

LAKES AT BELLA LAGO

**COMMUNITY DEVELOPMENT
DISTRICT**

January 27, 2026

**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/>

January 20, 2026

ATTENDEES:

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

Board of Supervisors
Lakes at Bella Lago Community Development District

Dear Board Members:

The Board of Supervisors of the Lakes at Bella Lago Community Development District will hold a Regular Meeting on January 27, 2026 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. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
6. Acceptance of Unaudited Financial Statements as of December 31, 2025
7. Approval of November 25, 2025 Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk, LLC*
 - B. District Engineer: *England-Thims & Miller, Inc.*

C. Amenity and Field Operations: *Vesta*

- Monthly Manager's Report
- Consideration of Southern Breeze Outdoor Furnishings, LLC Quotes
 - #2928 – (2) 4' Benches
 - #2929 – (2) 6' Benches
- Consideration of Yellowstone Landscape Amenity Clock Proposals

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

- NEXT MEETING DATE: February 24, 2026 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

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

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

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 782 134 6157

**LAKES AT
BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT**

3

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 27th day of January, 2026.

ATTEST:

**LAKES AT BELLA LAGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

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
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2023-1 and Series 2023-2	5
Amortization Schedule - Series 2023-1	6 - 7
Debt Service Fund Budget - Series 2023-2	6
Amortization Schedule - Series 2023-2	8 - 9
Assessment Summary	10

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

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
REVENUES			
Assessment levy: on-roll - gross	\$ 270,354	\$ -	\$ 270,354
Allowable discounts (4%)	<u>(10,814)</u>	<u>-</u>	<u>(10,814)</u>
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)	-
Landowner contribution - Meritage	-	140,673	140,673
Landowner contribution - Mattamy	-	66,081	66,081
Total revenues	<u>590,157</u>	<u>(45,000)</u>	<u>545,157</u>
EXPENDITURES			
Professional & administrative			
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	<u>5,407</u>	<u>-</u>	<u>5,407</u>
Total professional & administrative	<u>108,447</u>	<u>-</u>	<u>108,447</u>
Field operations			
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	<u>12,500</u>	<u>-</u>	<u>12,500</u>

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

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
Utilities			
Electric/irrigation pump	18,000	-	18,000
Road signage repair	3,000	-	3,000
Total field operations	<u>208,096</u>	<u>-</u>	<u>208,096</u>
Amenity center			
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
Janatorial 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	<u>198,614</u>	<u>-</u>	<u>198,614</u>
Total expenditures	<u>515,157</u>	<u>-</u>	<u>515,157</u>
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	<u>\$ 75,000</u>	<u>\$ (45,000)</u>	<u>\$ 30,000</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	48,000
Management/accounting/recording	25,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community	2,000
Legal	5,500
General counsel and legal representation, which includes issues relating to public	2,000
Engineering	500
The District's Engineer will provide construction and consulting services, to assist the	5,500
Audit	500
Statutorily required for the District to undertake an independent examination of its books,	1,000
Arbitrage rebate calculation	5,500
To ensure the District's compliance with all tax regulations, annual computations are	500
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the	500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	200
Telephone	500
Telephone and fax machine.	500
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	500
Printing & binding	1,750
Letterhead, envelopes, copies, agenda packages	1,750
Legal advertising	175
The District advertises for monthly meetings, special meetings, public hearings, public	6,350
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	750
Insurance	750
The District will obtain public officials and general liability insurance.	705
Contingencies/bank charges	210
Bank charges and other miscellaneous expenses incurred during the year and	5,407
Website hosting & maintenance	2,000
Website ADA compliance	2,000
Property appraiser & tax collector	2,000
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
Janatorial 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
REVENUES					
Assessment levy: on-roll - Series 2023-1	\$ 272,287				\$ 272,287
Assessment levy: on-roll - Series 2023-2	-				144,770
Allowable discounts (4%)	<u>(10,891)</u>				<u>(16,682)</u>
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>
EXPENDITURES					
Debt service					
Principal - Series 2023-1	50,000	-	50,000	50,000	55,000
Principal - Series 2023-2	55,000	-	55,000	55,000	60,000
Principal prepayment - Series 2023-1	-	25,000	-	25,000	-
Interest - Series 2023-1	203,463	101,731	101,732	203,463	199,575
Interest - Series 2023-2	241,688	121,191	120,497	241,688	238,938
Tax collector	5,446	5,196	250	5,446	8,341
Total expenditures	<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

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

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

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

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

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

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

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

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

On-Roll Assessments - Phase 1

Series 2023-1 (AA1) - Meritage

Product/Parcel	Units	O&M ERU	FY26 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	34	0.80	851.06	1,359.73	2,210.79	1,359.73
SF 50'	133	1.00	1,063.83	1,699.67	2,763.50	1,699.67
Total	167					

On-Roll Assessments - Phases 1

Series 2023-2 (AA2) - Mattamy

Product/Parcel	Units	O&M ERU	FY26 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 60'	71	1.20	1,407.45	2,039.01	3,446.46	1,916.67
Total	71					

Off-Roll Assessments - Phases 1

Series 2023-2 (AA2) - Mattamy

Product/Parcel	Units	O&M ERU	FY26 O&M Assessment per Unit	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	1,916.67	2,181.61	1,916.67
Total	85					

Off-Roll - Phase 2

Meritage

Product/Parcel	Units	O&M ERU	FY26 O&M Assessment per Unit	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	n/a
SF 50'	131	1.00	220.78	-	220.78	n/a
Total	203					

Off-Roll - Phase 3

Meritage

Product/Parcel	Units	O&M ERU	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	n/a
Total	74					

**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 27TH DAY OF JANUARY, 2026.

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)

**LAKES AT
BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT**

5

**LAKES AT
BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT**

5A

**Lakes at Bella Lago Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

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

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

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

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

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

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

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

Chair/Vice Chair: ED SMITH

Date: 7/31/24

Print Name: ED SMITH

Lakes at Bella Lago Community Development District

District Manager: ED SMITH

Date: 7/31/24

Print Name: EDENSTO J. TORRES

Lakes at Bella Lago Community Development District

**LAKES AT
BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT**

5B

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

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

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

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

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

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

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

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

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Lakes at Bella Lago Community Development District

District Manager: _____

Date: _____

Print Name: _____

Lakes at Bella Lago Community Development District

**LAKES AT
BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 635,652	\$ -	\$ -	\$ 635,652
Investments				
Revenue	-	36,713	-	36,713
Reserve	-	280,065	-	280,065
Prepayment	-	31,852	-	31,852
Construction		-	75,240	75,240
Due from Landowner	26,134	-	-	26,134
Due from general fund	-	382,924	-	382,924
Deposit	4,064	-	-	4,064
Total assets	665,850	731,554	75,240	1,472,644
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 11,519	\$ -	\$ -	\$ 11,519
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
Due to debt service fund 2023-1	249,460	-	-	249,460
Due to debt service fund 2023-2	133,464	-	-	133,464
Accrued taxes payable	61	-	-	61
Landowner advance	11,000	-	-	11,000
Total liabilities	411,256	11,039	2,600	424,895
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	26,134	-	-	26,134
Total deferred inflows of resources	26,134	-	-	26,134
Fund balances:				
Restricted for:				
Debt service	-	720,515	-	720,515
Capital projects	-	-	72,640	72,640
Unassigned	228,460	-	-	228,460
Total fund balances	228,460	720,515	72,640	1,021,615
Total liabilities, deferred inflows of resources and fund balances	\$ 665,850	\$ 731,554	\$ 75,240	\$ 1,472,644
Total liabilities and fund balances	\$ 665,850	\$ 731,554	\$ 75,240	\$ 1,472,644

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 151,518	\$ 254,332	\$ 259,540	98%
Assessment levy: off-roll	-	-	78,863	0%
Landowner contribution Meritage	15,940	25,488	140,673	18%
Landowner contribution Mattamy	18,425	41,371	66,081	63%
Total revenues	<u>185,883</u>	<u>321,191</u>	<u>545,157</u>	59%
EXPENDITURES				
Professional & administrative				
Supervisor' fees	-	431	2,400	18%
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	2,192	4,563	25,000	18%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	250	1,000	25%
EMMA software service	-	-	2,000	0%
Trustee*	-	-	5,500	0%
Telephone	17	50	200	25%
Postage	21	43	500	9%
Printing & binding	42	125	500	25%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,512	6,350	87%
Contingencies/bank charges	91	272	750	36%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>6,446</u>	<u>23,421</u>	<u>103,040</u>	23%
Field Operations				
Landscape maintenance				
Maintenance contract	6,583	19,749	154,000	13%
Plant replacement	-	-	7,500	0%
Repair/maintenance/pressure washing	-	-	2,500	0%
Electric	-	-	400	0%
Stormwater management	433	1,299	5,196	25%
Field operations management	-	-	12,500	0%
Repairs & supplies				
Irrigation-repair	346	979	5,000	20%
Unbudgeted pond erosion	-	16,800	-	N/A
Utilities				
Electricity-irrigation	-	-	18,000	0%
Road signage repair	-	-	3,000	0%
Total field operations	<u>7,362</u>	<u>38,827</u>	<u>208,096</u>	19%

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

	Current Month	Year to Date	Budget	% of Budget
Amenity center				
Utilities				
Internet & cable	176	610	9,566	6%
Electric	1,214	1,605	5,000	32%
Potable water	-	-	5,000	0%
Reclaim water	-	-	45,000	0%
Trash removal	-	151	2,916	5%
Security				
Alarm monitoring	-	-	600	0%
Management contracts				
Facility management	1,083	3,363	11,275	30%
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	3,624	7,000	52%
Pool chemicals	486	1,956	12,000	16%
Janitorial services	708	2,124	8,495	25%
Janitorial supplies	-	-	1,500	0%
Facility maintenance	940	2,819	6,000	47%
Pest control	90	570	1,200	48%
Holiday decorations	-	-	10,000	0%
Office supplies	-	-	1,000	0%
Security equipment monitoring	2,625	5,178	10,000	52%
O&M accounting - DM	-	-	5,600	0%
Taxes/insurance				
Property insurance	-	24,595	27,367	90%
Total amenity center	<u>8,530</u>	<u>46,595</u>	<u>198,614</u>	23%
Total field operations & amenity center	<u>15,892</u>	<u>85,422</u>	<u>406,710</u>	21%
Other fees & charges				
Property appraiser	-	1,429	5,407	26%
Tax collector	<u>3,030</u>	<u>5,087</u>	-	N/A
Total other fees & charges	<u>3,030</u>	<u>6,516</u>	<u>5,407</u>	121%
Total expenditures	<u>25,368</u>	<u>115,359</u>	<u>515,157</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	160,515	205,832	30,000	
Net change in fund balances	160,515	205,832	30,000	
Fund balances - beginning	67,945	22,628	-	
Fund balances - ending	<u>\$ 228,460</u>	<u>\$ 228,460</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 DECEMBER 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 232,782	\$ 390,738	\$ 400,375	98%
Assessment levy: off-roll	-	-	162,917	0%
Assessment prepayments	21,223	21,223	-	N/A
Interest	1,006	4,442	-	N/A
Total revenues	255,011	416,403	563,292	74%
EXPENDITURES				
Debt service				
Principal	-	-	115,000	0%
Interest	-	219,256	438,513	50%
Total debt service	-	219,256	553,513	40%
Other fees & charges				
Tax collector	4,656	7,815	8,341	94%
Total other fees and charges	4,656	7,815	8,341	94%
Total expenditures	4,656	227,071	561,854	40%
				N/A
Excess/(deficiency) of revenues over/(under) expenditures	250,355	189,332	1,438	13166%
Fund balances - beginning	470,160	531,183	597,760	
Fund balances - ending	\$ 720,515	\$ 720,515	\$ 599,198	

**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 DECEMBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 221	\$ 681
Total revenues	<u>221</u>	<u>681</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	221	681
OTHER FINANCING SOURCES/(USES)		
Total other financing sources/(uses)	<u>-</u>	<u>-</u>
Net change in fund balances	221	681
Fund balances - beginning	<u>72,419</u>	<u>71,959</u>
Fund balances - ending	<u>\$ 72,640</u>	<u>\$ 72,640</u>

**LAKES AT
BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

The Board of Supervisors of the Lakes at Bella Lago Community Development District held a Regular Meeting on November 25, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Martha Schiffer	Vice Chair
Rose Bock	Assistant Secretary
Megan Germino	Assistant Secretary
Jarrett O'Leary	Assistant Secretary

Also present:

Felix Rodriguez	District Manager
Mary Grace Henley	Kilinski Van Wyk, LLC
Jennifer Kilinski (via telephone)	District Counsel
Dan Fagen	Vesta
John Williams	Vesta
Chris Ward (via telephone)	Meritage Homes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 10:00 a.m.

Supervisors Shiffer, Bock, Germino and O'Leary were present. Supervisor Smith was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-01, Amending the Fiscal Year 2026 Budget; and Providing for Conflicts, Severability, and an Effective Date

40 Ms. Henley discussed the reasoning behind the Budget Amendment. Ms. Kilinski noted
41 that the exhibits between Tabs 3 and 4 in the agenda, which are the projected Fiscal Year 2026
42 assessments are different. She asked which ones are correct.

43 Discussion ensued regarding the differences with regard to on and off-roll assessments
44 and the Developers Meritage and Mattamy.

45 Mr. Ward voiced his opinion that there are problems with the numbers and that the
46 information was received too late to review thoroughly. He understands what Mattamy was
47 trying to accomplish but, in his opinion, it is not complete and the assessments do not make
48 sense.

49 Ms. Kilinski voiced her understanding that the goal is that the off-roll Phase 1 assessments
50 for Mattamy were being assessed at the fully developed levels while the Meritage off-roll
51 assessments were Admin only. The goal was to bring all off-roll assessments into an Admin only
52 consistent application across all lots, not treating off roll differently, besides the fact that 40', 50'
53 and 60' were stratified and flowing the additional requirement to the Developer funding level.

54 Ms. Kilinski noted that the on-roll assessments certified with the County have not
55 changed; the only thing proposed to change is the off-roll assessments that would be direct-billed
56 to Mattamy, specifically.

57 This item was tabled.

58

59 **FOURTH ORDER OF BUSINESS**

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

70
71
72
73 This item was tabled.

74

75 **FIFTH ORDER OF BUSINESS**

76 Consideration of Resolution 2026-03,
77 Designating a Date, Time and Location for
78 Landowners' Meeting and Election;
79 Providing for Publication; Establishing
80 Forms for the Landowner Election; and
81 Providing for Severability and an Effective
82 Date [Seats 2, 4 & 5]

83 Mr. Rodriguez presented Resolution 2026-03. Seats 2, 4 and 5, currently held by Mr.
84 O'Leary, Ms. Germino and Ms. Bock, respectively, will be up for election at the Landowners'
85 Election.

86 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**
87 **Resolution 2026-03, Designating November 3, 2026, at 10:00 a.m., at the Holiday**
88 **Inn and Suites, 620 Wells Road, Orange Park, Florida 32073 as the Date, Time**
89 **and Location for Landowners' Meeting and Election; Providing for Publication;**
90 **Establishing Forms for the Landowner Election; and Providing for Severability**
91 **and an Effective Date, was adopted.**

92

93

94 **SIXTH ORDER OF BUSINESS****Ratification Items**

95

96 A. A Beautiful Life Enterprises, LLC d/b/a M & G Holiday Lighting Agreement for Holiday
97 Lighting Services

98 B. G.G. Excavation & Construction, Inc. Agreement for Pond Excavation and Erosion Repair
99 Services [Ponds 2, 3 and 4]

100 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the**
101 **A Beautiful Life Enterprises, LLC d/b/a M & G Holiday Lighting Agreement for**
102 **Holiday Lighting Services and the G.G. Excavation & Construction, Inc.**
103 **Agreement for Pond Excavation and Erosion Repair Services for Ponds 2, 3 and**
104 **4, were ratified.**

105

106

107

108

109

110

111

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of October 31, 2025**

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

112

113

114 **EIGHTH ORDER OF BUSINESS****Approval of Minutes**

115

116 **A. September 30, 2025 Public Hearings and Regular Meeting**117 **B. October 6, 2025 CDD 101 Presentation**

118 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the**
119 **September 30, 2025 Public Hearings and Regular Meeting Minutes and the**
120 **October 6, 2025 CDD 101 Presentation Minutes, both as presented, were**
121 **approved.**

122

123

124 **NINTH ORDER OF BUSINESS****Staff Reports**

125

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

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

130 **B. District Engineer: England-Thims & Miller, Inc.**

131 There was no report.

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

- **Monthly Manager's Report**

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

135 ➤ The dumpster was installed in the dumpster bay.

136 ➤ Wi-fi was added for resident use.

137 ➤ A first-aid kit and the AED machine were installed.

138 ➤ Holiday lighting was installed.

139 ➤ Pond banks were repaired.

- **Consideration of Yellowstone Landscape Items**

141 Mr. Williams presented the Yellowstone Landscape Items.

- **Irrigation Service Pre-Approval**

143 This item was previously approved.

- **Proposal for Irrigation Inspections**

145 This item was not approved, as it is part of the existing scope of services.

146 ○ Hurricane Update/Planning

147 • AMG Quotation No. 262 for Pressure Washing Entry Monument and Amenity
148 Center

149 Mr. Williams presented AMG Quotation No. 262 for Pressure Washing Entry Monument
150 and Amenity Center.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the AMG Quotation No. 262 for Pressure Washing Entry Monument and Amenity Center, in a not-to-exceed amount of \$2,000, was approved.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Yellowstone Hurricane Update/Planning Proposal, with the hourly rates set forth in the proposal, was approved.

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

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

○ QUORUM CHECK

163 The December 23, 2025 meeting will be canceled, as a quorum cannot be confirmed.

164

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

167 There were no Board Members' comments or requests

169

ELEVENTH ORDER OF BUSINESS

Public Comments

170

TWELFTH ORDER OF BUSINESS

Adjournment

174

175

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 10:24 a.m.

177

178

179

180

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: 1/27/2026

Report submitted: 1/16/2026

Submitted by: John Williams

Completed Projects (In-House)

- Night check of lights and Christmas lights.
- Continuation of pond checks
- Continuation of janitorial, pool cleaning and chemicals, trash pickup, and property rides.

Completed Projects (Contractor)

- Southern Recreation repaired a part of the playground under warranty.
- First Coast Fire completed fire extinguisher check.

Pool and Facility:

- Pool and facility has looked great other than the spider webs at the top of the tower that cannot be reached. AMG will be pressure washing this all, tentative start date of January 20th.

Pond and Lake Management:

- Ponds have been in great condition.

Landscape Management:

- Pre-approval of irrigation up to \$416 has gone into place.
- Landscaping looks great.
- Yellowstone line trimmed all ponds where the water level has dropped but moving forward, this will be an additional cost (\$3,497.09) since this is wet land. Should only need to be done quarterly.

Third Party Quotes Provided:

- Southern Breeze quote to replace the two benches at the playground (Options for 4ft or 6ft. Current are 4 ½ foot). The current have become damaged and bent from residents/heat and the quoted is a thicker and sturdier material so that this won't happen again.

Other Comments:

- Mattamy is starting the work for the right and left turn lanes.
- Mattamy had to remove the flock cameras to start on the turn lanes and cannot find out who had these installed so they will be leaving these on the ground until someone claims them.

What To Expect In The Upcoming Months:

- AMG will be pressure washing the amenity center and entry monument.

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

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





1128 Carmona Place, St. Augustine, FL 32092
Telephone: (904) 315-3933; (904) 315-3944

Quote: 2928

Date: 12/16/25

Quote Expires: 12/31/25

PROJECT:

(2) 4' Benches

BILLING ADDRESS:

Lakes at Bella Lago c/o Vesta Property Services
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

SHIPPING ADDRESS:

Lakes at Bella Lago
3055 Lago Vista Drive
Green Cove Springs, FL 32043

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
4' Bench with Back, 100% Recycled Plastic Frame, Seat, & Back	Recycled Plastic	4'	TBD / TBD	\$667.00	2	\$1,334.00
Assembly required & not included.						

Freight Includes: Yes/No	<p>Estimated Lead Time: 30 - 45 Days + Transit. Payment is Required at Time of Order. Lead Time begins once payment has been received. Southern Breeze will meet truck for delivery, offload, unwrap, and place all items on pool deck.</p>	Product Total	\$1,334.00
Call Prior to Delivery: Yes		Freight	\$474.00
Lift Gate: Yes		Tax Exempt	\$0.00
Limited Access Delivery: No		TOTAL	\$1,808.00

TERMS & CONDITIONS: All sales are final and can not be cancelled, returned, or refunded. **A resale tax certificate or tax exemption certificate must be supplied at time of order.** If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. **Additional freight and/or handling charges** may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions:

Southern Breeze Outdoor Furnishings, LLC

/

Chris Smith

Purchaser's Signature / Printed Name

Date

Chris Smith - VP - Business Development

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

Purchaser's Signature / Printed Name

Date

100% Recycled Plastic Bench

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA - Warranty 50 years - material decomposition; 5 Years - recycled plastic components

Pricing is the same for any design below (2, 4, or 6 slats). Engraving and Signage not included. Available for additional fee.

4' Bench: 96 lbs.; **6' Bench:** 143 lbs.

(6) 2" x 4" Slats



4' Bench: 83 lbs.; **6' Bench:** 125 lbs.

(2) 2" x 10" Slats



4' Bench: 98 lbs.; **6' Bench:** 147 lbs.

(4) 2" x 6" Slats



* U.V. stabilizer for ultraviolet protection.

* Match or mix frames & planks in a choice of colors of recycled plastic.

* Frame Colors: Black, Brown, or Green

* Available in 4' and 6'.

* Seat & Back Planks available in 9 Colors.

* Optional Engraved Personalization & Custom Plaques Available.

* Portable or Surface Mount Options.

* Angle anchors included for surface installation.

Seat & Back Planks - Color Choices:



Matching Accessories



Standard Frame - Color Choices





1128 Carmona Place, St. Augustine, FL 32092
Telephone: (904) 315-3933; (904) 315-3944

Quote: 2929

Date: 12/16/25

Quote Expires: 12/31/25

PROJECT:

(2) 6' Benches

BILLING ADDRESS:

Lakes at Bella Lago c/o Vesta Property Services
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

SHIPPING ADDRESS:

Lakes at Bella Lago
3055 Lago Vista Drive
Green Cove Springs, FL 32043

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
6' Bench with Back, 100% Recycled Plastic Frame, Seat, & Back	Recycled Plastic	6'	TBD / TBD	\$998.00	2	\$1,996.00
Assembly required & not included.						

Freight Includes: Yes/No	<p>Estimated Lead Time: 30 - 45 Days + Transit Payment is Required at Time of Order. Lead Time begins once payment has been received. Southern Breeze will meet truck for delivery, offload, unwrap, and place all items on pool deck.</p>	Product Total	\$1,996.00
Call Prior to Delivery: Yes		Freight	\$549.00
Lift Gate: Yes		Tax Exempt	\$0.00
Limited Access Delivery: No		TOTAL	\$2,545.00

TERMS & CONDITIONS: All sales are final and can not be cancelled, returned, or refunded. **A resale tax certificate or tax exemption certificate must be supplied at time of order.** If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. **Additional freight and/or handling charges** may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions:

Southern Breeze Outdoor Furnishings, LLC

/

Chris Smith

Purchaser's Signature / Printed Name

Date

Chris Smith - VP - Business Development

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

Purchaser's Signature / Printed Name

Date

100% Recycled Plastic Bench

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA - Warranty 50 years - material decomposition; 5 Years - recycled plastic components

Pricing is the same for any design below (2, 4, or 6 slats). Engraving and Signage not included. Available for additional fee.

4' Bench: 96 lbs.; **6' Bench:** 143 lbs.

(6) 2" x 4" Slats



4' Bench: 83 lbs.; **6' Bench:** 125 lbs.

(2) 2" x 10" Slats



4' Bench: 98 lbs.; **6' Bench:** 147 lbs.

(4) 2" x 6" Slats



* U.V. stabilizer for ultraviolet protection.

* Match or mix frames & planks in a choice of colors of recycled plastic.

* Frame Colors: Black, Brown, or Green

* Available in 4' and 6'.

* Seat & Back Planks available in 9 Colors.

* Optional Engraved Personalization & Custom Plaques Available.

* Portable or Surface Mount Options.

* Angle anchors included for surface installation.

Seat & Back Planks - Color Choices:



Matching Accessories



Standard Frame - Color Choices





PROPOSED WORK

W. O. # _____
NAME Lakes at Bella Lago
ADDRESS 3055 Lago Vista Dr
DATE Jan.2026

DATE	DESCRIPTION	HOURS	RATE	TOTAL
	labor	7	\$ 93.00	\$ 651.00
				\$ -
				\$ -
				\$ -
				\$ 651.00

Time for troubleshooting is required to locate and find issue with several valves clock F, all 4 valves have solenoid that are taking a long time to shut off, will need to be replaced soon to avoid zones getting stuck on lateral break and leaking spray head at the entrance by the clock

lateral break and leaking spray head at the entrance by the dock	MATERIALS	\$ 158.56
	LABOR & RENTAL	\$ 651.00
	TOTAL	\$ 809.56

DATE PROPOSED

TECHNICIAN Blake W

CLIENT



Irrigation Inspection Report

W. O. # _____
 NAME _____
 ADDRESS _____
 DATE _____
 PG ____ OF ____

START TIME(S)	
START TIME(S)	
START TIME(S)	

RUN DAYS						
A	S	M	T	W	T	F
B	S	M	T	W	T	F
C	S	M	T	W	T	F

WATER SOURCE _____

CLOCK TYPE _____

RAIN/FREEZE SWITCH _____

ZONE #														
TYPE (S,R,B,D)														
RUN TIME														
PROGRAM														

S= spray heads

R=rotor heads

B=bubbler

D=drip, netafilm or micro sprays

ADJUSTMENTS														
PARTIAL CLOGS														
STRAIGHTENED														

Note: Above items are part of irrigation wet check

BROKEN PIPE														
BROKEN HEADS														
BROKEN NOZZLES														
SEVERELY CLOGGED INCORRECT NOZZLES														
CHANGE TO 6 "														
CHANGE TO 12"														
CHANGE POP UP TO RISER														
RAISE HEADS (coverage)														
MISSING HEADS														
NON TURNING ROTORS														
VALVE FAILURE														

Note: Circled items are completed

Comments:

DATE COMPLETED _____

TECHNICIAN _____

CLIENT _____



PROPOSED WORK

W. O. # _____
NAME Lakes at Bella Lago
ADDRESS 3055 Lago Vista Dr
DATE Dec.2025

DATE	DESCRIPTION	HOURS	RATE	TOTAL
Dec.2025	labor	5	\$ 93.00	\$ 465.00
				\$ -
				\$ -
				\$ -
				\$ 465.00

	MATERIALS	\$ 19.90
	LABOR & RENTAL	\$ 465.00
	TOTAL	\$ 484.90

DATE PROPOSED

TECHNICIAN

CLIENT

Dec.2025

N.Ruffino

**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

Holiday Inn & Suites, 620 Wells Road, Orange Park, Florida 32073

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2025	Virtual CDD 101 Presentation	5:00 PM
	Join Zoom Meeting https://us06web.zoom.us/j/81057105871?pwd=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/meetings/81057105871/invitations?signature=CiKQu1jwv4Mjfp56Ri573dS968LbI8Hdx04R_hu4bIs	
October 28, 2025 CANCELED	Regular Meeting	10:00 AM
November 25, 2025	Regular Meeting	10:00 AM
December 23, 2025 CANCELED	Regular Meeting	10:00 AM
January 27, 2026	Regular Meeting	10:00 AM
February 24, 2026	Regular Meeting	10:00 AM
March 24, 2026	Regular Meeting	10:00 AM
April 28, 2026	Regular Meeting	10:00 AM
May 26, 2026	Regular Meeting	10:00 AM
June 23, 2026	Regular Meeting	10:00 AM
July 28, 2026	Regular Meeting	10:00 AM

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