

# **LAKES AT BELLA LAGO**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**November 25, 2025**

**BOARD OF SUPERVISORS  
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/>

November 18, 2025

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 a Regular Meeting on November 25, 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. Consideration of Resolution 2026-01, Amending the Fiscal Year 2026 Budget; and Providing for Conflicts, Severability, and an Effective Date
4. Consideration of Resolution 2026-02, Confirming a Prior 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 Amended Assessment Roll Reflecting Updates to Off-Roll Operations and Maintenance Assessments; Providing for Further Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 2, 4 & 5]
6. Ratification Items
  - A. A Beautiful Life Enterprises, LLC d/b/a M & G Holiday Lighting Agreement for Holiday Lighting Services
  - B. G.G. Excavation & Construction, Inc. Agreement for Pond Excavation and Erosion Repair Services [Ponds 2, 3 and 4]
7. Acceptance of Unaudited Financial Statements as of October 31, 2025
8. Approval of Minutes

### **ATTENDEES:**

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

- A. September 30, 2025 Public Hearings and Regular Meeting
  - B. October 6, 2025 CDD 101 Presentation
9. Staff Reports
- A. District Counsel: *Kilinski / Van Wyk, LLC*
  - B. District Engineer: *England-Thims & Miller, Inc.*
  - C. Amenity and Field Operations: *Vesta*
    - Monthly Manager's Report
    - Consideration of Yellowstone Landscape Items
      - Irrigation Service Pre-Approval
      - Proposal for Irrigation Inspections
      - Hurricane Update/Planning
    - AMG Quotation No. 262 for Pressure Washing Entry Monument and Amenity Center
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: December 23, 2025 at 10:00 AM
      - QUORUM CHECK

SEAT 1	D.J. SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JARRET O'LEARY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MARTHA SCHIFFER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MEGAN GERMINO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ROSE BOCK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. 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**

## RESOLUTION 2026-01

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2026 BUDGET; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Lakes at Bella Lago Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Clay County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") previously adopted a final Fiscal Year 2026 Budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

**WHEREAS**, the Board desires to amend the Fiscal Year 2026 Budget to reflect changes to the off-roll operation and maintenance assessment revenue and increase to developer contribution, which Fiscal Year 2026 Budget was previously approved during a duly noticed public hearing on September 30, 2025; and

**WHEREAS**, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2026 Budget at any time within Fiscal Year 2026 or within sixty (60) days following the end of Fiscal Year 2026; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2026 Budget to reflect the actual appropriations.

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

#### **SECTION 1. BUDGET AMENDMENT.**

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for Lakes at Bella Lago Community Development District for the Fiscal Year Ending September 30, 2026, as amended and adopted by the Board of Supervisors effective November 25, 2025.”

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are 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:

GENERAL FUND	\$545,157
DEBT SERVICE FUND – SERIES 2023-1 AND SERIES 2023-2	\$563,292
TOTAL ALL FUNDS	\$1,108,449

**SECTION 3. CONFLICTS.** All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect upon adoption.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of November, 2025.

**ATTEST:**

**LAKES AT BELLA LAGO COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Amended Fiscal Year 2026 Budget

**EXHIBIT A:**  
Amended Fiscal Year 2026 Budget

**LAKES AT BELLA LAGO  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED 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**

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
<b>REVENUES</b>			
Assessment levy: on-roll - gross	\$ 270,354	\$ -	\$ 270,354
Allowable discounts (4%)	(10,814)	-	(10,814)
Assessment levy: on-roll - net	259,540	-	259,540
Assessment levy: off-roll	187,854	(108,991)	78,863
Subsidies provided by developer	142,763	(142,763)	-
Subsidies provided by developer (Meritage)	-	140,673	140,673
Subsidies provided by developer (Mattamy)	-	66,081	66,081
Total revenues	590,157	(45,000)	545,157
<b>EXPENDITURES</b>			
<b>Professional &amp; administrative</b>			
Supervisors	2,400	-	2,400
Management/accounting/recording	48,000	-	48,000
Legal	25,000	-	25,000
Engineering	2,000	-	2,000
Audit	5,500	-	5,500
Arbitrage rebate calculation	500	-	500
Dissemination agent	1,000	-	1,000
EMMA software service	2,000	-	2,000
Trustee	5,500	-	5,500
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	1,750	-	1,750
Annual special district fee	175	-	175
Insurance	6,350	-	6,350
Contingencies/bank charges	750	-	750
Website hosting & maintenance	705	-	705
Website ADA compliance	210	-	210
Property appraiser & tax collector	5,407	-	5,407
Total professional & administrative	108,447	-	108,447
<b>Field operations</b>			
Landscape maintenance			
Maintenance contract	154,000	-	154,000
Plant replacement	7,500	-	7,500
Irrigation repairs	5,000	-	5,000
Repair/maintenance/pressure washing	2,500	-	2,500
Electric	400	-	400
Stormwater management	5,196	-	5,196
Field operations management	12,500	-	12,500

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

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
<b>Utilities</b>			
Electric/irrigation pump	18,000	-	18,000
Road signage repair	3,000	-	3,000
Total field operations	208,096	-	208,096
<b>Amenity center</b>			
Utilities			
Internet & cable	9,566	-	9,566
Electric	5,000	-	5,000
Potable water	5,000	-	5,000
Reclaim water	45,000	-	45,000
Trash removal	2,916	-	2,916
Security			
Alarm monitoring	600	-	600
Management contracts			
Facility maintenance	11,275	-	11,275
Facility management mileage	3,600	-	3,600
Landscape seasonal (annuals & pine straw)	5,500	-	5,500
Landscape contingency	5,500	-	5,500
Pool maintenance	14,495	-	14,495
Pool repairs	7,000	-	7,000
Pool chemicals	12,000	-	12,000
Janitorial services	8,495	-	8,495
Janitorial supplies	1,500	-	1,500
Facility maintenance	6,000	-	6,000
Pest control	1,200	-	1,200
Holiday decorations	10,000	-	10,000
Office supplies	1,000	-	1,000
Security equipment monitoring	10,000	-	10,000
Insurance: property	27,367	-	27,367
O&M accounting	5,600	-	5,600
Total amenity center	198,614	-	198,614
Total expenditures	515,157	-	515,157
Excess/(deficiency) of revenues over/(under) expenditures	75,000	(45,000)	30,000
Fund balance - beginning (unaudited)	-	-	-
Fund balance - ending (projected)			
Assigned			
Working capital	75,000	(45,000)	30,000
Unassigned	-	-	-
Fund balance - ending	\$ 75,000	\$ (45,000)	\$ 30,000



**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
<b>Wrathell, Hunt and Associates, LLC</b> (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	Adopted Budget FY 2026
<b>REVENUES</b>					
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	<u>560,397</u>	<u>495,822</u>	<u>76,319</u>	<u>572,141</u>	<u>563,292</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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	<u>555,597</u>	<u>253,118</u>	<u>327,479</u>	<u>580,597</u>	<u>561,854</u>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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			-	-	-
<b>Total</b>	<b>3,455,000.00</b>		<b>3,692,125.00</b>	<b>7,147,125.00</b>	

**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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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					
<b>Total</b>	4,125,000.00		<b>4,602,787.50</b>	<b>8,727,787.50</b>	

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

**On-Roll Assessments - Phase 1**

**Series 2023-1 (AA1) - Meritage**

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	1,598.39	747.33	851.06	1,359.73	2,210.79	1,359.73
SF 50'	133	1.00	1,997.99	934.16	1,063.83	1,699.67	2,763.50	1,699.67
<b>Total</b>	<b>167</b>							

**On-Roll Assessments - Phases 1**

**Series 2023-2 (AA2) - Mattamy**

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	2,397.59	990.14	1,407.45	2,039.01	3,446.46	1,916.67
<b>Total</b>	<b>71</b>							

**Off-Roll Assessments - Phases 1**

**Series 2023-2 (AA2) - Mattamy**

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	264.94	-	264.94	1,916.67	2,181.61	1,916.67
<b>Total</b>	<b>85</b>							

**Off-Roll - Phase 2**

**Meritage**

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	176.62	-	176.62	-	176.62	n/a
SF 50'	131	1.00	220.78	-	220.78	-	220.78	n/a
<b>Total</b>	<b>203</b>							

**Off-Roll - Phase 3**

**Meritage**

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	198.70	-	198.70	-	198.70	n/a
<b>Total</b>	<b>74</b>							



# **LAKES AT BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

**4**

## RESOLUTION 2026-02

**AMENDED RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT CONFIRMING A PRIOR 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 AMENDED ASSESSMENT ROLL REFLECTING UPDATES TO OFF-ROLL OPERATIONS AND MAINTENANCE ASSESSMENTS; PROVIDING FOR FURTHER 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 previously determined 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 previously levied an assessment for operations and maintenance, which the District desires to collect for Fiscal Year 2026; and

**WHEREAS**, for purposes of reflecting accurate operations and maintenance assessments, the Board now wishes to adopt an amended assessment roll to reflect an update to off-roll operations and maintenance assessments (with no amendments to the previously adopted collection scheduled for Fiscal Year 2026); and

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

**WHEREAS**, it is in the best interests of the District to adopt the amended assessment roll ("**Amended Assessment Roll**") attached to this Resolution as **Exhibit B** and to certify the portion of the Amended 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 Amended Assessment Roll related 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 further amend the Amended 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; and

**WHEREAS**, the Board intends this Resolution and the Amended Assessment Roll to replace and supersede the previously-adopted Resolution 2025-22 and the assessment roll attached thereto.

**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 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 operations and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

### **SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

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

**SECTION 4. AMENDED ASSESSMENT ROLL.** The Amended Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Amended 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 Amended 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 Amended 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 25<sup>TH</sup> DAY OF NOVEMBER, 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)  
Amended Assessment Roll (Direct Collect)

**Exhibit A:**      Adopted Budget for Fiscal Year 2026

**LAKES AT BELLA LAGO  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED 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				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
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
<b>Field operations</b>					
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	-
<b>Utilities</b>					
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				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>Amenity center</b>					
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)	-	(3,689)	(58,734)	(3,689)	-
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
<b>Wrathell, Hunt and Associates, LLC</b> (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	Adopted Budget FY 2026
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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			-	-	-
<b>Total</b>	<b>3,455,000.00</b>		<b>3,692,125.00</b>	<b>7,147,125.00</b>	

**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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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					
<b>Total</b>	<b>4,125,000.00</b>		<b>4,602,787.50</b>	<b>8,727,787.50</b>	

**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
<b>Total</b>	<b>167</b>							

**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
<b>Total</b>	<b>71</b>							

**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
<b>Total</b>	<b>85</b>							

**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
<b>Total</b>	<b>203</b>							

**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
<b>Total</b>	<b>74</b>							

Lot Type	Total # of Units/Acre	ERU Factor	Current Annual O&M Assessment (Oct 1, 2024 - September 30, 2025)	FY26 Annual O&M Assessment (Oct 1, 2025 - September 30, 2026)	Subsidies provided by the developer to achieve the Targeted Assessment	FY26 Targeted O&M Assessment (Oct 1, 2025- September 30, 2026)
<b>On-Roll</b>						
SF 40'	34	0.8	Landowner Con	\$ 1,247.82	\$ 396.76	\$ 851.06
SF 50'	133	1.0	Landowner Con	\$ 1,559.77	\$ 495.94	\$ 1,063.83
SF 60'	71	1.2	Landowner Con	\$ 1,871.72	\$ 464.27	\$ 1,407.45
<b>Off-Roll</b>						
SF 60' (with Debt)	85	1.2	Landowner Con	\$ 1,759.42	\$ 436.42	\$ 1,323.00
SF 40'	72	0.8	Landowner Con	\$ 236.36	-	\$ 236.36
SF 45'	74	0.9	Landowner Con	\$ 265.91	-	\$ 265.91
SF 50'	131	1.0	Landowner Con	\$ 295.45	-	\$ 295.45

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

# **LAKES AT BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

## RESOLUTION 2026-03

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, Lakes at Bella Lago Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Clay County, Florida; and

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five (5) members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday following the first Monday in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

**1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	DJ Smith	11/2028
2	Jarret O'Leary	11/2026
3	Martha Schiffer	11/2028
4	Megan Germino	11/2026
5	Rose Bock	11/2026

This year, Seat 2, Seat 4, and Seat 5 are subject to a landowner election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

**2. LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the **3rd day of November, 2026, at \_\_\_\_ a.m./p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.**

**3. PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

**4. FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **November 25, 2025**, meeting. A sample notice of landowners' meeting and election, proxy, ballot form, and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Wrathell Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

**5. 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.

**6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of November, 2025.

**ATTEST:**

**LAKES AT BELLA LAGO COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Lakes at Bella Lago Community Development District ("**District**") the location of which is generally described as comprising of a parcel or parcels of land containing approximately 254.16 acres, more or less generally located South of Sandridge Road, east of First Coast Expressway and west of Feed Mill Road in Clay County, Florida advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**" and, individually, "**Supervisor**"). Immediately following the landowners' meeting, there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026  
HOUR: \_\_\_\_\_ a.m./p.m.  
LOCATION: Holiday Inn and Suites  
620 Wells Road,  
Orange Park, FL 32073

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, District Manager, Wrathell Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431: (561) 571-0010 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least three (3) days before the hearing. 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.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT



A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Lakes at Bella Lago Community Development District to be held at the **Holiday Inn and Suites, 620 Wells Road, Orange Park, FL 32073 on November 3, 2026, at \_\_\_\_\_ a.m./p.m.**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**  
**LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT**  
**CLAY COUNTY, FLORIDA**  
**LANDOWNERS' MEETING - NOVEMBER 3, 2026**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Lakes at Bella Lago Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
2		
4		
5		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# **LAKES AT BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

## **RATIFICATION ITEMS**

# **LAKES AT BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

## **RATIFICATION ITEMS A**

## AGREEMENT FOR HOLIDAY LIGHTING SERVICES

THIS AGREEMENT (“Agreement”) is made and entered into this 13<sup>th</sup> day of October 2025, by and between:

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

**A BEAUTIFUL LIFE ENTERPRISES LLC D/B/A M & G HOLIDAY LIGHTING**, a Florida limited liability company, with a mailing address of 52 Tuscan Way, Suite 202-349, St. Augustine, Florida 32092 (“**Contractor**” and, together with the District, “**Parties**”).

### RECITALS

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure improvements within the boundaries of the District; and

**WHEREAS**, the District has a need to retain an independent contractor to provide holiday lighting and installation services as described herein (“**Lighting**”); and

**WHEREAS**, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and in **Exhibit A** attached hereto and incorporated herein by this reference (“**Services**”); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

### **SECTION 2. SCOPE OF SERVICES; TERM.**

- A.** Contractor will provide the Services, which include but are not limited to the provision of materials and labor, and installation services. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- B.** Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.

- C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities within twenty-four (24) hours.
- D. This Agreement shall be effective as of the date first written above, and shall continue through September 30, 2026, unless terminated earlier in accordance with the terms herein.

**SECTION 3. COMPENSATION.**

- A. In exchange for Contractor providing the Services, the District agrees to pay Contractor a total of **Six Thousand, Three Hundred Seventy Dollars and Zero Cents (\$6,370.00)** in accordance with the unit prices set forth in **Exhibit A**.
- B. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*.
- C. Contractor agrees that the District shall not be liable for payment for any additional services or amounts unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such additional services.
- D. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 4. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 5. INSURANCE.**

- A. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:
  - 1. Workers' Compensation Insurance, or Contractor's certificate of exemption, in accordance with the laws of the State of Florida.
  - 2. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries and property damage, with limits of not less than One Million Dollars

- i. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.
  3. Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000.00) per accident or disease.
  4. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District and the District's staff, employees, consultants, officers, representatives, agents, and supervisors shall be named as additional insureds on the above listed policies, except Workers' Compensation and Employer's Liability. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

## SECTION 6. INDEMNIFICATION.

- A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B.** Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.



**SECTION 7. AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

**SECTION 8. AGREEMENT CONTROLS.** To the extent that any of the provisions in the attached **Exhibit A** and this Agreement conflict, the terms of this Agreement control.

**SECTION 9. WARRANTY.** Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Services provided by Contractor pursuant to this Agreement shall be warranted for one (1) year from the date of the final acceptance by the District of the Services. Contractor shall commence to repair and/or replace any lighting covered by this warranty within twenty-four (24) hours of being informed of any lighting outage and/or necessary repairs or replacement of the Lighting.

**SECTION 10. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

**SECTION 11. TERMINATION.** Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor, as its sole recourse for termination.

**SECTION 12. COMPLIANCE WITH GOVERNMENTAL REGULATION.** Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

**SECTION 13. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, expert witness fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 14. NOTICES.** All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to the District:** Lakes at Bella Lago Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager, Lakes at Bella Lago CDD

**With a copy to:** Kilinski | Van Wyk, PLLC  
517 East College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel, Lakes at Bella Lago CDD

**B. If to Contractor:** A Beautiful Life Enterprises LLC  
d/b/a M & G Holiday Lighting  
52 Tuscan Way, Suite 202-349  
St. Augustine, Florida 32092  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notices on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

**SECTION 15. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

**SECTION 16. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Clay County, Florida.

**SECTION 17. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daphne Gillyard** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for

retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

**SECTION 18. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 19. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 20. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**SECTION 21. E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 22. FOREIGN INFLUENCE.** Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

**SECTION 23. SCRUTINIZED COMPANIES STATEMENT.** In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or

has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.


**SECTION 24. ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute the affidavit, in a form acceptable to the District, in compliance with Section 787.06(13), *Florida Statutes*.

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement on the day and year first written above.

**LAKES AT BELLA LAGO COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:  
  
21107AD545A046E...  
Chairperson, Board of Supervisors

**A BEAUTIFUL LIFE ENTERPRISES, LLC  
D/B/A M & G HOLIDAY LIGHTING**

Signed by:  
  
BD410171F9C24B9...  
By: Matt Tully  
Its: Owner

**Exhibit A: Contractor's Proposal**

**Exhibit A**  
**Contractor's Proposal**

*[Begins on following page.]*

**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.		<b>New Install</b>	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.		<b>New Install</b>	Install one 48" lit wreath with "24" red bow placed above Bella Lago sign of community center	1	\$750.00	\$750.00
3.		<b>New Install</b>	Light small shrub on right side of landscaping of community center	1	\$220.00	\$220.00
4.		<b>New Install</b>	Install one 24" unlit wreath with 12" red bow on gate to pool deck	1	\$110.00	\$110.00
5.		<b>New Install</b>	Light top of entry monument with C7 warm white bulbs	1	\$365.00	\$365.00
6.		<b>New Install</b>	Place four 9' lengths of lit garland on entry monument. Two per side	1	\$800.00	\$800.00
7.		<b>New Install</b>	Place four 36" wreaths with red bows on entry monument. Two of each per side.	1	\$875.00	\$875.00
8.		<b>Equipment Charge</b>	Lift needed to reach community center peak	1	\$300.00	\$300.00
9.		<b>Miscellaneous Wire, Plugs, Supplies, Etc</b>	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](mailto:Holidayandeventlights@gmail.com)

904-679-1150

# **LAKES AT BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

## **RATIFICATION ITEMS B**

## **AGREEMENT FOR POND EXCAVATION AND EROSION REPAIR SERVICES [PONDS 2, 3, AND 4]**

**THIS AGREEMENT (“Agreement”)** is made and entered into this 9<sup>th</sup> day of October 2025, by and between:

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

**G.G. EXCAVATION & CONSTRUCTION, INC.**, a Florida corporation, with a mailing address of 6500 S.R. 16, St. Augustine, Florida 32092 (“**Contractor**” and, together with the District, “**Parties**”).

### **RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure supporting community development within the District; and

**WHEREAS**, the District has a need to retain an independent contractor to provide the pond excavation and erosion repair services described herein; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide the services identified in **Exhibit A**, attached hereto and incorporated by reference herein, in accordance with the terms of this Agreement (“**Services**”); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

**SECTION 2. DUTIES.** District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A. Scope.** Contractor shall provide the Services identified in **Exhibit A**, including any effort reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein. To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this Agreement controls. Should any error or inconsistency appear in the Services, Contractor, before proceeding with the Services, must notify the District in writing for the proper adjustment, and in no case proceed with the Services in uncertainty. Failure to provide such notice shall be deemed acceptance of the Services as designed.

- B. **Property.** This Agreement grants to Contractor the right to enter the District property that is subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. To the extent the Contractor needs to use or access non-District property while providing the Services, Contractor shall coordinate such use in advance with the District Representative (as defined herein). A depiction of the property subject to this Agreement and site of the Services is attached hereto as **Exhibit B**.
- C. **Permits and License.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
- D. **Standard of Performance.** Contractor shall perform all Services in a neat and workmanlike manner and shall use industry best practices and procedures when carrying out the Services. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials incorporated into the Services.
- E. **Means and Methods.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects of the Services to ensure efficient and full completion.
- F. **District Representative.** Contractor shall report directly to John Williams, who serves as Field Operations Manager, or his designee ("**District Representative**"). Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to complete repair of any damage resulting from Contractor's activities within twenty-four (24) hours in instances affecting health, safety or welfare, and otherwise within five (5) calendar days.
- G. **Timing.** Contractor shall coordinate commencement and completion of the Services with the District Representative. Contractor shall notify the District Representative in writing immediately upon recognizing any potential for a delay delivering the Services caused by itself or another contractor. Contractor must coordinate the Services with others performing work for the District as may be necessary to successfully and safely complete the Services or as the District directs.
- H. **Clean-Up.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to the Contractor and may be applied as an offset to the final payment to Contractor.
- I. **Subcontractors.** Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relationships between any subcontractor and the District.

### SECTION 3. COMPENSATION AND PAYMENT.

- A. ***Amount; Deposit.*** In exchange for the Services, the District shall pay Contractor a total of **Sixteen Thousand, Eight Hundred Dollars and Zero Cents (\$16,800.00)**, in accordance with unit prices or lump sum prices set forth in **Exhibit A**, payable upon final completion and acceptance of the Services by the District. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. Contractor shall maintain records conforming to usual accounting practices.
- B. ***Payments and Invoices.*** All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. The invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.
- C. ***Additional Services.*** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- D. ***Conditions Precedent to Payment.*** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

### SECTION 4. TERM AND TERMINATION.

- A. ***Term.*** This Agreement shall become effective as of the date first above written and shall terminate upon completion of the Services set forth herein and described in any amendment hereto, unless terminated in accordance with the terms of this Agreement.
- B. ***Termination.*** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor.

### SECTION 5. WARRANTY; CORRECTION OF DEFECTS.



- A. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District.
- B. Contractor shall assign to the District all warranties extended to Contractor by material suppliers and subcontractors. If an assignment of warranty requires the material supplier and/or subcontractor to consent to same, then Contractor shall secure the material supplier's and/or subcontractor's consent to assign said warranties to the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Services provided by Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Services by the District.
- C. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of land owners within the District.
- D. If within two (2) years after completion of the Services, any Services are found to be defective, or if the repair of any damages to the project site, adjacent areas that Contractor has arranged to use through construction easements or otherwise, or other adjacent areas used by Contractor as permitted by laws and regulations, is found to be defective, then Contractor shall promptly correct any such defective Services and repairs, at no cost to the District. When correcting defective Services, Contractor shall take no action that would void or otherwise impair the District's warranty and guarantee on said Services. If the Services are defective or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Services in such a way that the completed Services will conform to the requirements of this Agreement, then the District may order Contractor to stop the Services, or any portion thereof, until the cause for such order has been eliminated. If the Contractor does not repair defective Services within a reasonable period of time, the District may, but is not obligated to, engage a third party to repair any defective Services at the Contractor's expense.

#### SECTION 6. INSURANCE.

- A. **Limits.** The Contractor shall maintain throughout the term of this Agreement maintain insurance with limits of liability not less than the following:

Workers Compensation	In accordance with the laws of Florida
Employer's Liability Coverage	\$1,000,000 per accident or disease
General Liability*	



<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000

*\*Must include Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation*

Automobile Liability covering any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed

<i>Bodily Injury and Property Damage</i>	\$1,000,000	combined single limit
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- B. *Requirements.*** The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “**Additional Insureds**”) shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. The Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter’s rights of subrogation in favor of the Additional Insureds
- C. *Failure to Obtain Insurance.*** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

## **SECTION 7. INDEMNIFICATION.**

- A. *Indemnification by Contractor.*** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “Indemnitees”), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney’s fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) the Contractor’s performance of, or failure to perform, Contractor’s obligations pursuant to this Agreement or any Services or Contractor’s performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.
- B. *Limit.*** To the extent a limitation is required by law, the obligations under this section shall be limited to no more than Two Million Dollars (\$2,000,000.00), which amount the District

and Contractor agree bears a reasonable commercial relationship to this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

- C. **Obligations.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against the Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
- D. **Subcontractors.** Contractor shall ensure that all subcontracts related to the Services include this Section for the benefit of the Indemnitees.

**SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION.** In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

**SECTION 10. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien at Contractor's sole expense. If the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 11. DEFAULT AND ENFORCEMENT.**

- A. **Remedies.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance.
- B. **Applicable Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Clay County, Florida.
- C. **Attorney Fees.** If either Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing Party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.
- D. **Third-Party Interference.** The District shall have the right, but not the obligation, to enforce its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- E. **Claims for Construction Defects.** To the extent any of the Services described herein are classified as construction services, CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

**SECTION 12. INDEPENDENT CONTRACTOR STATUS.** It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

**SECTION 13. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

- A. **If to the District:**
  - Lakes at Bella Lago CDD
  - c/o Wrathell, Hunt & Associates, LLC
  - 2300 Glades Road, Suite 410W
  - Boca Raton, Florida 33431
  - Attention: Lakes at Bella Lago CDD, District Manager

**With a copy to:**

Kilinski | Van Wyk, PLLC  
517 East College Avenue  
Tallahassee, Florida 32301  
Attn: Lakes at Bella Lago CDD,  
District Counsel

**B. If to the Contractor:**

G.G. Excavation & Construction, Inc.  
6500 S.R. 16  
St. Augustine, Florida 32092  
Attn: Gregory Garrison

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

**SECTION 14. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 15. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that, pursuant to Section 287.058(c), *Florida Statutes*, the District may unilaterally cancel this Agreement if the Contractor refuses to allow public access to all documents, papers, letters, or other material made or received by the Contractor

in conjunction with this Agreement, unless such records are exempt under Florida law. Contractor acknowledges that the designated Public Records Custodian for the District is **Daphne Gillyard**.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (561) 571-0010, [GILLYARDD@WHHASSOCIATES.COM](mailto:GILLYARDD@WHHASSOCIATES.COM), OR AT WRATHELL HUNT & ASSOCIATES, LLC, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.**

**SECTION 16. CONTRACTOR CERTIFICATIONS.**

- A. *Capability.*** Contractor has the capacity to furnish (directly or by subcontract or through vendors) any tools, materials, supplies, equipment and labor necessary to complete the Services required of Contractor under this Agreement and Contractor has sufficient experience and competence to perform the Services under the Agreement and meets the qualification standards set forth herein.
- B. *Authorization.*** Contractor is authorized to do business in Clay County and the State of Florida and is properly licensed (to the extent required by law) by all necessary governmental authorities having jurisdiction over the Services.
- C. *E-Verify Requirements.*** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
- D. *Scrutinized Companies.*** In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify Owner. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the Owner may immediately terminate this Agreement.

- E. ***Anti-Human Trafficking.*** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.
- F. ***Public Entity Crimes.*** Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- G. ***Foreign Influence.*** Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

#### SECTION 17. MISCELLANEOUS.

- A. ***Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- B. ***Arm's Length Transaction.*** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- C. ***Execution.*** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document. The Parties agree that electronic signatures may be used to sign this Agreement and shall have the same force and effect as a written signature.
- D. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- E. ***Agreement; Amendments.*** This instrument shall constitute the final and complete expression of agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.
- F. ***Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining

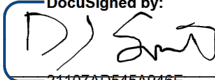
from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

- G. *Successors; Assignment.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.
- H. *Authorization.*** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**IN WITNESS WHEREOF**, the Parties hereto have signed this Agreement to be effective on the day and year first written above.

**LAKES AT BELLA LAGO COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:




21107AD545A946E...

☐ Chairperson/ ☐ Vice Chairperson,  
Board of Supervisors  
Date: 10/9/2025

**G.G. EXCAVATION & CONSTRUCTION, INC.**

Signed by:

By: 

Print: Gregg Garrison

Its: owner

Date: 10/9/2025

**Exhibit A:** Scope of Services  
**Exhibit B:** Site Map

**Exhibit A**  
Scope of Services

**G & G Excavation & Construction, Inc.**

6500 SR 16  
St. Augustine, FL 32092  
Phone- 904-737-5555  
Fax- 904-737-6050

**Estimate**

Date	Estimate No.
9/29/2025	1047

**Customer**

Vesta Property Services Developer  
745 West Town Place  
Suite 114  
St. Augustine, Florida 32092  
Attn: John Williams

Project
Lakes at Bella Lago CDD

Item	Scope of Work	Total
Quote	<p>G &amp; G Excavation and Construction, Inc. proposes to supply all Equipment, Labor, Material, and Supervision for the following:</p> <p>Job: Lake of Bella</p> <p>Reference: Dirt Work &amp; Sod</p> <p>Scope of Work:</p> <ol style="list-style-type: none"><li>1. Mobilization</li><li>2. Mini excavator to dig out dirt from retention pond</li><li>3. Grade out wash outs</li><li>4. Install erosion control mat</li><li>5. Place bahia sod on wash outs</li><li>6. Work to be done on pond 2, 3, &amp; 4</li></ol> <p>Total cost for the above work</p>	16,800.00
Thank you for this opportunity to quote this job!		<b>Total</b> \$16,800.00

Phone #
(904) 737-5555

E-mail
ggexcavationcons@gmail.com



**Exhibit B**  
**Site Map**



# **LAKES AT BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

## **UNAUDITED FINANCIAL STATEMENTS**

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 19,797	\$ -	\$ -	\$ 19,797
Investments				
Revenue	-	254,975	-	254,975
Reserve	-	278,358	-	278,358
Prepayment	-	10,564	-	10,564
Capitalized interest	-	39	-	39
Construction		-	74,784	74,784
Undeposited funds	19,447	-	-	19,447
Due from Landowner	27,298	-	-	27,298
Deposit	3,065	-	-	3,065
Total assets	<u>69,607</u>	<u>543,936</u>	<u>74,784</u>	<u>688,327</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 35,449	\$ -	\$ -	\$ 35,449
Due to other	1,917	-	-	1,917
Contracts payable	-	-	1,556	1,556
Due to Landowner	-	11,039	1,044	12,083
Due to Meritage Homes	3,835	-	-	3,835
Accrued taxes payable	31	-	-	31
Landowner advance	11,000	-	-	11,000
Total liabilities	<u>52,232</u>	<u>11,039</u>	<u>2,600</u>	<u>65,871</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	<u>27,298</u>	<u>-</u>	<u>-</u>	<u>27,298</u>
Total deferred inflows of resources	<u>27,298</u>	<u>-</u>	<u>-</u>	<u>27,298</u>
Fund balances:				
Restricted for:				
Debt service	-	532,897	-	532,897
Capital projects	-	-	72,184	72,184
Unassigned	(9,923)	-	-	(9,923)
Total fund balances	<u>(9,923)</u>	<u>532,897</u>	<u>72,184</u>	<u>595,158</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 69,607</u>	<u>\$ 543,936</u>	<u>\$ 74,784</u>	<u>\$ 688,327</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 259,540	0%
Assessment levy: off-roll	-	-	78,863	0%
Landowner contribution Meritage	21,703	21,703	140,673	15%
Landowner contribution Mattamy	-	-	66,081	0%
Total revenues	<u>21,703</u>	<u>21,703</u>	<u>545,157</u>	4%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisor' fees	215	215	2,400	9%
Management/accounting/recording	4,000	4,000	48,000	8%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	83	1,000	8%
EMMA software service	-	-	2,000	0%
Trustee*	-	-	5,500	0%
Telephone	17	17	200	9%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	-	-	1,750	0%
Annual special district fee	175	175	175	100%
Insurance	5,512	5,512	6,350	87%
Contingencies/bank charges	91	91	750	12%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>10,135</u>	<u>10,135</u>	<u>103,040</u>	10%
<b>Field Operations</b>				
Landscape maintenance				
Maintenance contract	6,583	6,583	154,000	4%
Plant replacement	-	-	7,500	0%
Repair/maintenance/pressure washing	-	-	2,500	0%
Electric	-	-	400	0%
Stormwater management	433	433	5,196	8%
Field operations management	-	-	12,500	0%
Field operations expenses	300	300	-	N/A
<b>Repairs &amp; supplies</b>				
Irrigation-repair	-	-	5,000	0%
<b>Utilities</b>				
Electricity-irrigation	-	-	18,000	0%
Road signage repair	-	-	3,000	0%
Total field operations	<u>7,316</u>	<u>7,316</u>	<u>208,096</u>	4%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b><i>Amenity center</i></b>				
Utilities				
Internet & cable	-	-	9,566	0%
Electric	-	-	5,000	0%
Potable water	-	-	5,000	0%
Reclaim water	-	-	45,000	0%
Trash removal	-	-	2,916	0%
Security				
Alarm monitoring	-	-	600	0%
Management contracts				
Facility management	1,042	1,042	11,275	9%
Facility management mileage	-	-	3,600	0%
Landscape seasonal (annuals & pine straw)	-	-	5,500	0%
Landscape contingency	-	-	5,500	0%
Pool maintenance	-	-	14,495	0%
Pool repairs	1,208	1,208	7,000	17%
Pool chemicals	483	483	12,000	4%
Janitorial services	708	708	8,495	8%
Janitorial supplies	-	-	1,500	0%
Facility maintenance	940	940	6,000	16%
Pest control	-	-	1,200	0%
Holiday decorations	-	-	10,000	0%
Office supplies	-	-	1,000	0%
Security equipment monitoring	-	-	10,000	0%
O&M accounting - DM	-	-	5,600	0%
<b><i>Taxes/insurance</i></b>				
Property insurance	<u>24,595</u>	<u>24,595</u>	<u>27,367</u>	90%
Total amenity center	<u>28,976</u>	<u>28,976</u>	<u>198,614</u>	15%
Total field operations & amenity center	<u>36,292</u>	<u>36,292</u>	<u>406,710</u>	9%
 <b>Other fees &amp; charges</b>				
Property appraiser & tax collector	<u>-</u>	<u>-</u>	<u>5,407</u>	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>5,407</u>	0%
Total expenditures	<u>46,427</u>	<u>46,427</u>	<u>515,157</u>	9%
 Excess/(deficiency) of revenues over/(under) expenditures	(24,724)	(24,724)	30,000	
 Fund balances - beginning	<u>14,801</u>	<u>14,801</u>	<u>-</u>	
Fund balances - ending	<u>\$ (9,923)</u>	<u>\$ (9,923)</u>	<u>\$ 30,000</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 OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 400,375	0%
Assessment levy: off-roll	-	-	162,917	0%
Interest	1,714	1,714	-	N/A
Total revenues	<u>1,714</u>	<u>1,714</u>	<u>563,292</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	115,000	0%
Interest	-	-	438,513	0%
Total debt service	<u>-</u>	<u>-</u>	<u>553,513</u>	0%
<b>Other fees &amp; charges</b>				N/A
Tax collector	-	-	8,341	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>8,341</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>561,854</u>	0%
				N/A
Excess/(deficiency) of revenues over/(under) expenditures	1,714	1,714	1,438	119%
Fund balances - beginning	<u>531,183</u>	<u>531,183</u>	<u>524,857</u>	
Fund balances - ending	<u>\$ 532,897</u>	<u>\$ 532,897</u>	<u>\$ 526,295</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 OCTOBER 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 225	\$ 225
Total revenues	<u>225</u>	<u>225</u>
<b>EXPENDITURES</b>	-	-
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	225	225
Fund balances - beginning	71,959	71,959
Fund balances - ending	<u>\$ 72,184</u>	<u>\$ 72,184</u>



# **LAKES AT BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

# **LAKES AT BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES A**

**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 September 30, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

**Present:**

D.J. Smith	Chair
Martha Schiffer	Vice Chair
Rose Bock	Assistant Secretary
Megan Germino	Assistant Secretary
Jarrett O'Leary	Assistant Secretary

**Also present:**

Ernesto Torres	District Manager
Felix Rodriquez	Wrathell, Hunt and Associates LLC
Mary Grace Henley	Kilinski   Van Wyk, LLC
Jennifer Kilinski (via telephone)	District Counsel
Peter Ma (via telephone)	District Engineer
Dan Fagen	Vesta
John Williams	Vesta

**FIRST ORDER OF BUSINESS    Call to Order/Roll Call**

Mr. Torres called the meeting to order at 10:00 a.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**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]**

**A.    Affidavit/Proof of Publication**

**B.    Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

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

- 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.

No affected property owners or members of the public spoke.

- 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.

The Board, sitting as the Equalizing Board, made no changes or adjustments to the assessments.

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

**C. Engineer's Reports (for informational purposes)**

Mr. Torres stated the Engineer's Reports were previously presented and approved.

Mr. Ma presented the Supplement to the Engineer's Report dated January 28, 2025. The Expansion Parcel added 74 lots and increased the number of units from 526 to 600. The original Estimated Capital Improvement Project (CIP) costs were approximately \$39.463 million and with the addition of approximately \$4.9 million in estimated Expansion Parcel CIP costs, the Amended Total CIP costs are \$44,384,476. All funding and maintenance remains the same.

The following questions were posed and answered:

**Ms. Henley:** Based on your experience, are the cost estimates in the Engineer's Report reasonable and proper?

**Mr. Ma:** Yes.

**Ms. Henley:** Do you have any reason to believe the Capital Improvement Plan, including the share apportioned to the Expansion Parcel, cannot be carried out by the District?

**Mr. Ma:** There shouldn't be any reasons.

**D. Amended and Restated Master Special Assessment Methodology Report (for informational purposes)**

Mr. Torres presented the Amended and Restated Master Special Assessment Methodology Report dated January 28, 2025. The Board previously approved the Master Assessment Methodology Report dated February 6, 2023, which included approximately 254 +/- acres. With the Expansion Parcel, the CDD now encompasses approximately 274.19 +/- acres.

The Report includes the additional CIP infrastructure area. The updated Tables show that, with the addition of Expansion Parcel Units, the Total Number of Units increased from 526 to 600. With the addition of the Expansion Parcel Costs, the Total Costs of the CIP increased to \$44,384,476. All Tables were updated to account for the Expansion Parcel.

The following questions were posed and answered:

**Ms. Henley:** In your professional opinion, do the lands subject to the assessments, in this case, the Expansion Parcel, receive special benefits from the District's Capital Improvement Plan?

**Mr. Torres:** Yes.

**Ms. Henley:** In your professional opinion, are the master assessments reasonably apportioned among the lands subject to the special assessments?

**Mr. Torres:** Yes.

**Ms. Henley:** In your professional opinion, is it reasonable, proper and just to assess the costs of that Capital Improvement Plan as a system of improvements and against the lands in the District, according to your Methodology?

**Mr. Torres:** Yes.

**Ms. Henley:** Is it your opinion that the special benefits the lands will receive, as set forth in the final assessment roll, will be equal to or in excess of the maximum master assessments when allocated as set forth in the Methodology?

**Mr. Torres:** Yes.

**Ms. Henley:** And is it your opinion that it is in the best interest of the District that the master assessments be paid and collected in accordance with the Methodology and the District's assessment resolutions?

**Mr. Torres:** Yes.

**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**

Ms. Henley presented Resolution 2025-20.

**On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, 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, was adopted.**

#### FOURTH ORDER OF BUSINESS

#### Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

##### A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

##### 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

Mr. Torres presented Resolution 2025-21. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

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

No affected property owners or members of the public spoke.

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

Discussion ensued regarding issues raised by members of the public at the last meeting.

Mr. Torres stated that numerous homeowners attended the last meeting because many assessments switched from off roll to on roll at one time. District Counsel will conduct a "CDD 101" informational Zoom meeting for all property owners on October 6, 2025.

It was noted that residents have questions about a turn lane and further information is needed. An update was provided to a property owner and posted on the CDD website.

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

**FIFTH 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**

These items were included for informational purposes.

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

No affected property owners or members of the public spoke.

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

**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**

Mr. Torres presented Resolution 2025-22.

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

## SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial  
Statements as of August 31, 2025

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

## SEVENTH ORDER OF BUSINESS

Approval of August 26, 2025 Public  
Hearings and Regular Meeting Minutes

The following change was made:

Line 154: Insert "hold a Public Hearing in order to" before "use "

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the  
August 26, 2025 Public Hearings and Regular Meeting Minutes, as amended,  
were approved.

## EIGHTH ORDER OF BUSINESS

## Staff Reports

**A. District Counsel: Kilinski|Van Wyk, LLC**

Ms. Henley reminded the Board Members to complete the required four hours of ethics training before by December 31, 2025. Upon request, she will email a memo which includes links to free training courses.

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

There was no report.

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

Mr. Williams presented the Field Operations Report. He noted the following:

➤ Pricing was requested from Yellowstone so that emergency storm cleanup can be preapproved at an hourly rate to expedite cleanup in the event of a hurricane or storm event.

➤ Irrigation repairs could be added to the Yellowstone contract via an addendum. Last year, \$7,400 was spent; contracts typically include some irrigation repairs at no cost to the CDD.

➤ An updated quote was requested from the new corrosion contractor.

- **Consideration of Proposals for Holiday Lighting, Internet, AED and Dumpster**

Mr. Williams presented the Republic Services proposal.

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the  
Republic Services proposal for a dumpster, in the amount of \$96.11 monthly,  
plus a one-time \$50 startup fee, was approved.



Mr. Williams presented M&G Holiday Lighting Holiday Lighting Estimate No. 1069. Lights will be maintained at no extra cost. Storing the lights will save approximately \$1,000 next year.

**On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, M&G Holiday Lighting Holiday Lighting Estimate No. 1069, in the amount of \$6,370 for one year, was approved.**

Mr. Williams presented the LifeSafe Services proposal.

**On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the LifeSafe Services Proposal for an Automated External Defibrillator (AED), in the amount of \$1,520; the Service Plan at an annual cost of \$225; and a Large Fully Stocked First Aid Kit, in the amount of \$325, was approved.**

Mr. Williams presented Comcast Business Order #43060101.

**On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, Comcast Business Order #43060101 for Wi-Fi service, in the amount of \$19.95 per month and \$69.95 for installation, was approved.**

**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**

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the meeting adjourned at 10:26 a.m.**

264  
265  
266  
267

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **LAKES AT BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

## **MINUTES B**

**DRAFT**

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

The Board of Supervisors of the Lakes at Bella Lago Community Development District held a CDD 101 Presentation on October 6, 2025 at 5:00 p.m., via Zoom.

**Present via Zoom:**

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Mary Grace Henley	Kilinski Van Wyk, LLC
John Williams	Vesta

**FIRST ORDER OF BUSINESS**

**Call to Order**

The Zoom presentation meeting was called to order.

**SECOND ORDER OF BUSINESS**

**Join Zoom Meeting**

<https://us06web.zoom.us/j/81057105871?pwd=L7ptgQ4RQwZZzbzeNNStj7nPD8PjCO.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=CiKQu1jwv4Mjfp56Ri573dS968Lbi8Hdx04R\\_hu4bls](https://us06web.zoom.us/join/81057105871/invitations?signature=CiKQu1jwv4Mjfp56Ri573dS968Lbi8Hdx04R_hu4bls)

As there were no Board Members, homeowners, residents or other members of the public present, other than those listed, the CDD 101 Presentation was not given.

**THIRD ORDER OF BUSINESS**

**Next Meeting Date: October 28, 2025 at 10:00 AM**

**FOURTH ORDER OF BUSINESS**

**Adjournment**

The workshop adjourned.

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42

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44 \_\_\_\_\_  
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: 11/25/2025*

*Report submitted: 11/14/2025*

*Submitted by: John Williams*

---

### **Completed Projects (In-House)**

- Continuation of the upkeep of trash, inspections of the community, upkeep of the pool, and janitorial.
- Phosphate treatment done to the pool.
- Bought and installed a deck box for dry chemical storage.
- Installed the First Aid Kit and AED machine.
- Confirmed that we are up to date on our termite bond

### **Completed Projects (Contractor)**

- Republic Services has delivered a dumpster.
- Wi-Fi for resident use was added to the amenity center.
- First Aid Kit and AED machine were delivered.
- M&G installed holiday lighting.
- G&G Excavation and Construction completed the erosion repairs on the pond banks.

### **Pool and Facility:**

- Spoke to Turner Pest Control about the swarms of insects we get around the pool. They said these are Aquatic Midges that have become common in Florida and there is currently no treatment made for them. They are attracted to the large pond behind the amenity center. These insects are also what attracts the large amount of frogs at the amenity center and in the pool.
- Everything is becoming stained from the frog stool and birds eating the frogs and leaving remains on the deck. There is also a lot of spider webs at the top of the tower of the amenity building that can't be reached with the web brush. I try to keep up with this as much as possible, but it needs to pressure washed at this point. Quote provided.

### **Pond and Lake Management:**

- The ponds are in good condition.
- Erosion on banks repaired.

### **Landscape Management:**

- Yellowstone has completed irrigation repairs and continued to keep up with the landscaping throughout the community. They had a crew out to hand pick weeds throughout the community and put down ant bait.



### **Third Party Quotes Provided:**

- AMG provided a quote for the pressure washing of the amenity center, pavers around the pool, tables and chairs, and the entry monument. This will have to be done after the holiday lighting is taken down.
- Yellowstone quote for Storm Clean Up pre-approval.
- Yellowstone quote to add some irrigation repairs as part of their contract.

### **What To Expect In The Upcoming Months:**

- Builder signs moved further away from the road. They are currently obstructing the view of residents seeing oncoming traffic as they leave the neighborhood. I have been following up with a Mattamy representative on this.
- Mattamy to repair the broken sidewalk on Bella Sera Lane. This is taped off but they will repair this when they install the sidewalk on Bella Villa Avenue.
- Quotes to have our cushions for furniture cleaned. They are fabric material and have become dirty and moldy from being in the elements. I will get an option to replace this bit of furniture with something that does not have fabric as well.

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

*John Williams 904-478-9732 ext 504 or [jwilliams@vestapropertyservices.com](mailto:jwilliams@vestapropertyservices.com)*





904.268.2626 tel  
904.683.7327 fax

2663 Robert Street  
Jacksonville, FL 32207

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

### Irrigation Service Pre-Approval

Dear Valued Client:

It is our priority at Yellowstone Landscape Southeast – LLC dba Yellowstone Landscape to provide the highest quality landscaping services for our customers, and we are always looking for ways to improve our service delivery.

Regular maintenance of your irrigation system is a major part of keeping your property beautiful. Irrigation pre-approvals allow our technicians to make the necessary repairs while onsite completing your monthly inspections. Any repairs costing more than the pre-approval amount below will be sent to you as a proposal for approval. Until we receive your approval, irrigation work will not take place.

It is our experience that this pre-approval process saves our customers money on repairs and promotes water conservation. Please fill out the information below to set an authorized pre-approval amount for your property. This form will be filed with your current contractual documents as an addendum to the existing agreement and will be held to the same terms and conditions.

Thank you for trusting us to keep your landscape beautiful!

-----

### Irrigation Pre-Approval Authorization Form

By signing below, I authorize Yellowstone Landscape to proceed with irrigation repairs up to \$\_\_\_\_\_ /month.

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
PROPERTY NAME

\_\_\_\_\_  
Contact PH#

\_\_\_\_\_  
Email Contact

\_\_\_\_\_  
Alternate PH# (Land Line)



Landscape Maintenance Services Proposal  
prepared for

## LAKES AT BELLA LAGO ALL INCLUSIVE IRRIGATION

Not yet submitted

EXHIBIT "B"

PERFORMANCE STANDARDS FOR MAINTENANCE AT BELLA LAGO ALL INCLUSIVE IRRIGATION

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

SERVICE	VISITS
Irrigation Inspections-The Following services are to be included-spray & rotor head replacements, nozzles, all irrigation line repairs of up to 2", battery replacements.	12
Not Included-main line repairs, wire tracing, valve replacements, solenoids, decoders, and clock replacements.	

# YOUR INVESTMENT

IRRIGATION	PRICE
<b>Monthly Irrigation Repairs</b> Spray & rotor replacements, nozzles, line repairs of up to 2", and battery replacements.	\$6,000
<b>ANNUAL GRAND TOTAL</b>	<b>\$6,000</b>

ANNUAL GRAND TOTAL

\$6,000.00

MONTHLY GRAND TOTAL

\$500.00

**CLIENT NAME:** Lakes at Bella Lago

**CONTRACT EFFECTIVE DATE:**

**CONTRACT EXPIRATION DATE:**

**INITIAL TERM:** One Year

**PROPERTY NAME:** Lakes at Bella Lago All Inclusive Irrigation

**CONTRACTOR:** Yellowstone Landscape, PO Box 849, Bunnell, FL 32110

**YELLOWSTONE CONTACT:** Business Development Manager

**YELLOWSTONE CONTACT EMAIL:** bdougherty@yellowstonelandscape.com

**YELLOWSTONE CONTACT PHONE:** 904.238.2352

**YELLOWSTONE SCOPE OF SERVICES:** The Client agrees to engage Yellowstone Landscape to provide the services and work as described.



# AGREEMENT

## COMPENSATION SCHEDULE:

The Client agrees to pay Yellowstone Landscape **\$6,000.00** annually, in equal monthly installments billed in the amount of **\$500.00** upon receipt of invoice.

Charges will increase at the commencement of each additional automatic twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. Charges for plant materials and ground coverings are subject to change based on market price fluctuations.

The TERMS AND CONDITIONS following and the EXHIBITS attached hereto constitute part of this agreement.

**Presented by:** Yellowstone Landscape

**Accepted by:**



---

**Printed Name:** Christopher Adornetti, Officer

**Date:** Not yet accepted

---

**Printed Name:**

**Date:**



## TERMS & CONDITIONS

**Entire Agreement:** This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

**Acceptance of Agreement:** The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

**Price, Quality, and Working Conditions:** The amounts in the "Compensation Schedule" include labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. In the event additional fences, pools or other structures are installed on Client's Property during the Initial Term or any subsequent term of this Agreement, pricing will be adjusted to reflect those additional structures in accordance with the rates used for the Compensation Schedule. Pricing for flowers and mulch will be reviewed on an annual basis. Notwithstanding the foregoing or anything to the contrary herein, Yellowstone also reserves the right to charge Client additional charges for additional services provided by Yellowstone to Client, whether requested or incurred by Client, which may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Client of any such changes. Client's failure to object to such changes via written notice within 30 days shall be deemed to be Client's affirmative consent to such changes.

All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including, but not limited to, plans, specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services. In no event shall Yellowstone guarantee or provide Warranty for any work or services provided by a third party.

**Assignment:** Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim, or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

**Relationship of Parties:** The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

**Agreement Renewal:** Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional twelve (12) month term and will continue to renew at the end of each successive twelve (12) month unless canceled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% or the annual CPI percentage increase, whichever is greater, at the commencement of each additional automatic twelve (12) month renewal term.

**Payment Terms:** Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on the preceding page of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. Our preferred payment method is ACH transfer. If Client chooses to pay by check or money order, payments should be mailed to the address indicated on the invoice.

**Termination for Cause:** If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing and pay Yellowstone for all Services performed to the effective date of termination.

**Default:** In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.



**Claims:** Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

**Jurisdiction:** By entering into this Agreement and unless otherwise agreed the parties agree that the courts of the State of Florida, or the courts of the United States located in the Middle District of the State of Florida, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Flagler County (and agree that the sole venue for such challenges shall be Flagler County) or the Middle District of Florida, if federal jurisdiction is appropriate. Should the parties not agree on the State of Florida as the appropriate jurisdiction for legal challenges, the parties agree the state in which the job site is located will be designated as the appropriate legal jurisdiction for all legal disputes and challenges to the contract or the work related thereto.

**Insurance:** Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned, and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal, or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

**Licenses:** Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

**Indemnification for Third Party Claims:** Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses, and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

**Limitation of Liability:** Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special or punitive damages. Yellowstone shall not be responsible for any damage to structures, including, but not limited to, foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, curbs, or similar structures that do not have a minimum buffer of mulch, planting bed space, or other barren or unmaintained area of sufficient size to offer protection to such structures from damage from mowers, weed-trimming lines, or other maintenance equipment (if not otherwise specified and agreed, a minimum of 8 inches). Likewise, Yellowstone will not be responsible for any damage to any cables, wires, irrigation components, or similar items not buried to specification in the event they are damaged during the performance of the Services.

**Indirect Damages:** Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to loss of use, income, profits, financing, or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

**Excusable Delays and Risk of Loss:** Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

**Increased Costs/Additional Services:** Yellowstone reserves the right, and Client acknowledges that it should expect Yellowstone to increase or add charges payable by Client hereunder during the Initial Term or any Renewal Term: (i) for any changes or modifications to, or differences between, the actual Services provided by Yellowstone to Client and those specified on the Compensation Schedule; (ii) for any increase in fuel cost, raw material cost, fertilizer or chemical cost, regulatory cost recovery charge, environmental charge, and/or any other charges included or referenced in the Compensation Schedule (which charges are calculated and/or determined on an enterprise-wide basis, including Yellowstone and all affiliates); and (iii) to cover increased costs due to: uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, pandemics or other widespread illness, or acts of God such as floods, fires, hurricanes and natural disasters. Increases to charges specified in this section may be applied singularly or cumulatively and may include an amount for Yellowstone's operating or profit margin. Client acknowledges and agrees that any increased charges under this section are not represented to be solely an offset or pass through of Yellowstone's costs.

**Watering Restrictions and Drought Conditions:** Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability, and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

**Warranty:** Yellowstone's warranties shall not be in effect in the event of misuse, abuse or negligence by Client or any party affiliated with same. Additionally, Yellowstone's warranties shall not be in effect in the event of freeze, flood, fire and/or any other acts of God.

**Nonwaiver:** No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

**Construction:** The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

**Change in Law:** This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

**Prevailing Provisions:** In the event of any inconsistency between any terms set out herein and any exhibit, annex, schedule, proposal, or other document attached hereto, the Terms and Conditions of this Agreement shall prevail.



*Excellence*  
IN COMMERCIAL LANDSCAPING

**THANK YOU FOR YOUR TRUST**

We look forward to working with you!

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**YELLOWSTONELANDSCAPE.COM**



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Jacksonville, FL 32207

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

May 19, 2025

## **Hurricane Update/Planning**

### **Dear Valued Client:**

Hurricane season is June 1 through November 30. At Yellowstone we are committed to keeping your community at the forefront of our concerns. Typically, there are warning systems in place for hurricanes that allow ample time for evacuation and/or preparedness procedures to be implemented. When a Hurricane Watch is issued for the Jacksonville area, Yellowstone will activate our Hurricane Preparation Planning.

We will likely have a slight shift in our normal mowing operations during. If we need to postpone mowing services, the turf may be a little taller during the following week's mowing operations, but we should recover and resume normal operations with no issues. In the event additional cleanup is required, we will let you know in advance once site inspections have been completed post storm. If major damage occurs, we will stack down trees and limbs for pickup via our tree care grapple truck. The cleanup will be billed on a "Time and Materials" basis. This is the best option as it is unknown what damage will occur. Once it is determined that the cleanup is a billable event, a proposal will be generated based on the extent of cleanup required.

Our goal is to stay in communication regarding our plan throughout the storm event.

We sincerely request that you pre-register in order for us to plan appropriately to include your community in our clean-up schedule. By registering your community now, this authorization affords you as quick of a response, as possible, providing it is safe for our staff and vehicles to travel while obeying all enforcement and curfew laws. Please return the signed letter to us by email. Typically, after a hurricane, phones and fax machines are not working and because of evacuations, it is impossible to find a community representative to sign and authorize a work order to begin cleanup operations. Our employees know the importance of their role after a storm. If safety or imposed curfew is not an issue, we will be ready to begin the cleanup process of your community the day after the storm, provided we have a signed authorization on file.

## Below is how we categorize our cleanup efforts in severe weather:

- **Phase One:** Evaluation of your site by Yellowstone Representative
  - a. Photos taken
  - b. Notes on down limbs, trees, debris, and cleanup needed
  - c. Tagging of trees [Removal (red ribbon) or Staking (green ribbon)]
  - d. It is our goal to save as much landscape material as possible to prevent costs from accumulating
- **Phase Two:** Clearing a path and replants
  - a. Remove trees, branches, and debris from roadways and sidewalks
    - 1. Place debris in a safe place clear of blocking flow of traffic
    - 2. Confirm the debris placement with YOU
  - b. Remove trees, branches, and debris from cars or buildings AFTER INSURANCE AGENT HAS DOCUMENTED THE INCIDENT
  - c. Free up any drainage challenges (Storm drains along curbs or retention drains)
  - d. Stake up as many trees that are down with appropriate staking devices
- **Phase Three:** Final cleanup and resume normal operations
  - a. Resume mowing
  - b. Perform a punch list of detail items
  - c. Write up any plant replacements (if needed)

**Communication will be key during this time and please know that we will address the clean-ups as quickly as we can.**

### **Hurricane Pre-Approval Authorization Form**

By signing below, Yellowstone is authorized to begin clean-up, once local authorities have lifted safety precautions or imposed curfews, at the following rates:

**General Labor- \$120/ Man Hour**

**Arbor Crew Labor- \$200/ Man Hour**

**Landscape Truck Dump Fee- \$500/ Each**

**Grapple Truck Dump Fee- \$1500/ Each**

Initials

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Contact PH#

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Email Contact

\_\_\_\_\_  
**PROPERTY NAME**

\_\_\_\_\_  
Alternate PH# (Land Line)







## CUSTOMER QUOTATION NO. 262

Lakes at Bella Lago

2300 Glades Road Suite 410W  
Boca Raton, Florida 33431

**Order No:** 10325  
**Valid For:** 30 Days from 10/3/2025

### Description:

Thank you for the opportunity to collaborate with you on this project.

AMG will provide all labor for the successful completion of this project. The proposal will include pressure washing the entry monument and amenity center at Lakes of Bello Lago. Both areas will be treated with simply green for treatment of mold and dirt and pressure washed clean.

There is a 30-day warranty on workmanship. Please see attached for the scope of service specifically.

All pricing is final, and any additional labor or materials will be billed separately.

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Thank you for your business!

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<b>Total</b>	<b>\$2000.00</b>
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Approved: \_\_\_\_\_

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 &amp; Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 6, 2025</b>	<b>Virtual CDD 101 Presentation</b>  <b>Join Zoom Meeting</b> <a href="https://us06web.zoom.us/j/81057105871?pwd=L7ptgQ4RQwZZbzeNNStj7nPD8PjCO.1">https://us06web.zoom.us/j/81057105871?pwd=L7ptgQ4RQwZZbzeNNStj7nPD8PjCO.1</a> Meeting ID: 810 5710 5871 Passcode: 168927  <b>One tap mobile</b> +13052241968,,81057105871#,,,,*168927# US +16469313860,,81057105871#,,,,*168927# US  <b>Join Instructions</b> <a href="https://us06web.zoom.us/join/81057105871?signature=CiKQu1jwv4Mjfp56Ri573dS968LbI8Hdx04R_hu4bls">https://us06web.zoom.us/join/81057105871?signature=CiKQu1jwv4Mjfp56Ri573dS968LbI8Hdx04R_hu4bls</a>	<b>5:00 PM</b>
<b>October 28, 2025 CANCELED</b>	<del>Regular Meeting</del>	<b>10:00 AM</b>
<b>November 25, 2025</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>December 23, 2025</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>January 27, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>February 24, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 24, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>April 28, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>May 26, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>June 23, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>July 28, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>

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