	Total # of Units	ERU Factor	Proposed Total O&M Assessment (including collection costs / early payment discounts)	Anticipated Subsidies Provided by the Developer for Targeted Assessments	Net O&M Assessment for Fiscal Year 2025/2026 (Amount to be Paid by End User)
SF 40'	34	0.8	\$1,247.82	\$396.76	\$851.06
SF 50'	133	1.0	\$1,559.77	\$495.94	\$1,063.83
SF 60'	71	1.2	\$1,871.72	\$464.27	\$1,407.45

Off Roll Phase 1 Lot Assessments

Lot Type	Total # of Units	ERU Factor	Proposed Total O&M Assessment (excluding collection costs / early payment discounts)	Anticipated Subsidies Provided by the Developer for Targeted Assessments	Net O&M Assessment for Fiscal Year 2025/2026 (Amount to be Paid by End User)
SF 60'	85	1.2	\$1,759.42	\$436.42	\$1,323.00

Undeveloped Future Parcel Assessments by Unit Types

Lot Type	Total # of Units	ERU Factor	Proposed O&M Assessment (excluding collection costs / early payment discounts)
SF 40'	72	0.8	\$236.36
SF 45'	74	0.9	\$265.91
SF 50'	131	1.0	\$295.45

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Clay County ("**County**") may impose on assessments that are collected on the County 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 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. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

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 benefited 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.

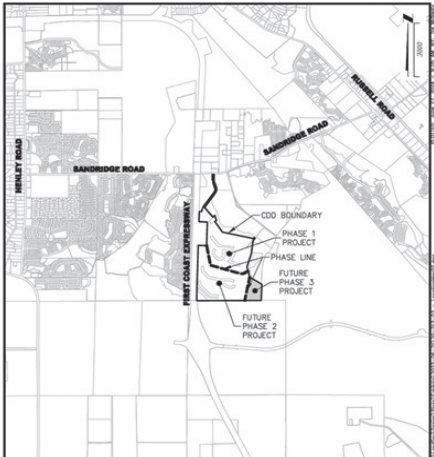
Additional Provisions

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 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 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 benefited 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:

- benefits from the Expansion Improvements will accrue to the property improved, including the Expansion Parcel;
- the amount of those benefits will exceed the amount of the Assessments, and
- 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 benefited 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 benefited 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: September 30, 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 22nd day of July, 2025.

ATTEST:

/s/ Ernesto Torres
Secretary/Assistant Secretary

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

/s/ Martha Schiffer
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

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

5B

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 Lake at Bella Lago Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Lake at Bella Lago Community Development District.
4. I do hereby certify that on August 29th, 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 A** 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 August 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: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices

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

August 29, 2025

VIA FIRST CLASS MAIL

Mattamy Jacksonville LLC
4901 Vineland Rd, Ste 450,
Orlando, FL 32811-7229

[PARCEL ID]: please see “Exhibit B”
YOUR LOT TYPE: 43 SF 60’ lots (On Roll Phase 1)

Please be advised that on July 29, 2025, the Lakes at Bella Lago Community Development District (“District”) sent you a substantially identical notice of a meeting scheduled for August 26, 2025. Please be advised that the meeting has been rescheduled for September 30, 2025 as indicated below. Accordingly, we kindly request that you disregard the previous notice.

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 (rescheduled from August 26, 2025):

Date:	September 30, 2025
Time:	10:00 a.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park FL 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 increase in O&M Assessments

as a result of reduced contributions from the developer, opening of the amenity facilities and other increased costs of operations.

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 & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, or by phone at (561) 571-0100 (“**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 (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.

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 Community Development District

Enclosure

EXHIBIT A
Summary of O&M Assessments

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:
 - a. **\$270,354** in gross revenue from the total on-roll O&M assessments.
 - b. **\$187,854** in gross revenue from the total off-roll O&M assessments.
 - c. **\$149,508.73** in gross revenue from the anticipated subsidies provided by the master developer (“Anticipated Subsidies”) to reach a target assessment.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted and unplatted/future lots. Your property is classified as 43 On Roll Phase 1 SF 60’ lots. The total FY26 proposed Net O&M Assessment amount after Anticipated Subsidies for your property is \$60,520.35.
3. **Schedule of O&M Assessments:**

On Roll Phase 1 Platted Lot Assessments

Lot Type*	Total # of Units	ERU Factor	Proposed Total O&M Assessment (including collection costs / early payment discounts)	Anticipated Subsidies Provided by the Developer for Targeted Assessments	Net O&M Assessment for Fiscal Year 2025/2026 (Amount to be Paid by End User)
SF 40’	34	0.8	\$1,247.82	\$396.76	\$851.06
SF 50’	133	1.0	\$1,559.77	\$495.94	\$1,063.83
SF 60’	71	1.2	\$1,871.72	\$464.27	\$1,407.45

**Your lot type is identified on the first page of this notice.*

Off Roll Phase 1 Lot Assessments

Lot Type*	Total # of Units	ERU Factor	Proposed Total O&M Assessment (excluding collection costs / early payment discounts)	Anticipated Subsidies Provided by the Developer for Targeted Assessments	Net O&M Assessment for Fiscal Year 2025/2026 (Amount to be Paid by End User)
SF 60’	85	1.2	\$1,759.42	\$436.42	\$1,323.00

Undeveloped Future Parcel Assessments by Unit Types

Lot Type	Total # of Units	ERU Factor	Proposed O&M Assessment (excluding collection costs / early payment discounts)
SF 40'	72	0.8	\$236.36
SF 45'	74	0.9	\$265.91
SF 50'	131	1.0	\$295.45

The Operation and Maintenance Assessments addressed herein specifically exclude any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. 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 2026, 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 shall have the right, in its sole discretion, to initiate a foreclosure action pursuant to Chapter 170, Florida Statutes, or may place the delinquent assessments on 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

Parcel ID	Property Owner	Unit Type
26-05-25-010101-019-19	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-20	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-21	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-22	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-23	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-34	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-35	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-37	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-38	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-39	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-40	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-41	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-42	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-43	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-44	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-74	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-77	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-79	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-93	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-94	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-95	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-96	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-98	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-019-99	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-00	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-01	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-02	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-03	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-04	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-05	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-06	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-07	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-08	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-09	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-10	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-11	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-13	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-14	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-15	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-16	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-17	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-18	Mattamy Jacksonville LLC	SF 60'
26-05-25-010101-020-19	Mattamy Jacksonville LLC	SF 60'

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

August 29, 2025

VIA FIRST CLASS MAIL

Meritage Homes of Florida Inc
8800 E Raintree Dr, Suite 300,
Scottsdale, AZ 85260-3957

[PARCEL ID]: please see “Exhibit B”
YOUR LOT TYPE: please see “Exhibit B”

Please be advised that on July 29, 2025, the Lakes at Bella Lago Community Development District (“District”) sent you a substantially identical notice of a meeting scheduled for August 26, 2025. Please be advised that the meeting has been rescheduled for September 30, 2025 as indicated below. Accordingly, we kindly request that you disregard the previous notice.

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 (rescheduled from August 26, 2025):

Date:	September 30, 2025
Time:	10:00 a.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park FL 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 increase in O&M Assessments

as a result of reduced contributions from the developer, opening of the amenity facilities and other increased costs of operations.

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 & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, or by phone at (561) 571-0100 ("**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 (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.

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 Community Development District

Enclosure

EXHIBIT A
Summary of O&M Assessments

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:
 - a. **\$270,354** in gross revenue from the total on-roll O&M assessments.
 - b. **\$187,854** in gross revenue from the total off-roll O&M assessments.
 - c. **\$149,508.73** in gross revenue from the anticipated subsidies provided by the master developer (“Anticipated Subsidies”) to reach a target assessment.

2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted and unplatted/future lots. Your property is classified as follows: 108 On-Roll Phase 1 SF 50’ lots, 4 On-Roll Phase 1 SF 40’ lots, 85 Off-Roll Phase 1 SF 60’ lots, 72 Future Parcel SF 40’ lots and 131 Future Parcel SF 50’ lots. The total FY26 proposed Net O&M Assessment amount after Anticipated Subsidies for your property is \$286,474.75.

3. **Schedule of O&M Assessments:**

On Roll Phase 1 Platted Lot Assessments

Lot Type*	Total # of Units	ERU Factor	Proposed Total O&M Assessment (including collection costs / early payment discounts)	Anticipated Subsidies Provided by the Developer for Targeted Assessments	Net O&M Assessment for Fiscal Year 2025/2026 (Amount to be Paid by End User)
SF 40’	34	0.8	\$1,247.82	\$396.76	\$851.06
SF 50’	133	1.0	\$1,559.77	\$495.94	\$1,063.83
SF 60’	71	1.2	\$1,871.72	\$464.27	\$1,407.45

**Your lot type is identified on the first page of this notice.*

Off Roll Phase 1 Lot Assessments

Lot Type*	Total # of Units	ERU Factor	Proposed Total O&M Assessment (excluding collection costs / early payment discounts)	Anticipated Subsidies Provided by the Developer for Targeted Assessments	Net O&M Assessment for Fiscal Year 2025/2026 (Amount to be Paid by End User)

SF 60'	85	1.2	\$1,759.42	\$436.42	\$1,323.00
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Undeveloped Future Parcel Assessments by Unit Types

Lot Type	Total # of Units	ERU Factor	Proposed O&M Assessment (excluding collection costs / early payment discounts)
SF 40'	72	0.8	\$236.36
SF 45'	74	0.9	\$265.91
SF 50'	131	1.0	\$295.45

The Operation and Maintenance Assessments addressed herein specifically exclude any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. 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 2026, 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 shall have the right, in its sole discretion, to initiate a foreclosure action pursuant to Chapter 170, Florida Statutes, or may place the delinquent assessments on 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]

Exhibit B

Parcel ID	Property Owner	Unit Type
26-05-25-010101-020-82	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-84	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-85	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-86	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-87	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-88	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-89	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-90	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-91	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-92	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-93	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-94	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-95	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-96	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-97	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-98	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-020-99	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-021-00	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-021-01	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-021-02	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-021-03	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-021-04	Meritage Homes of Florida Inc	SF 50' - On Roll
26-05-25-010101-021-17	Meritage Homes of Florida Inc	SF 40' - On Roll
26-05-25-010101-021-27	Meritage Homes of Florida Inc	SF 40' - On Roll
26-05-25-010101-021-33	Meritage Homes of Florida Inc	SF 40' - On Roll
26-05-25-010101-021-38	Meritage Homes of Florida Inc	SF 40' - On Roll
23-05-25-010101-018-00	Meritage Homes of Florida Inc	85 Phase 1 Off-Roll SF 60' lots 72 Future Parcel SF 40' lots 131 Future Parcel SF 50' lots

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

August 29, 2025

VIA FIRST CLASS MAIL

Meritage Homes of Florida Inc
13901 Sutton Park Dr
Jacksonville, FL 32224

[PARCEL ID]: 26-05-25-010101-004-00
YOUR LOT TYPE: 74 SF 45' lots (Future Parcel)

Please be advised that on July 29, 2025, the Lakes at Bella Lago Community Development District (“District”) sent you a substantially identical notice of a meeting scheduled for August 26, 2025. Please be advised that the meeting has been rescheduled for September 30, 2025 as indicated below. Accordingly, we kindly request that you disregard the previous notice.

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 (rescheduled from August 26, 2025):

Date:	September 30, 2025
Time:	10:00 a.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park FL 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 increase in O&M Assessments

as a result of reduced contributions from the developer, opening of the amenity facilities and other increased costs of operations.

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 & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, or by phone at (561) 571-0100 (“**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 (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.

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 Community Development District

Enclosure

EXHIBIT A
Summary of O&M Assessments

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:
 - a. **\$270,354** in gross revenue from the total on-roll O&M assessments.
 - b. **\$187,854** in gross revenue from the total off-roll O&M assessments.
 - c. **\$149,508.73** in gross revenue from the anticipated subsidies provided by the master developer (“Anticipated Subsidies”) to reach a target assessment.

2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted and unplatted/future lots. Your property is classified as 74 Future Parcel SF 45’ lots. The total FY26 proposed O&M Assessment amount for your property is \$19,677.34.

3. **Schedule of O&M Assessments:**

On Roll Phase 1 Platted Lot Assessments

Lot Type*	Total # of Units	ERU Factor	Proposed Total O&M Assessment (including collection costs / early payment discounts)	Anticipated Subsidies Provided by the Developer for Targeted Assessments	Net O&M Assessment for Fiscal Year 2025/2026 (Amount to be Paid by End User)
SF 40’	34	0.8	\$1,247.82	\$396.76	\$851.06
SF 50’	133	1.0	\$1,559.77	\$495.94	\$1,063.83
SF 60’	71	1.2	\$1,871.72	\$464.27	\$1,407.45

**Your lot type is identified on the first page of this notice.*

Off Roll Phase 1 Lot Assessments

Lot Type*	Total # of Units	ERU Factor	Proposed Total O&M Assessment (excluding collection costs / early payment discounts)	Anticipated Subsidies Provided by the Developer for Targeted Assessments	Net O&M Assessment for Fiscal Year 2025/2026 (Amount to be Paid by End User)
SF 60’	85	1.2	\$1,759.42	\$436.42	\$1,323.00

Undeveloped Future Parcel Assessments by Unit Types

Lot Type	Total # of Units	ERU Factor	Proposed O&M Assessment (excluding collection costs / early payment discounts)
SF 40'	72	0.8	\$236.36
SF 45'	74	0.9	\$265.91
SF 50'	131	1.0	\$295.45

The Operation and Maintenance Assessments addressed herein specifically exclude any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. 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 2026, 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 shall have the right, in its sole discretion, to initiate a foreclosure action pursuant to Chapter 170, Florida Statutes, or may place the delinquent assessments on 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.

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

August 29, 2025

VIA FIRST CLASS MAIL

XXX

XXX

[PARCEL ID]: XXX

YOUR LOT TYPE: SF 40'

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Ernesto Torres, District Manager
Lakes at Bella Lago Community Development District

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Property ID	Parcel ID	Formatted Owner 1	Formatted Address
118341	26-05-25-010101-021-36	Andrade Carlos	3643 Bella Sera Ln, Green Cove Springs, FL 32043-8785
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
118331	26-05-25-010101-021-26	Bowser Terry Lydell II	3601 Bella Sera Ln, Green Cove Springs, FL 32043-8785
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
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 Yariassa	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
118310	26-05-25-010101-021-05	Crawford Terri Summers	3517 Bella Sera Ln, Green Cove Springs, FL 32043
118335	26-05-25-010101-021-30	Deabreu Andrew Reid	3617 Bella Sera Ln, Green Cove Springs, FL 32043-8785
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
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
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
118339	26-05-25-010101-021-34	Howell Adam	3633 Bella Sera Ln, Green Cove Springs, FL 32043-8785
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
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
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
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
118311	26-05-25-010101-021-06	Wheeler Jennifer	3521 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118315	26-05-25-010101-021-10	Woodards Nikkiya W	3537 Bella Sera Ln, Green Cove Springs, FL 32043-8790
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
118263	26-05-25-010101-020-58	Bailey Matthew Sean	3487 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118266	26-05-25-010101-020-61	Burgos Gonzalez Bryan Enrique	3499 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118257	26-05-25-010101-020-52	Coratolo Joan D Et Al	3461 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
118272	26-05-25-010101-020-67	De Jesus Omar Guadalupe	3488 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118275	26-05-25-010101-020-70	Flores Goytia Kamila Naylim Et Al	3504 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118254	26-05-25-010101-020-49	Golatt Willie Jr Et Al	3451 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118247	26-05-25-010101-020-42	Khiev Dararon	3434 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118269	26-05-25-010101-020-64	Leckwold Christina Marie	3466 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118262	26-05-25-010101-020-57	Longworth Kory William	3483 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118260	26-05-25-010101-020-55	Lynch Michael Brandon	3475 Bella Sera Ln, Green Cove Springs, FL 32043-8789
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
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
118265	26-05-25-010101-020-60	Reynolds Douglas Robert	3495 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118261	26-05-25-010101-020-56	Shirley Jason L	3479 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118283	26-05-25-010101-020-78	Stricklin Maegen Brooke	3558 Bella Sera Ln, Green Cove Springs, FL 32043-8790
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
118256	26-05-25-010101-020-51	Ulman Deborah	3459 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118258	26-05-25-010101-020-53	Wheelous Calvin Dione	3467 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118137	26-05-25-010101-019-32	Bowers Christopher Lewis	3215 Lago Vista Dr, Green Cove Springs, FL 32043-8793
118181	26-05-25-010101-019-76	Bowser Terry Lydell Sr	2860 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118185	26-05-25-010101-019-80	Cariaga Merilynn Calpo	2876 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118130	26-05-25-010101-019-25	Chestnut Nicolai John Clyde	3171 Lago Vista Dr, Green Cove Springs, FL 32043-8792
118187	26-05-25-010101-019-82	Davis Chennel Corvea	2886 Bella Terra Loop, Green Cove Springs, FL 32043-8787
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
118136	26-05-25-010101-019-31	Evans Gary Ronald	3207 Lago Vista Dr, Green Cove Springs, FL 32043-8793
118183	26-05-25-010101-019-78	Gizzi Matthew A	2868 Bella Terra Loop, Green Cove Springs, FL 32043-8787
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
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
118180	26-05-25-010101-019-75	Larson John Kevin	2856 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118174	26-05-25-010101-019-69	Lewis Sydney Lee	2832 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118131	26-05-25-010101-019-26	Lumpkin Rebecca Nikelle	3177 Lago Vista Dr, Green Cove Springs, FL 32043-8792
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
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
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
118170	26-05-25-010101-019-65	Suttles William Mason	2814 Bella Terra Loop, Green Cove Springs, FL 32043-8787
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
118141	26-05-25-010101-019-36	Welsh James Charles	3235 Lago Vista Dr, Green Cove Springs, FL 32043-8793

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

5C

RESOLUTION 2025-22

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 October 1, 2025, 25% due no later than January 1, 2026, and 25% due no later than April 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 30TH DAY OF SEPTEMBER, 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

UNAUDITED FINANCIAL STATEMENTS

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 38,708	\$ -	\$ -	\$ 38,708
Investments				
Revenue	-	251,977	-	251,977
Reserve	-	279,301	-	279,301
Prepayment	-	10,496	-	10,496
Capitalized interest	-	39	-	39
Construction	-	-	70,289	70,289
Due from Landowner	24,561	-	-	24,561
Deposit	3,065	-	-	3,065
Total assets	<u>66,334</u>	<u>541,813</u>	<u>70,289</u>	<u>678,436</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 43,781	\$ -	\$ -	\$ 43,781
Due to Other	1,917	-	-	1,917
Contracts payable	-	-	274	274
Due to Landowner	4,773	11,039	1,044	16,856
Due to Meritage Homes	3,835	-	-	3,835
Accrued taxes payable	61	-	-	61
Landowner advance	11,000	-	-	11,000
Total liabilities	<u>65,367</u>	<u>11,039</u>	<u>1,318</u>	<u>77,724</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	<u>24,561</u>	<u>-</u>	<u>-</u>	<u>24,561</u>
Total deferred inflows of resources	<u>24,561</u>	<u>-</u>	<u>-</u>	<u>24,561</u>
Fund balances:				
Restricted for:				
Debt service	-	530,774	-	530,774
Capital projects	-	-	68,971	68,971
Unassigned	(23,594)	-	-	(23,594)
Total fund balances	<u>(23,594)</u>	<u>530,774</u>	<u>68,971</u>	<u>576,151</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 66,334</u>	<u>\$ 541,813</u>	<u>\$ 70,289</u>	<u>\$ 678,436</u>
Total liabilities and fund balances	<u>\$ 66,334</u>	<u>\$ 541,813</u>	<u>\$ 70,289</u>	<u>\$ 678,436</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 38,427	\$ 274,731	\$ 559,934	49%
Total revenues	<u>38,427</u>	<u>274,731</u>	<u>559,934</u>	49%
EXPENDITURES				
Professional & administrative				
Supervisor' fees	215	1,077	2,400	45%
Management/accounting/recording	4,000	44,000	48,000	92%
Legal	4,399	35,294	25,000	141%
Engineering	185	635	2,000	32%
Audit	-	4,800	5,500	87%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	917	1,000	92%
Trustee*	-	8,493	5,500	154%
Telephone	17	183	200	92%
Postage	35	240	500	48%
Printing & binding	42	458	500	92%
Legal advertising	1,872	4,380	1,750	250%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	91	1,294	750	173%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>10,939</u>	<u>108,061</u>	<u>100,190</u>	108%
Field Operations				
Landscape maintenance				
Maintenance contract	6,583	77,271	154,000	50%
Plant replacement	-	-	7,500	0%
Repair/maintenance/pressure washing	-	-	2,500	0%
Electric	-	-	400	0%
Stormwater management	433	4,763	5,196	92%
Field operations management	-	-	12,500	0%
Unbudget field operations expenses	14,600	16,615	-	N/A
Repairs & supplies				
Irrigation-repair	-	7,412	5,000	148%
Utilities				
Electricity-irrigation	-	-	18,000	0%
Road signage repair	-	-	3,000	0%
Total field operations	<u>21,616</u>	<u>106,061</u>	<u>208,096</u>	51%

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

	Current Month	Year to Date	Budget	% of Budget
<i>Amenity center</i>				
Utilities				
Internet & cable	151	1,191	9,566	12%
Electric	383	3,611	65,000	6%
Potable water	-	-	5,000	0%
Reclaim water	3,963	35,801	45,000	80%
Trash removal	-	-	2,916	0%
Management contracts				
Facility management	1,097	14,981	22,500	67%
Landscape seasonal (annuals & pine straw)	-	-	5,500	0%
Landscape contingency	-	-	5,500	0%
Pool repairs	1,208	3,936	7,000	56%
Pool chemicals	1,332	3,479	18,000	19%
Janitorial services	708	2,306	4,500	51%
Janitorial supplies	-	-	1,500	0%
Facility maintenance	940	3,061	6,000	51%
Holiday decorations	-	-	12,666	0%
Office supplies	-	-	1,000	0%
<i>Taxes/insurance</i>				
Property insurance	-	12,148	40,000	30%
Total amenity center	9,782	80,514	251,648	32%
Total field operations & amenity center	31,398	186,575	459,744	41%
Total expenditures	42,337	294,636	559,934	53%
Excess/(deficiency) of revenues over/(under) expenditures	(3,910)	(19,905)	-	
Fund balances - beginning	(19,684)	(3,689)	-	
Fund balances - ending	<u>\$ (23,594)</u>	<u>\$ (23,594)</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 AUGUST 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	-	299,001	299,001	100%
Interest	1,338	21,403	-	N/A
Total revenues	<u>1,338</u>	<u>580,232</u>	<u>560,397</u>	104%
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				
Tax collector	-	5,197	5,446	95%
Total other fees and charges	<u>-</u>	<u>5,197</u>	<u>5,446</u>	95%
Total expenditures	<u>-</u>	<u>580,000</u>	<u>555,597</u>	104%
				N/A
Excess/(deficiency) of revenues over/(under) expenditures	1,338	232	4,800	5%
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(2,771)	-	N/A
Total other financing sources	<u>-</u>	<u>(2,771)</u>	<u>-</u>	N/A
Net change in fund balances	1,338	(2,539)	4,800	
Fund balances - beginning	529,436	533,313	597,760	
Fund balances - ending	<u>\$ 530,774</u>	<u>\$ 530,774</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 AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 237	\$ 2,627
Total revenues	<u>237</u>	<u>2,627</u>
EXPENDITURES		
Construction cost	<u>275</u>	<u>4,060</u>
Total expenditures	<u>275</u>	<u>4,060</u>
Excess/(deficiency) of revenues over/(under) expenditures	(38)	(1,433)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	<u>2,771</u>
Total other financing sources/(uses)	<u>-</u>	<u>2,771</u>
Net change in fund balances	(38)	1,338
Fund balances - beginning	<u>69,009</u>	<u>67,633</u>
Fund balances - ending	<u><u>\$ 68,971</u></u>	<u><u>\$ 68,971</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 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.

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
Mary Grace Henley	Kilinski Van Wyk, LLC
Jennifer Kilinski (via telephone)	District Counsel
Dan Fagen	Vesta
John Williams	Vesta

Residents present:

Dan Drury	Mike Fowler	Terri Crawford	Gina Coratolo
Adela Burch	Tiffany Muller	Brenda Szwabo	Cherrelle Wheelous
Luis Santiago	John Larson	Hansel Dahanda	Nicole Martinez
Ana B. Smith	Terry Larson	Nicholas Mendez	Christopher Bowers
Ryan Dusky	Joseph Szwabo	Carlos Andrade	Other residents

FIRST ORDER OF BUSINESS Call to Order/Roll Call

Mr. Torres called the meeting to order at 10:00 a.m. Supervisors Schiffer, Germino and Bock were present. Supervisors Smith and O’Leary were not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Torres reviewed the protocols for public comments and indicated that the public hearings in the Fifth and Sixth Orders of Business will be tabled and reset to September 30, 2025. Residents and members of the public are welcome to comment on the budget and items related to the agenda today. The proposed Fiscal Year 2026 budget will not be adopted today, rather, it will be reconsidered on September 30, 2025; the budget line items will likely remain unchanged.

Resident Dan Drury compared the “Management/accounting/recording” line item at \$48,000 to a larger neighboring community, which has a management fee of only \$40,000. He asked why the “Electric” line item increased from \$1,762 for the first six months of the year to

42 \$63,238 in the last six months. He questioned the increases in the “Reclaim water,” “Pool
43 maintenance” and “Janitorial services” line items and requested an itemized breakdown of the
44 actual fees associated with those items, particularly the kilowatt usage from the electric company
45 for the electricity billing. He asked how residents can receive itemized breakdowns.

46 Resident Mike Fowler voiced his opinion that there has been a decrease or lack of
47 janitorial services and pool maintenance services despite the increases. He believes certain items
48 that homeowners were promised during the home-purchasing process, such as Wi-Fi, cable,
49 electrical fireplace at the amenity center and a dog park, are not available but homeowners are
50 still being assessed for them.

51 Resident Terry Crawford asked if the Fiscal Year 2025 \$12,666 “Holiday decorations”
52 budget will be budgeted for Fiscal Year 2026 budget if it is not spent in Fiscal Year 2025.

53 Resident Stanley Plifer thinks the landscaping line items are high and asked if quotes were
54 obtained from other vendors. He thinks a more affordable landscape vendor can be found.

55 Resident Joseph Szwabo read excerpts from Chapter 170 and 190 Florida Statutes
56 pertaining to fair and equitable distribution of the Operations and Maintenance (O&M)
57 assessments. He is concerned about the builder/Developer not completing amenities, a sidewalk
58 to the amenity center not being ADA-compliant, the roadway, property being destroyed by
59 contractors, Equivalent Residential Unit (ERU) allocations versus lot sizes and trash removal fees
60 when there is no dumpster. He compared the budgeted line items with those of a neighboring
61 CDD which is 41% larger. He voiced his belief that, under Chapter 190, the CDD can be held liable
62 for negligence in the amounts of \$200,000 per person and \$300,000 per person.

63 Resident Brenda Szwabo voiced her concerns about accidents when motorists make U-
64 turns because of the lack of a left turn lane. She thinks there is a lack of janitorial services in the
65 pool area and a lack of pest control. She is concerned about contractors speeding and driving
66 past bus stops and the promised amenities, such as Wi-fi, a fireplace and fans in the amenity
67 center, not being available yet.

68 Resident Adela Burch echoed Mr. Drury and Mr. Szwabo comments. She compared the
69 General Fund budget with a neighboring community. She thinks many line item allocations are
70 over-justified. In her opinion, speeding is out of control. She asked if the \$5,000 can be used to
71 install speed bumps and speed limit and children at play signs. She noted that the back entrance
72 is blocked and the construction company blocked the front entrance multiple times.

Resident Carlos Andrade voiced his opinion that the CDD is overspending on items that are not important or needed. He voiced his frustration regarding communication and about contractors speeding and blocking the back entrance. He asked for the CDD to install signage, speed bumps, a left turn signal and replace the mulch in the playground with rubber mats.

Resident Ryan Dusky voiced his understanding that, as the CDD grows, there will be O&M budgets. He thinks homeowner anger with the proposed increase is due to the lack of a turn lane, and feels that the CDD is falling apart in terms of maintenance and services that were promised and not delivered. He thinks the “Internet & cable”, “Electric”, “Potable water” and “Irrigation” line items are over-inflated. He thinks Staff should provide the reasoning and backup of how the amounts were derived. If the CDD is trying to build and set aside contingency funds for the next year, he wants to know what it is for and why the CDD is building reserves.

Resident Gina Coratolo alleged that only one person listened to the public comments/concerns. She is concerned about unfinished sidewalks near the pool, the curbs, lack of mailbox area lights and the District Manager not responding to emails. She feels like she moved out of the suburbs and into a dying town, which she finds despicable, disgraceful and disgusting.

Mr. Torres addressed concerns raised, as follows:

➤ The proposed budget increase is \$91,416. The “Professional and Admin” part of the budget had increases for the “Property appraiser & tax collector” fees and some of the software used to comply with reporting requirements. The \$48,000 Management fee is District Management’s fee for District management, accounting and recording services for the District. It is an administrative fee to operate the CDD. The CDD has a contract with District Management, who works at the pleasure of the Board. If the Board is dissatisfied with Management’s services they can seek another management company.

➤ Regarding transparency, the CDD’s website is lakesatbellalagocdd.net, wherein the CDD’s financials, meeting minutes, agendas and billing information are posted. Everything that the CDD does is scrutinized and Staff is happy to provide information.

➤ Regarding landscaping, there is no increase expected for Fiscal Year 2026. The Agreement with the current landscaper is subject to termination if they are not up to the CDD’s standards. If there are inconsistencies with performance, residents are urged to inform Mr. Williams of Vesta and Staff can put them on notice, if necessary.

➤ Regarding the lack of janitorial and pool services, residents are urged to report issues to Vesta, the on-site Property Manager, who is responsible for those services.

➤ Regarding net funds at the end of the year, unused funds are carried forward to the following year. This is the first year assessments are on the tax roll so the \$75,000 “Working capital” line item is necessary to fund the budget during the three months it takes for the assessment revenues to be collected by the Tax Collector and to be transmitted to the CDD. When most homeowners closed on their homes, they did not pay assessments via a tax bill, they were paid at the closing, which was an arrangement between the purchasers and the homebuilders. This is the first time the assessments will be on the tax bill so \$75,000 was set aside to fund the first quarter expenses; this is the biggest part of the budget increase.

➤ The ERU weightings and equitability were set during the Chapter 170 public hearing; the Master Methodology set forth the ERU weightings. To change that would entail going through the same extensive and possibly costly process again, if the Board wishes.

➤ Regarding speeding, residents should contact the County about vehicles going around a school bus. The District Engineer could be authorized to have additional signs installed or perform a traffic study for traffic calming devices but that would likely not be very favorable to residents.

➤ Regarding amenities that were promised, he is not certain of any amenities that were promised by builders that have not come online. The Development team will be consulted.

➤ The CDD has a website wherein required CDD information is posted.

Mr. Torres apologized to the resident who thought he was not paying attention to concerns and stated he was taking notes.

In response to a question regarding if assessments will decrease as more homes are sold and constructed, Mr. Torres referenced the Proposed Fiscal Year 2026 budget and stated, although adoption will be tabled for today, the budget will remain the same as the one posted on the website. He explained the “Revenues” section on Page 1 and pointed out the Landowner contribution, which is \$229,393. Of that amount, \$75,000 is being reserved to have three months of working capital while waiting for assessments to be collected by the Tax Collector and remitted to the CDD. As additional homes are sold, there will be adjustments; the off-roll and Developer contribution amounts will decrease as the homes transition to on-roll assessments.

THIRD ORDER OF BUSINESS

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

Ms. Henley presented Resolution 2025-16. The District is required by law to use the Uniform Method of Collection process to place the assessments on the tax roll.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was opened.

Ms. Henley stated that there is a boundary amendment to add an additional parcel to the District and the Uniform Method can be used on that parcel as well.

No affected property owners or members of the public spoke.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, 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, was adopted.

FOURTH ORDER OF BUSINESS

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

Ms. Henley explained that the budget adoption and associated public hearing are being
reset to September 30, 2025. Mr. Torres presented Resolution 2025-17.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS

**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**

The above items were deferred.

Mr. Torres reiterated that the Public Hearing is being reset.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, resetting the Public Hearing on Adoption of Fiscal Year 2025/2026 Budget to September 30, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, was approved.

SIXTH ORDER OF BUSINESS

**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

The above items were deferred.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, resetting the 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, to September 30, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, was approved.

Mr. Torres stated Clay County requires the assessment roll to be submitted by September 15th. He suggested authorizing Staff to provide the assessment roll on time.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, authorizing Staff to provide the assessment roll to Clay County by September 15, 2025, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Funding Agreements

A. Mattamy Jacksonville LLC

B. Meritage Homes of Florida, Inc.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Fiscal Year 2026 Funding Agreements between the CDD and Mattamy Jacksonville LLC and the CDD and Meritage Homes of Florida, Inc., were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Special Districts Performance Measures and Standards Reporting FY2026

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and

Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

NINTH ORDER OF BUSINESS**Consideration of Turner Pest Control Commercial Agreement/Set UP**

Mr. Williams discussed the areas to be treated, snakes and if a grassy area will be mowed.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Turner Pest Control Commercial Agreement/Set UP, was approved.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2025**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of July 22, 2025 Regular Meeting Minutes**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the July 22, 2025 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kilinski | Van Wyk, LLC

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

There were no reports from District Counsel or the District Engineer.

C. Amenity and Field Operations: Vesta

Mr. Fagen presented the Field Operations Report.

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

- **NEXT MEETING DATE: September 23, 2025 at 10:00 AM**

- **QUORUM CHECK**

The next meeting will be held on September 30, 2025, rather than on September 23, 2025.

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

Mr. Drury stated his comments about the left turn lane were omitted from the July minutes. He asked for an update on the left turn lane and again questioned the \$48,000 District Management fee. Ms. Schiffer stated that Mattamy Homes is responsible for having a left turn lane constructed. A Developer representative is not present to answer that and the CDD is not involved with the turn lane. Mr. Torres stated the Management fee is standard in the industry.

Ms. Schiffer, Mr. Torres, Mr. Williams and Ms. Henley responded to questions regarding the promised amenities by the Developer, contact information for the Mattamy representative, why there will be a public hearing if the assessments will stay the same, bidding for contract services, proposed Fiscal Year 2026 budget, streetlight poles, how residents/homeowners/public can obtain copies of the general ledger, a license plate camera that was installed, water level in the pool, if a muddy road near Bella Sera Lane will be paved, which entity funded the roadway, if calls and emails will be returned, why the CDD is not in touch with the Developer, who decides the meeting times, who to contact regarding Wi-Fi, signage, lack of holiday décor, if foliage around the pool can be removed, need for landscaping and mowing of the loop area, if pool hours can be extended, clubhouse rental fees and scheduling a workshop.

Mr. Szwabo reiterated that under Section 170.5 Florida Statutes the Board must “issue resolve adequate to the public’s concern”. In his opinion that, when the Board states they are not voting numbers or the CDD is not responsible for certain things, it seems as if the CDD is nonchalantly stating it does not care. He noted what he believes are several discrepancies in a July 29, 2025 letter and questioned the cost of internet and cable, water usage and trash removal. He wants to make sure invoices have justified expenses. He asked for a first-aid kit at the pool.

Discussion ensued regarding the irrigation meters, the Developer contribution, items coming online, the assessment levying process, the ERU factor, the Master Methodology, residents lack of trust in the builder and responsibility for roadway improvements.

Mr. Torres will review the “Electric” budget line item and schedule a workshop.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 12:01 p.m.

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336 _____
Secretary/Assistant Secretary

Chair/Vice Chair

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS C

Lakes at Bella Lago CDD

Field Operations Managers' Report

Date of meeting: 9/30/2025

Report submitted: 9/18/2025

Submitted by: John Williams

Completed Projects (In-House)/ No Board Action Needed:

- Continuation of the upkeep of trash, inspections of the community, upkeep of the pool, and janitorial.
- Set up Bobs Backflow to notify us when backflow testing is due and to automatically send us a quote.

Completed Projects (Contractor)/ No Board Action Needed:

- Backflow testing completed by Bobs Backflow.

Pool and Facility:

- Turner Pest Control has started pest control for the amenity center and playground.

Pond and Lake Management:

- Solitude has been keeping a better watch and treatments on vegetation around the banks. The said the tall grass around cannot be sprayed because it will start to cause erosion. The landscapers have been asked to maintain this area now since it is completely dried out and no longer wet.

Landscape Management:

- Yellowstone made irrigation repairs from their monthly reports.
- Yellowstone trimmed plants around the beds in amenity
- Yellowstone did a hard treatment of ants throughout the community to supplement their usual spot treatments.

Third Party Quotes Provided:

- Comcast to add Wi-Fi for resident usage.
- Lifesafe Services quote for an AED machine and First Aid Kit with yearly maintenance.
- M&G holiday lighting quote for Christmas lighting.
- Republic Services quote for a 4 yard dumpster with every other week trash removal.

What To Expect In The Upcoming Months:

- Vesta contract switches to twice a week from October to March, per contract.

Should you have any comments or questions feel free to contact me directly.

John Williams 904-478-9732 ext 504 or jwilliams@vestapropertyservices.com



ESTIMATE

A Beautiful Life Enterprises LLC
52 Tuscan Way Ste 202-349
Saint Augustine, FL 32092

holidayandeventlights@gmail.com
+1 (904) 679-1150



Bill to
John Williams
Lakes at Bella Lago
3055 Lago Vista Drive
Green Cove Springs, FL 32043

Estimate details
Estimate no.: 1069
Estimate date: 09/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		New Install	Light front section of community center with warm white C7 bulbs. Includes lighting three sides of the peak of the building	1	\$2,200.00	\$2,200.00
2.		New Install	Install one 48" lit wreath with "24" red bow placed above Bella Lago sign of community center	1	\$750.00	\$750.00
3.		New Install	Light small shrub on right side of landscaping of community center	1	\$220.00	\$220.00
4.		New Install	Install one 24" unlit wreath with 12" red bow on gate to pool deck	1	\$110.00	\$110.00
5.		New Install	Light top of entry monument with C7 warm white bulbs	1	\$365.00	\$365.00
6.		New Install	Place four 9' lengths of lit garland on entry monument. Two per side	1	\$800.00	\$800.00
7.		New Install	Place four 36" wreaths with red bows on entry monument. Two of each per side.	1	\$875.00	\$875.00
8.		Equipment Charge	Lift needed to reach community center peak	1	\$300.00	\$300.00
9.		Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous supplies required for install	1	\$150.00	\$150.00

10.	Take Down	Removal of decor at season end	1	\$300.00	\$300.00
11.	Storage	Storage of product until following season	1	\$300.00	\$300.00
Total				\$6,370.00	

Accepted date

Accepted by

Holiday Lighting Proposal for

Lakes at Bella Lago

Provided by M&G Holiday Lighting

9/4/2025

Community Center Rendering



Entry Monument Rendering



Why Chose M&G?

- Leadership is certified by the Christmas Light Installation Pros Association. CLIPA is the leader in our industry teaching safe, effective installation techniques
- All installations are performed by trained, experienced, professionals
- Pricing includes installation, maintenance, take down and storage (Yes, we will store the product for you!)
- Cost of lights would be taken out of our quote for the 2026 season. You will own the lights.
- Designs easily modified to meet your specific needs
- We are licensed, insured and carry workers comp insurance

We look forward to making your property shine!

Matt Tully

Holidayandeventlights@gmail.com

904-679-1150



COMCAST BUSINESS SERVICE ORDER

Company Name:

LAKES AT BELLA LAGO CDD

Order #

43060101

Service Location:

Address 1

3055 LAGO VISTA DR

Address 2

City

GREEN COVE SPRINGS

State

FL

Zip

32043

Primary Contact Name

John Williams

Primary Contact Phone

(904) 755-1996

Primary Contact Email

jwilliams@vestapropertyservices.com

Billing Location:

Address 1

PO BOX 810036

Address 2

City

BOCA RATON

State

FL

Zip

33481

Billing Contact Name

John Williams

Billing Contact Phone

(904) 755-1996

Billing Contact Email

jwilliams@vestapropertyservices.com

Tax Exempt

No

Service(s)	Qty	Monthly Service Charge ¹	Non-Recurring Charge ²
Business Internet Additional Services			
WiFi Pro Service	1	\$ 14.95	
Equipment - Access Points	1	\$ 5.00	
Business Internet & Add Svc Sub Total		\$ 19.95	
Additional Fees			
Standard Installation Fee / Change of Service Fee	1		\$ 69.95
Total Charge for Service Order ³		\$ 19.95	\$ 69.95

¹ Charges identified in the Service Order Agreement are exclusive of maintenance and repair charges, and applicable federal, state, and local taxes, fees, surcharges and recoupments (however designated).

² Non-Recurring Charges in the Service Order Agreement reflect activation and installation fees for this order. This excludes any custom installation fees.

³ Additional Service(s) and Charge listed above are incremental to current Service(s) and Charge.

General Special Instructions

AGREEMENT

1. This Comcast Business Service Order Agreement ("Agreement") sets forth the terms and conditions under which Comcast Cable Communications Management, LLC and its operating affiliates ("Comcast") will provide the Services to the above-named customer ("Customer"). This Agreement consists of this document (this "SOA"), the Business Services Customer Terms and Conditions (the "Terms and Conditions"), and any jointly executed amendments ("Amendments") entered under the Agreement. In the event of inconsistency among these documents, the order of precedence will be as follows: (1) Amendments, (2) Terms and Conditions, and (3) this SOA. This Agreement shall commence and become a legally binding agreement upon Customer's execution of the SOA. The Agreement shall terminate as set forth in the Terms and Conditions. The Terms and Conditions are located at <https://business.comcast.com/terms-conditions-smb>. Capitalized terms not otherwise defined in this SOA shall have the meaning ascribed to them in the Terms and Conditions. Use of the Services is also subject to the then-current Acceptable Use Policy for High-Speed Internet Services (the "AUP") located at <https://business.comcast.com/customer-notifications/acceptable-use-policy> (or any successor URL), and the then-current Privacy Statement (the "Privacy Policy") located at <https://business.comcast.com/privacy-statement> (or any successor URL), both of which Comcast may update from time to time.

2. Each Comcast Business Service ("Service") carries a thirty (30) day money back guarantee. If within the first thirty (30) days following installation of a new Service, Customer is not completely satisfied, Customer may cancel the Service and Comcast will issue a refund for the monthly recurring charge paid for the first thirty (30) days of Service, excluding any custom installation fees, voice usage charges, fees, taxes, surcharges and optional service fees. Customer will be charged for any non-refundable fees and other charges. In order to be eligible for the refund, Customer must cancel the new Service within thirty (30) days of installation and return any Comcast-provided equipment in good working order. In no event shall the refund exceed \$500.00. If Customer uses the Service in the first thirty (30) days, Customer will be refunded its subscription fees, but charged the applicable one-time fee. For the avoidance of doubt, this money back guarantee does not apply to renewals of an existing Service.



COMCAST BUSINESS SERVICE ORDER

Company Name: LAKES AT BELLA LAGO CDD **Order #** 43060101

3. Modifications: All modifications to the Agreement, if any, must be captured in a written Amendment, executed by an authorized Comcast Vice President and the Customer. All other attempts to modify the Agreement shall be void and non-binding on Comcast. Customer by signing below, agrees and accepts the Terms and Conditions of this Agreement.

4. Once your service appointment is scheduled, you must provide Comcast with 24-hours' notice if you need to cancel. If you fail to cancel at least 24 hours before your scheduled appointment and miss your appointment, a missed appointment fee will apply unless otherwise prohibited.

CUSTOMER SIGNATURE	
By signing below, Customer agrees and accepts the Terms and Conditions of this Agreement. General Terms and Conditions can be found at http://business.comcast.com/terms-conditions/index.aspx	
Signature	
Name	Torrese
Title	
Date	

FOR COMCAST USE ONLY	
Sales Representative	<u>Lupe Calderon</u>
Sales Representative Code	
Sales Manager Name	<u>Brian Roman</u>
Sales Manager Approval	
Division	<u>Central</u>

In Process



COMCAST BUSINESS SERVICE ORDER

Company Name: LAKES AT BELLA LAGO CDD Order # 43060101

BUSINESS INTERNET CONFIGURATION DETAILS

Transfer Existing Comcast.net	No	Equipment	Comcast Owned
Number of Static Ips	0	Business Web	No

In Process



5971 Powers Avenue, Suite 108
Jacksonville, FL 32217
(888) 767-0050
Fax: (888) 767-4018

Company: Lakes at Bella Lago CDD
Date: 8/29/2025

Automated External Defibrillators & Supplies:	Philips Onsite AED
Purchase without a service plan	\$1,495
Discount with Service Plan	(\$100)
Purchase with service plan	\$1,395
Case and AED Prep Kit **	included
Wall Cabinet Pricing **	\$125
	\$1,520
	Total Purchase

** Plus shipping & tax (if applicable)

Service Plan:	Annual Cost
Standard Service Agreement (per unit)	\$225/year
Standard Service: Includes semi-annual inspection and service of your aed unit, electrodes, battery, connectors and casing. Notation of unit upgrades or recalls. All documentation of AED inspections are consistently maintained and securely stored electronically and backed up with a hard copy. Documentation notes battery and electrode expiration dates and upgrades. Replacement parts and upgrades receive a discount off standard pricing.	

Large Fully Stocked First Aid Kit - \$325.00

Date: _____

Signature: _____

Gina Campbell



PROPOSAL

9/3/2025

John Williams
Lakes at Bella Lago CBD
3055 LAGO VISTA DR
Green Cove Springs, FL32043
Quote: A912651318

Lakes at Bella Lago CBD:

Below is our proposal of recommended services, customized for your business needs identified during our discussions. If you ever need additional services, or just need an extra pickup, please give us a call at 904-828-0991. It's that easy.

Service Details

SMALL CONTAINERS

Equipment Qty/Type/Size:	1 - 4 yard Containers	Base Rate:	\$62.50 per month
Frequency:	EOW		
Material Type:	Solid Waste		

Estimated Monthly Amount *

Small Container Base Rates	\$62.50
Total Fuel/ Environmental Recovery Fees**	\$27.66
Administrative Fee**	\$5.95
Total Estimated Amount	\$96.11

One Time Charges

Delivery Charge Subtotal	\$343.75
Valued Customer Discount - Delivery	- \$308.14
Total Fuel/ Environmental Recovery Fees**	\$14.39
Total One-Time Amount	\$50.00

Tyler Murphy
Republic Services
(615) 313-2225
smurphy@republicservices.com
www.republicservices.com

* The Total Estimated Amount is merely an estimate of your typical monthly invoice amount without one-time start-up charges (e.g., delivery). It does not include any applicable taxes or local fees, which would be additional charges on your invoice.

**FRF, RPC, ERF and ADMIN: The Fuel Recovery Fee (FRF) and the Recycling Processing Charge (RPC) are variable charges that change monthly. For more information on the FRF, RPC, Environmental Recovery Fee (ERF) and Administrative Fee, please visit www.republicservices.com/customer-support/fee-disclosures. The proposed rates above are valid for 30 days. This proposal is not a contract or agreement or an offer to enter into a contract or agreement. The purpose of this proposal is to set forth the proposed framework of service offerings and rates and fees for those offerings. Any transaction based upon this proposal is subject to and conditioned upon the execution by both parties of Republic Services' Customer Service Agreement.

INVOICE TO	
CUSTOMER NAME	Lakes at Bella Lago CBD
ATTN	John Williams
ADDRESS	2300 Glades Road Suite 410W,
CITY	Boca Raton, FL
STATE	
ZIP CODE	33431
TEL. NO.	(904) 755-1996FAX NO.

SITE LOCATION		
SITE NAME	Lakes at Bella Lago CBD	
ADDRESS	3055 LAGO VISTA DR	
CITY	Green Cove Springs, FL	
STATE		
SUITE		
ZIP CODE	32043	
TEL. NO.	(904)755-1996	FAX NO.
AUTHORIZED BY	John Williams	TITLE
CONTACT	John Williams	TITLE



AGREEMENT NUMBER	A912651318
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ACCOUNT NUMBER	687
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EMAIL : jwilliams@vestapropertyservices.com

N/O	CONT. GRP	TYPE	SIZE	C	QTY	ACCT. TYPE	C/O	SERV. FREQUENCY	EST. LIFTS	S	P.O. REQ	RECPT. REQ	L/F CODE	OPEN/ CLOSE DATE	LIFT CHARGE	MONTHLY SERVICE	EXTRA LIFT	DISP RATE	ADDITIONAL CHARGES	SUPPLEMENTAL CHARGES	TC/RC CMP
N		FL	4.00Yd(s)	N	1	P	N	1/2/W				N	xxxx	10/1/2025		\$62.50	\$150.00			Exchange \$100.00 Extra Yds \$75.00 Relocate \$50.00 Removal \$50.00 All others at prevailing rates	01/ 02

Republic Services of Florida, Limited Partnership DBA Seaboard Waste Systems
HEREINAFTER REFERRED TO AS THE "COMPANY"

The undersigned individual signing this Agreement on behalf of the Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to sign the Agreement on behalf of the Customer.

BY: _____
(AUTHORIZED SIGNATURE)

TITLE: _____

BY : _____
(AUTHORIZED SIGNATURE)

CUSTOMER NAME (PLEASE PRINT)

TITLE: _____

DATE OF AGREEMENT

COMMENTS:

Valued Customer Discount - Delivery for 1 container FL 4.00 yard - \$308.14
Delivery Notes:
Safety: No Safety Concerns

See reverse for Terms and Conditions

WASTE CONTAINER 4 CU YD - quote
Fuel Recovery Fee - Yes, Environmental Recovery Fee - Yes, Administrative Fee - Yes

TERMS AND CONDITIONS

1. AGREEMENT. This Customer Service Agreement consists of the service details above, including the Comments ("Service Details"), and these Terms and Conditions (together, the "Agreement"). If Customer's Site is located within a franchised service area and the Terms and Conditions in this Agreement conflict with the applicable franchise agreement with respect to the Services covered by such franchise agreement, the terms and conditions in the franchise agreement shall control.

2. RESPONSIBLE PARTY. "Company" is the entity identified in the Service Details. Company is an individual operating subsidiary of Republic Services, Inc. Republic Services, Inc. itself does not perform the waste services and does not contract with customers. Accordingly, all obligations to you rest solely with Company and not with its parent company. All Services hereunder will be managed, performed, and billed for by Company, except to the extent Company may subcontract certain Services to its affiliates or subcontractors, as needed.

3. TERM (SCHEDULED AND ON-CALL SERVICES). FOR ALL SCHEDULED AND ON-CALL SERVICES, THE INITIAL TERM OF THIS AGREEMENT SHALL BEGIN ON THE DATE WHEN SERVICE COMMENCES AND CONTINUE FOR 36 MONTHS. UNLESS OTHERWISE SPECIFIED, THIS AGREEMENT SHALL AUTOMATICALLY AND SUCCESSIVELY RENEW FOR 1 MONTHS UNLESS EITHER PARTY GIVES WRITTEN NOTICE OF TERMINATION TO THE OTHER AT LEAST 60 DAYS, BUT NOT MORE THAN 180 DAYS, BEFORE THE END OF THE THEN-CURRENT TERM.

4. TERM (TEMPORARY SERVICES). FOR ALL TEMPORARY SERVICES, THE TERM SHALL BEGIN ON THE EFFECTIVE DATE AND CONTINUE THROUGH THE FINAL LIFT OF THE TEMPORARY CONTAINER(S).

5. DEFINITIONS. "Waste" means any waste material that fully conforms to the description of such Waste in this Agreement and its approved waste profile, manifest or other waste documentation. "Non-Conforming Waste" means any waste material not expressly included within the scope of this Agreement, waste material that does not conform to its waste documentation, waste material that is not acceptable at the intended disposal or recycling facility, and/or Waste placed in a container intended for a different type of Waste (such as solid waste in a container for Recyclables). "Recyclables" means material that Company determines can be recycled such as aluminum, used beverage containers, cardboard (free of wax), ferrous metal cans, mixed office paper, newspaper, and plastic containers.

6. SCOPE OF SERVICES; TITLE; NON-CONFORMING WASTE. Customer grants to Company the exclusive right to perform the services set forth in the Service Details ("Services"), and Company agrees to furnish such Services in compliance with all applicable international, federal, state, or local laws or regulations ("Applicable Law"). Customer represents and warrants that all material to be collected under this Agreement shall be only acceptable Waste. Customer agrees not to deposit, or permit the deposit for collection of, any Non-Conforming Waste. Title to and liability for any Non-Conforming Waste shall remain with Customer and shall at no time pass to Company regardless of whether physical possession of Non-Conforming Waste has passed to Company. Company shall acquire title to conforming Waste when collected or received by Company. If Company determines that any Waste is Non-Conforming Waste, it will have the right to reject, revoke acceptance of, or determine alternative disposal for, such Non-Conforming Waste and convey it to Customer or another location. In such event Customer will pay Contractor's reasonable costs for the handling, analysis, transportation, repackaging, and time involved in returning such Non-Conforming Waste to Customer or other location or arranging for alternative disposal.

7. PAYMENT AND CHARGES. Customer shall pay Company all rates, fees, taxes, and other amounts payable under this Agreement for the Services ("Charges") within 20 days after the date of Company's invoice. Any invoiced amounts not received by their due date are subject to a late payment fee, and any payment returned for insufficient funds is subject to an insufficient funds fee, both in an amount at Company's discretion up to the maximum amount allowed by Applicable Law. Customer acknowledges that any late or insufficient funds fees charged by Company are not to be considered a penalty or interest but are a reasonable charge for late or insufficient payments. Unless otherwise agreed, Customer shall pay administrative fees ("ADMIN"), fuel recovery fees ("FRF") environmental recovery fees ("ERF") and a recycling processing charge ("RPC") in the amounts shown on each of Company's invoices, which fees Company may change from time to time by showing the amount on Customer's invoice (additional information regarding these fees is available on Company's website at: www.republicservices.com/customer-support/fee-disclosures). ADMIN, FRF, ERF and RPC are not associated with any explicit cost to service Customer's account but are designed to help Company recover certain costs across its business and achieve an acceptable operating margin. If applicable, Company may impose additional Charges at its prevailing rates for extra service, extra yards, minimum lift, contamination, service attempts and container delivery, relocation, removal and exchange, and other additional services not listed in the Service Details. If Company becomes concerned about Customer's creditworthiness and/or Customer makes any late payment, Company may require Customer to pay a deposit in an amount equal to two months' Charges under this Agreement if allowed by Applicable Law. The rates set forth in the Service Details do not include taxes or franchise and/or local fees, which shall be separately itemized on Customer's invoice where applicable.

8. ADJUSTMENTS TO CHARGES. Notwithstanding any information contained in the Service Details, Company may, from time to time by notice to Customer (on its invoice), add a surcharge, fee or increase any Charges provided in this Agreement to account for: (a) increased Company costs due to uncontrollable events including, but not limited to, changes in Applicable Laws, imposition of taxes, fees or surcharges, or acts of God such as fires, weather, disease, strikes or terrorism; (b) increased Company costs as measured by the most recently trailing 12-months' average in the Consumer Price Index for All Urban Consumers (Waster, Sewer and Trash Collection Services) U.S. City Average, as published by the United States Department of Labor, Bureau of Statistics; (c) increased disposal or processing costs; (d) increased transportation costs; (e) increased fuel costs; (f) costs or fees due to the inclusion of Non-Conforming Waste and/or contamination; (g) decreased value of Recyclables or changes in commodity markets; or (h) actual Services or equipment that differ from those listed in the Service Details (all of the foregoing are "Required Adjustments"). Subject to any Comments in the Service Details, Company may also increase Charges at any time and for any other reason by notice to Customer (on its invoice) and with Customer's consent ("Agreed Adjustments"), which consent may be evidenced verbally, in writing, or by the parties' actions and practices. Unless specified otherwise in Company's notice, all adjustments to charges shall be treated as Agreed Adjustments. Within 30 days of receiving notice of an Agreed Adjustment, Customer may object to the adjustment by calling Customer Service. If Customer does not object to an Agreed Adjustment within 30 days and continues to receive and pay for Services, then Customer shall be deemed to have consented to the Agreed Adjustment by its actions.

9. SERVICE CHANGES. The parties may change the type, size or amount of equipment, the type or frequency of Service, and correspondingly the Charges by mutual agreement, which may be evidenced verbally, in writing, by payment of the invoice, or by the parties' actions and practices. In the event there are changes to Services and/or Charges, or Customer changes its Site Location within the area in which Company provides collection and disposal (or processing) services, the parties agree that this Agreement shall continue in full force and effect as so adjusted.

10. RESPONSIBILITY FOR EQUIPMENT; ACCESS. Any equipment furnished by Company shall remain Company's property. Customer shall be liable for all loss or damage to such equipment (except for normal wear and tear and for loss or damage resulting from Company's handling of the equipment). Customer shall use the equipment only for its proper and intended purpose, shall not overload (by weight or volume), move, or alter the equipment, and shall not allow the equipment to be used for any purpose by any person or entity other than Customer's employees without Company's prior written consent. If a Company container is moved from Customer's Site Location by anyone other than Company, Customer agrees to pay Company \$250 per moved container, which amount is a reasonable estimate of the damage Company will incur from the unauthorized moving of its container. After the Initial Term, Company may increase the fee for the unauthorized moving of its container at its discretion. Customer shall provide safe, unobstructed access to the equipment on the scheduled collection day. Company may charge an additional fee for any additional collection service required by Customer's failure to provide access. Company shall not be responsible for any damages to Customer's pavement, curbing, or other driving surfaces resulting from Company providing service at Customer's Site.

11. COMPANY INDEMNIFICATION. COMPANY SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS CUSTOMER FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, SUITS, PENALTIES, FINES, REMEDIATION COSTS, AND LIABILITIES (INCLUDING COURT COSTS AND REASONABLE ATTORNEYS' FEES) (COLLECTIVELY, "LOSSES") TO THE EXTENT ARISING FROM COMPANY'S NEGLIGENCE, WILLFUL MISCONDUCT OR BREACH OF THIS AGREEMENT.

12. CUSTOMER INDEMNIFICATION. CUSTOMER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS TO THE FULLEST EXTENT PERMITTED BY LAW COMPANY, ITS PARENT, AND CORPORATE AFFILIATES FROM AND AGAINST ANY AND ALL LOSSES TO THE EXTENT ARISING FROM CUSTOMER'S NEGLIGENCE, WILLFUL MISCONDUCT, PROVISION OF NON-CONFORMING WASTE, AND CUSTOMER'S USE, OPERATION, OR POSSESSION OF COMPANY'S EQUIPMENT. THE OBLIGATIONS SET FORTH IN SECTIONS 11 AND 12 SHALL SURVIVE THE EXPIRATION AND/OR TERMINATION OF THIS AGREEMENT.

13. SUSPENSION; TERMINATION. If any amount due from Customer is not paid within 60 days after the date of Company's invoice, Company may, without notice and without terminating this Agreement, suspend collecting and disposing of Waste until Customer has paid such amount to Company. If Company suspends service, Customer shall pay Company a service interruption fee in an amount determined by Company in its discretion up to the maximum amount allowed by Applicable Law. Either party may terminate this Agreement upon 30 days prior written notice to the other party if the other party breaches a material obligation of the Agreement (including non-payment) and fails to cure such breach within 10 days after receiving written notice of the breach. Company may terminate this Agreement for its convenience upon 30 days prior written notice to Customer.

14. LIQUIDATED DAMAGES. If Customer terminates this Agreement before its expiration for any reason other than Company's breach (or if Company terminates this Agreement due to Customer's non-payment), Customer shall pay Company an amount equal to the average Charges from Customer's last 6 invoices multiplied by the lesser of (a) six months or (b) the number of months remaining in the Term. Customer acknowledges that in the event of such a termination, actual damages to Company would be uncertain and difficult to ascertain, such amount is the best, reasonable and objective estimate of the actual damages to Company, such amount does not constitute a penalty, and such amount is reasonable under the circumstances. Any amount payable under this paragraph shall be in addition to amounts already owing under this Agreement.

15. RIGHT OF FIRST REFUSAL. Customer agrees to notify Company in writing of any offer that Customer receives from any third party relating to the provision of the Services during any term of this Agreement ("Offer") and agrees to give Company the right of first refusal and reasonable opportunity to match such Offer prior to acceptance.

16. COMMUNICATIONS. To ensure timely and accurate receipt of communications, all communications to Company regarding this Agreement and/or the Services must come directly from Customer. Customer acknowledges that Company will not accept any communications from any third parties acting as the Customer's agent or representative (absent proof of medical necessity as reasonably determined by Company). All notices to Company pertaining to this Agreement shall be sent via email to contractnotice@republicservices.com. If (and only if) Customer does not have access to email, written notice shall be provided via certified mail to: Republic Services, Attn: Customer Contracts, 18500 N. Allied Way, Phoenix, AZ 85054. Any notices received from Customer will be deemed effective no less than 60 days from the date received by Company.

17. DISPUTE RESOLUTION-ARBITRATION; CLASS ACTION WAIVER. (a) Except for Excluded Claims (defined below), Customer and Company agree that any and all claims between them arising out of or related to this Agreement, whether based in contract, law or equity or alleging any other legal theory, or arising in connection with or after the termination of this Agreement, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules with a single arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. (b) Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company or its parent or corporate affiliates. (c) The following claims constitute "Excluded Claims" and are not subject to mandatory binding arbitration: (i) either party's claims against the other in connection with bodily injury or real property damage; (ii) claims for indemnity pursuant to the Indemnification Section of this Agreement; and (iii) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise), or any other amounts due or payable to Company by Customer under this Agreement.

18. MISCELLANEOUS. (a) This Agreement shall be governed by and construed in accordance with the internal laws of the State where the Services are provided, without giving effect to any conflict of law provision. (b) This Agreement represents the entire agreement between the parties and supersedes all prior agreements, whether written or verbal, that may exist between the parties for the same Services. (c) Except for Customer's obligation to pay amounts due to Company, any failure or delay in performance due to contingencies beyond a party's reasonable control, including strikes, riots, terrorist acts, compliance with Applicable Laws or governmental orders, fires and acts of God, shall not constitute a breach of this Agreement. (d) Company shall have no confidentiality obligation with respect to any Waste or Recyclables. (e) Company may assign this Agreement without Customer's consent. This Agreement shall be binding upon and inure solely to the benefit of the parties and their permitted successors and assigns. (f) If any provision of this Agreement is declared invalid or unenforceable, it shall be modified so as to be valid and enforceable but so as most nearly to retain the intent of the Parties. If such modification is not possible, such provision shall be severed from this Agreement. In either case, the validity and enforceability of the remaining provisions of this Agreement shall not in any way be affected thereby. (g) Failure or delay by either party to enforce any provision of this Agreement will not be deemed a waiver of future enforcement of that or any other provision. (h) If any litigation or arbitration is commenced under this Agreement, the successful party shall be entitled to recover, in addition to such other relief as the court may award, its reasonable attorneys' fees, expert witness fees, litigation and arbitration related expenses, and court or other costs incurred in such litigation, arbitration or proceeding. (i) Customer and Company agree that electronic signatures are valid and effective, and that an electronically stored copy of this Agreement constitutes proof of the signature and contents of this Agreement, as though it were an original.

The following Terms and Conditions apply to Customer only if Customer is receiving the applicable Service from Company.

19. CONTAINER REFRESH. If the Services include Container Refresh, Customer is limited to one (1) exchange of each participating container every 12 months of paid enrollment; any additional exchange is subject to Company's standard container exchange fee. Customer agrees that during any enrollment year in which Customer receives an exchange under the program, any request by Customer to cancel Container Refresh will not be effective until Customer completes payment for 12 consecutive months of enrollment in the program. The Charge for Container Refresh will be itemized on Customer's invoice, which Charge may be changed by Company by showing the amount of the new Charge on Customer's invoice. Company reserves the right to suspend or cancel the Container Refresh program at any time.

20. RECYCLABLES. If the Services include recycling, Customer shall comply with all Applicable Laws regarding the separation of solid waste from Recyclables and not place items in any recycling container that may make the Recyclables unsuitable for recycling or decrease the value of the Recyclables. Customer agrees that Company in its sole discretion may determine whether any load of Recyclables is contaminated and may refuse to collect it or may collect it but charge Customer for any additional costs, fees or surcharges associated with sorting, processing, contamination, transportation, and/or disposal.

21. ROLL-OFF. Republic may charge rent or a minimum lift charge if a roll-off container is not lifted or hauled at least once per month. The following additional terms shall apply to any roll-off service: (a) Company will not accept: white goods, tires, drums, paint, solvents, chemicals, or other such materials that would be considered flammable or explosive, or other materials not permitted to be disposed of at the designated disposal facility. (b) If the roll-off is loaded with extremely heavy material, such as block concrete, asphalt, dirt or roofing material, such material must be evenly distributed at the bottom of the roll-off, shall not exceed 3 feet in depth and shall not exceed 10 tons in weight. (c) Customer shall not load materials above the top of the roll-off. (d) Customer shall close and latch the back door of the roll-off before service. The driver cannot load a roll-off with an open or unlatched back door. (e) If Company is unable to safely haul a roll-off, Customer shall off-load the impermissible overage or type of materials or otherwise improve any conditions necessary to enable safe hauling. Customer will be charged a dry run fee for each attempted trip where hauling does not occur. (f) If Company hauls an overloaded roll-off, Customer shall be responsible for all service charges based on the actual tonnage hauled, plus any tickets, fines, penalties, or damages incurred by Republic due to the overweight container.

22. EQUIPMENT RENTAL. Rented equipment shall remain at Customer's Site, except when handled by Company. Customer shall not make any changes, alterations, additions, or improvements in or to the equipment or move or relocate the equipment without Company's prior written consent. Customer shall allow Company and/or its designee to enter the Site to examine or inspect the equipment, perform preventative maintenance and repairs, or for any other purpose permitted by this Agreement. Company has the right, at any time and at its sole discretion, to substitute the equipment for similar equipment of make and size, or of a make and size that provides for more efficient or economical service.

MAINTENANCE. Company shall maintain the equipment in good operating condition and make repairs necessitated only by normal wear and tear. Customer shall be responsible for repairs, replacement parts, and labor necessitated by abuse or negligent operation or care of the equipment. Once installed, Customer shall have the care, custody, and control of the equipment. Customer assumes all risks of loss, damage, destruction or interference with the use of, and accepts responsibility for, the equipment and the supervision and operation of the equipment, accessories and contents during the term of this Agreement. Company will not be responsible for installation of utility service necessary to operate the equipment or any utility service charges attributable to the equipment's operation. If electrical or any other installment requirements are not satisfied prior to delivery of the equipment, Company may charge Customer all costs incurred by Company for its inability to complete the installation of the equipment. Customer shall be responsible for (a) connecting the equipment to the electrical service and any other utility services in conformance with all applicable building and zoning codes and regulations, (b) providing the necessary electrical power to operate the equipment, and (c) all costs of electrical wiring, and/or other utility hook-up and inspection thereof necessary for use of the equipment.

CUSTOMER'S OBLIGATIONS. Customer shall operate the equipment solely for its intended purpose and in strict conformance with this Agreement and the manufacturers and Company's instructions. Customer shall comply with all reporting and operating requirements related to the operation, maintenance, and management of the equipment as required by Company or as otherwise mandated by Applicable Law. Any Site-related licenses and permits concerning the equipment shall be obtained and maintained by Customer at Customer's sole cost and expense. Customer shall take all action necessary to ensure that the equipment is not abused, misused, or otherwise harmed by Customer or its employees, agents, and representatives or any other persons. Customer shall immediately notify Company of any damage to the equipment, or any injuries relating to the use or operation of the equipment. Customer shall keep the equipment free from any and all liens and claims and shall not do or permit any act whereby Company's title or rights might be encumbered or impaired. **If this Agreement is terminated early for any reason, in addition to the Liquidated Damages, Customer shall also reimburse Company for any fabrication, configuration, installation and de-installation costs, including, but not limited to, labor costs, incurred in placing and removing the equipment from Customer's Site.**

DISCLAIMER OF WARRANTIES; DAMAGES. COMPANY MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE CONDITION OF THE EQUIPMENT, ITS MERCHANTABILITY OR ITS FITNESS FOR ANY PARTICULAR PURPOSE, AND COMPANY HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES THEREFOR. COMPANY EXPRESSLY DISCLAIMS ALL INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES ARISING IN CONNECTION WITH THIS AGREEMENT OR THE EQUIPMENT,

INCLUDING, WITHOUT LIMITATION, LOST SALES AND PROFITS AND OTHER BUSINESS INTERRUPTION DAMAGES, EVEN IF COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, OR OTHERWISE), AND CUSTOMER HEREBY EXPRESSLY WAIVES AND RELEASES COMPANY FROM AND AGAINST ANY SUCH DAMAGES.

23. ELECTRONIC MATERIAL AND/OR BULB & BATTERY RECYCLING SERVICES. Electronic Material Services and/or Bulb & Battery Recycling Services are provided only within the continental United States (not available in Alaska or Hawaii). Company or its subcontractor shall collect, transport, or receive via mail, treat, recycle, and/or dispose of Electronic Material and/or Bulbs & Batteries as provided in the Service Details. Customer acknowledges and understands that due to a variety of factors, including without limitation market conditions and processing costs, some or all of the Electronic Material and Bulbs & Batteries may be disposed of in a disposal facility and not recycled. Weights and/or unit counts of all Electronic Material and Bulbs & Batteries shall be determined upon receipt by Company or its subcontractor. All references to "Company" in this section of the Agreement shall also include Company's subcontractor(s).

ADDITIONAL DEFINITIONS. The following additional definitions apply to the recycling of Electronic Material and Bulbs & Batteries only:

"Bulbs & Batteries" means those materials included in the Environmental Protection Agency's Universal Waste regulations set forth in 40 C.F.R. 273, including bulbs, batteries, TSCA-exempt ballasts and non-PCB ballasts, lamps, and other mercury-containing items and materials.

"Electronic Material" consists of any video display devices (CRT or flat panel), computers, servers, laptops, tablets, cell phones, and other electronics that are not excluded by these provisions relating to Electronic Material Services. Electronic Material does not include any solid waste, non-electronic Recyclable Material or Excluded Waste.

"Excluded Waste" means any material other than Electronic Material or Bulbs & Batteries. Electronic Material and Bulbs & Batteries may not be commingled. If Electronic Material is commingled with Bulbs & Batteries for a Bulb & Battery Recycling Service, the Electronic Material will be treated as Excluded Waste, and vice versa.

BOX MAIL-BACK SERVICES (Electronic Material and Bulbs & Batteries). In connection with Box Mail-Back Services, the following additional terms shall apply:

Pre-Payment; No Refunds. Payment for Box Mail-Back Services is made in advance and will not be refunded for any reason after a box has been shipped to Customer. If Customer returns an unused box, Customer will be responsible for its shipping cost plus a restocking fee.

Expiration of Boxes. Each box must be received by Company or its subcontractor within 1 year from the date of order (the "Expiration Date"). With respect to Electronic Material, the Expiration Date can be extended an additional year for a fee of 50% of the original box price. Company has no obligation after the Expiration Date to process materials sent in for recycling and may return such materials to Customer at Customer's expense.

Safe Packaging Obligation. Customer is responsible for complying with all packaging (including safely packaging contents), sealing, and shipping instructions included with each box.

Electronic Material Specifications. With respect to Electronic Material Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any box exceeding its specified maximum weight; (ii) shipping materials in the wrong box or mixing materials in a box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) processing electronics containing wood; (v) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (vi) return shipping charges for any Excluded Waste or boxes received with expired labels.

Bulbs & Batteries Specifications. With respect to Bulb & Battery Recycling Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any box exceeding its specified maximum weight; (ii) shipping materials in the wrong box or mixing materials in a box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (v) return shipping charges for any Excluded Waste or boxes with expired labels received by Company.

PACK-UP & PICK UP SERVICES (Electronic Material and Bulbs & Batteries). In connection with Pack Up & Pick Up Services, the following additional terms shall apply:

Safe Packaging Obligation. Customer is responsible for complying with all safety, packaging, sealing, and loading/palletizing instructions (including removing materials from their original packaging and/or not individually wrapping all materials) included with each order and shall ensure such is completed prior to the scheduled pickup date.

Electronic Material Specifications. With respect to Electronic Material Pack-Up and Pick-Up Services, Customer shall ensure that Electronic Material is sorted into the following categories: (1) video display devices (CRT); (2) video display devices (flat panel); (3) computers; (4) laptops, tablets, cell phones; and (5) all other Electronic Material. A full list of items that fall into each of these categories is available upon request. If the Electronic Material is not properly sorted, is not removed from its original packaging, and/or is not properly loaded and palletized, additional fees will apply.

FULL SERVICE (Electronic Material). There is a minimum charge for Full Service. For loads of Electronic Material up to 466 pounds, the minimum charge for Full Service will be \$660. For loads of Electronic Material over 466 pounds, the charge for Full Service will be the weight of the load multiplied by the per pound charge quoted in the Service Details.

CUSTOMER'S INITIAL:

DATE:

**LAKES AT
BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS D**

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn & Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2025	Virtual CDD 101 Presentation	5:00 PM
Join Zoom Meeting https://us06web.zoom.us/j/81057105871?pwd=L7ptgQ4RQwZZbzeNNStj7nPD8PjCO.1 Meeting ID: 810 5710 5871 Passcode: 168927 One tap mobile +13052241968,,81057105871#,,,,*168927# US +16469313860,,81057105871#,,,,*168927# US Join Instructions https://us06web.zoom.us/join/81057105871/invitations?signature=CiKQu1jwv4Mjfp56Ri573dS968Lb18Hdx04R_hu4bls		
October 28, 2025	Regular Meeting	10:00 AM
November 25, 2025	Regular Meeting	10:00 AM
December 23, 2025	Regular Meeting	10:00 AM
January 27, 2026	Regular Meeting	10:00 AM
February 24, 2026	Regular Meeting	10:00 AM
March 24, 2026	Regular Meeting	10:00 AM
April 28, 2026	Regular Meeting	10:00 AM
May 26, 2026	Regular Meeting	10:00 AM
June 23, 2026	Regular Meeting	10:00 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
July 28, 2026	Regular Meeting	10:00 AM
August 25, 2026	Regular Meeting	10:00 AM
September 22, 2026	Regular Meeting	10:00 AM