

**LAKES AT  
BELLA LAGO**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**April 28, 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/>

April 21, 2026

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 April 28, 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 FY2027 Proposed Budget
  - A. Resolution 2026-04, Approving Proposed Budgets for Fiscal Year 2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]
  - B. Resolution 2026-04, Approving Proposed Budgets for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase]
4. Consideration of Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
5. Consideration of Proposal for Dog Station Maintenance
6. Consideration of Yellowstone Landscape
  - A. Proposal #672754 Additional Pine Bark
  - B. Lake Bank Addendum [Quarterly String Trimming]

### ATTENDEES:

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

- 7. Acceptance of Unaudited Financial Statements as of March 31, 2026
- 8. Approval of January 27, 2026 Regular Meeting Minutes
- 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
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - 205 Registered Voters in District as of April 15, 2026
    - NEXT MEETING DATE: May 26, 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

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

- 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**

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**LAKES AT BELLA LAGO  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**LAKES AT BELLA LAGO  
COMMUNITY DEVELOPMENT DISTRICT  
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**LAKES AT BELLA LAGO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Amended Budget FY 2026	Actual through 2/28/2026	Projected through 09/30/2026	Total Actual & Projected	Proposed Budget FY 2027
<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	\$ 259,618	\$ -	\$ 259,618	259,540
Assessment levy: off-roll	78,863	-	78,863	78,863	80,934
Landowner contribution - Meritage	140,673	58,716	51,410	110,126	119,844
Landowner contribution - Mattamy	66,081	51,905	24,150	76,055	54,007
Total revenues	<u>545,157</u>	<u>370,239</u>	<u>154,423</u>	<u>524,662</u>	<u>514,325</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	2,400	646	1,754	2,400	2,400
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	6,137	18,863	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Engineer's annual site inspection	-	-	-	-	3,500
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	1,000
EMMA software service	2,000	-	2,000	2,000	2,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	93	407	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,350	5,512	838	6,350	6,350
Contingencies/bank charges	750	657	93	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser & tax collector	5,407	6,621	-	6,621	5,407
Total professional & administrative	<u>108,447</u>	<u>40,549</u>	<u>69,112</u>	<u>109,661</u>	<u>111,947</u>
<b>Field operations</b>					
Landscape maintenance					
Maintenance contract	154,000	32,915	121,085	154,000	160,000
Plant replacement	7,500	-	7,500	7,500	7,500
Irrigation repairs	5,000	979	4,021	5,000	7,500
Mulch	-	-	-	-	6,858
Bush Hog	-	-	-	-	1,500
Repair/maintenance/pressure washing	2,500	-	2,500	2,500	4,725
Electric	400	-	-	-	-
Stormwater management	5,196	2,165	3,031	5,196	6,000
Pressure washing	-	2,000	-	2,000	-
Field operations management	12,500	-	12,500	12,500	16,575

**LAKES AT BELLA LAGO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Amended Budget FY 2026	Actual through 2/28/2026	Projected through 09/30/2026	Total Actual & Projected	Proposed Budget FY 2027
<b>Utilities</b>					
Electric/irrigation pump	18,000	-	18,000	18,000	-
Road signage repair	3,000	-	3,000	3,000	3,000
Total field operations	<u>208,096</u>	<u>38,059</u>	<u>171,637</u>	<u>209,696</u>	<u>213,658</u>
<b>Amenity center</b>					
Utilities					
Internet & cable	9,566	786	2,200	2,986	2,400
Electric	5,000	2,857	4,687	7,544	8,000
Potable water	5,000	8,244	13,600	21,844	25,000
Reclaim water	45,000	-	-	-	-
Trash removal	2,916	348	2,568	2,916	1,500
Security					
Alarm monitoring	600	-	600	600	600
Management contracts					
Facility maintenance	11,275	5,490	5,785	11,275	11,726
Facility management mileage	3,600	-	3,600	3,600	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	-	14,495	14,495	15,075
Pool repairs	7,000	6,040	960	7,000	10,000
Pool chemicals	12,000	2,324	9,676	12,000	8,000
Janitorial services	8,495	3,540	4,955	8,495	8,835
Janitorial supplies	1,500	-	1,500	1,500	1,500
Facility maintenance	6,000	8,576	12,010	20,586	6,000
Pest control	1,200	750	450	1,200	1,260
Dog station maintenance	-	-	-	-	3,894
Holiday decorations	10,000	6,370	3,630	10,000	6,500
Office supplies	1,000	233	767	1,000	1,000
Security equipment monitoring	10,000	120	9,880	10,000	600
Insurance: property	27,367	24,595	2,772	27,367	27,367
O&M accounting	5,600	-	5,600	5,600	4,863
Unbudgeted pond erosion	-	16,925	-	16,925	-
Total amenity center	<u>198,614</u>	<u>87,198</u>	<u>110,735</u>	<u>197,933</u>	<u>158,720</u>
Total expenditures	<u>515,157</u>	<u>165,806</u>	<u>351,484</u>	<u>517,290</u>	<u>484,325</u>
Excess/(deficiency) of revenues over/(under) expenditures	30,000	204,433	(197,061)	7,372	30,000
Fund balance - beginning (unaudited)	-	22,628	227,061	22,628	30,000
Fund balance - ending (projected)	<u>-</u>	<u>22,628</u>	<u>227,061</u>	<u>22,628</u>	<u>30,000</u>
Assigned					
Working capital	30,000	30,000	30,000	30,000	60,000
Unassigned	-	197,061	-	-	-
Fund balance - ending	<u>\$ 30,000</u>	<u>\$ 227,061</u>	<u>\$ 30,000</u>	<u>\$ 30,000</u>	<u>\$ 60,000</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	
Engineer's annual site inspection	3,500
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	
EMMA software service	2,000
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

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

**Expenditures (continued)**

**Field operations**

Landscape maintenance	
Maintenance contract	160,000
Plant replacement	7,500
Irrigation repairs	7,500
Mulch	6,858
Bush Hog	1,500
Repair/maintenance/pressure washing	4,725
Stormwater management	6,000
Field operations management	16,575

**Utilities**

Road signage repair	3,000
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**Amenity center**

Utilities

Internet & cable	2,400
Electric	8,000
Potable water	25,000
Trash removal	1,500

Security

Alarm monitoring	600
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Management contracts

Facility maintenance	11,726
Facility management mileage	3,600
Landscape seasonal (annuals & pine straw)	5,500
Landscape contingency	5,500
Pool maintenance	15,075
Pool repairs	10,000
Pool chemicals	8,000
Janitorial services	8,835
Janitorial supplies	1,500
Facility maintenance	6,000
Pest control	1,260
Dog station maintenance	3,894

Holiday decorations

6,500

Office supplies

1,000

Security equipment monitoring

600

Insurance: property

27,367

O&M accounting

4,863

Total expenditures

\$484,325

**LAKES AT BELLA LAGO  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2023-1 AND SERIES 2023-2  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Amended Budget FY 2026	Actual through 2/28/2026	Projected through 09/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - Series 2023-1	\$ 272,287				\$ 272,287
Assessment levy: on-roll - Series 2023-2	144,770				144,770
Allowable discounts (4%)	(16,682)				(16,682)
Net assessment levy - on-roll	400,375	\$ 398,859	\$ 1,516	\$ 400,375	400,375
Assessment levy: off-roll - Series 2023-2	162,917	-	162,917	162,917	162,917
Assessment prepayment	-	21,223	-	21,223	-
Interest	-	6,389	-	6,389	-
Total revenues	<u>563,292</u>	<u>426,471</u>	<u>164,433</u>	<u>590,904</u>	<u>563,292</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - Series 2023-1	55,000	-	55,000	55,000	55,000
Principal - Series 2023-2	60,000	-	60,000	60,000	60,000
Interest - Series 2023-1	199,575	99,787	99,788	199,575	195,638
Interest - Series 2023-2	238,938	119,469	119,469	238,938	235,938
Tax collector	8,341	7,977	364	8,341	8,341
Total expenditures	<u>561,854</u>	<u>227,233</u>	<u>334,621</u>	<u>561,854</u>	<u>554,917</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,438	199,238	(170,188)	29,050	8,375
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(3,403)	-	(3,403)	-
Total other financing sources/(uses)	<u>-</u>	<u>(3,403)</u>	<u>-</u>	<u>(3,403)</u>	<u>-</u>
Net increase/(decrease) in fund balance	1,438	195,835	(170,188)	25,647	8,375
Fund balance:					
Beginning fund balance (unaudited)	597,760	531,183	727,018	531,183	556,830
Ending fund balance (projected)	<u>\$599,198</u>	<u>\$727,018</u>	<u>\$ 556,830</u>	<u>\$ 556,830</u>	<u>565,205</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, 2027 - Series 2023-1					(96,444)
Interest expense - November 1, 2027 - Series 2023-2					(116,469)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 74,817</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			99,693.75	99,693.75	3,455,000.00
05/01/26	75,000.00	5.000%	99,693.75	174,693.75	3,380,000.00
11/01/26			97,818.75	97,818.75	3,380,000.00
05/01/27	55,000.00	5.000%	97,818.75	152,818.75	3,325,000.00
11/01/27			96,443.75	96,443.75	3,325,000.00
05/01/28	60,000.00	5.000%	96,443.75	156,443.75	3,265,000.00
11/01/28			94,943.75	94,943.75	3,265,000.00
05/01/29	60,000.00	5.000%	94,943.75	154,943.75	3,205,000.00
11/01/29			93,443.75	93,443.75	3,205,000.00
05/01/30	65,000.00	5.000%	93,443.75	158,443.75	3,140,000.00
11/01/30			91,818.75	91,818.75	3,140,000.00
05/01/31	70,000.00	5.000%	91,818.75	161,818.75	3,070,000.00
11/01/31			90,068.75	90,068.75	3,070,000.00
05/01/32	70,000.00	5.000%	90,068.75	160,068.75	3,000,000.00
11/01/32			88,318.75	88,318.75	3,000,000.00
05/01/33	75,000.00	5.000%	88,318.75	163,318.75	2,925,000.00
11/01/33			86,443.75	86,443.75	2,925,000.00
05/01/34	80,000.00	5.750%	86,443.75	166,443.75	2,845,000.00
11/01/34			84,143.75	84,143.75	2,845,000.00
05/01/35	85,000.00	5.750%	84,143.75	169,143.75	2,760,000.00
11/01/35			81,700.00	81,700.00	2,760,000.00
05/01/36	90,000.00	5.750%	81,700.00	171,700.00	2,670,000.00
11/01/36			79,112.50	79,112.50	2,670,000.00
05/01/37	95,000.00	5.750%	79,112.50	174,112.50	2,575,000.00
11/01/37			76,381.25	76,381.25	2,575,000.00
05/01/38	100,000.00	5.750%	76,381.25	176,381.25	2,475,000.00
11/01/38			73,506.25	73,506.25	2,475,000.00
05/01/39	105,000.00	5.750%	73,506.25	178,506.25	2,370,000.00
11/01/39			70,487.50	70,487.50	2,370,000.00
05/01/40	110,000.00	5.750%	70,487.50	180,487.50	2,260,000.00
11/01/40			67,325.00	67,325.00	2,260,000.00
05/01/41	120,000.00	5.750%	67,325.00	187,325.00	2,140,000.00
11/01/41			63,875.00	63,875.00	2,140,000.00
05/01/42	125,000.00	5.750%	63,875.00	188,875.00	2,015,000.00
11/01/42			60,281.25	60,281.25	2,015,000.00
05/01/43	135,000.00	5.750%	60,281.25	195,281.25	1,880,000.00
11/01/43			56,400.00	56,400.00	1,880,000.00
05/01/44	140,000.00	6.000%	56,400.00	196,400.00	1,740,000.00
11/01/44			52,200.00	52,200.00	1,740,000.00
05/01/45	150,000.00	6.000%	52,200.00	202,200.00	1,590,000.00
11/01/45			47,700.00	47,700.00	1,590,000.00
05/01/46	160,000.00	6.000%	47,700.00	207,700.00	1,430,000.00
11/01/46			42,900.00	42,900.00	1,430,000.00
05/01/47	170,000.00	6.000%	42,900.00	212,900.00	1,260,000.00
11/01/47			37,800.00	37,800.00	1,260,000.00

**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%	37,800.00	217,800.00	1,080,000.00
11/01/48			32,400.00	32,400.00	1,080,000.00
05/01/49	190,000.00	6.000%	32,400.00	222,400.00	890,000.00
11/01/49			26,700.00	26,700.00	890,000.00
05/01/50	200,000.00	6.000%	26,700.00	226,700.00	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>3,668,412.50</b>	<b>7,123,412.50</b>	

**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>
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 2027 ASSESSMENTS**

**On-Roll Assessments - Phase 1**

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

Product/Parcel	Units	O&M ERU	FY27 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 40'	34	0.80	851.06	1,359.73	2,210.79	2,210.79
SF 50'	133	1.00	1,063.83	1,699.67	2,763.50	2,763.50
<b>Total</b>	<b>167</b>					

**On-Roll Assessments - Phases 1**

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

Product/Parcel	Units	O&M ERU	FY27 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 60'	71	1.20	1,407.45	2,039.01	3,446.46	3,446.46
<b>Total</b>	<b>71</b>					

**Off-Roll Assessments - Phases 1**

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

Product/Parcel	Units	O&M ERU	FY27 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 60'	85	1.20	271.90	1,916.67	2,188.57	2,181.61
<b>Total</b>	<b>85</b>					

**Off-Roll - Phase 2**

**Meritage**

Product/Parcel	Units	O&M ERU	FY27 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 40'	72	0.80	181.26	-	181.26	176.62
SF 50'	131	1.00	226.58	-	226.58	220.78
<b>Total</b>	<b>203</b>					

**Off-Roll - Phase 3**

**Meritage**

Product/Parcel	Units	O&M ERU	FY 2026 O&M Assessments per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 45'	74	0.90	203.92	-	203.92	198.70
<b>Total</b>	<b>74</b>					

	ERUS	PROP		
Mattamy	187.2	0.31065383	54384.61334	54,007

**LAKES AT  
BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

**3A**

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Lakes at Bella Lago Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2026

HOUR: 10:00 AM

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

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Clay County at least sixty (60) days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

**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.

**7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 28TH DAY OF APRIL, 2026.**

ATTEST:

**LAKES AT BELLA LAGO COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

**LAKES AT  
BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

## RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors ("**Board**") of the Lakes at Bella Lago Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or

more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2026

HOUR: 10:00 AM

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

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Clay County at least sixty (60) days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Clay County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. 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.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

**PASSED AND ADOPTED THIS 28TH DAY OF APRIL, 2026.**

ATTEST:

**LAKES AT BELLA LAGO COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

# **LAKES AT BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (Fiscal Year 2026/2027), attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 28th day of April, 2026.

ATTEST:

**LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2026/2027 Annual Meeting Schedule

**EXHIBIT "A"**

<b>LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Holiday Inn &amp; Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 27, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>November 3, 2026</b>	<b>Landowners' Meeting</b>	<b>10:00 AM</b>
<b>November 24, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>December 22, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>January 26, 2027</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>February 23, 2027</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 23, 2027</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>April 27, 2027</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>May 25, 2027</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>June 22, 2027</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>July 27, 2027</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>August 24, 2027</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>September 28, 2027</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>

**LAKES AT  
BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**



Vested in your community.

904.355.1831  
245 Riverside Avenue, Suite 250  
Jacksonville, FL 32202

[VestaPropertyServices.com](http://VestaPropertyServices.com)

### **Lakes at Bella Lago Development District**

Attention; Ernesto Torres

District Manager

Wrathell, Hunt and Associate

### **Proposal for Dog Station Maintenance**

#### Scope of Service

- Once weekly service includes removal of used waste bags, replacement of container liners and restocking of waste bags at each of the 4 stations.
- Waste bags and container liners are provided as part of the service.

#### Annual Fee

\$3,744

#### Terms:

- Vesta shall invoice monthly for the above services.
- Invoices shall be paid net thirty (30) days upon receipt.

# **LAKES AT BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**LAKES AT  
BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

**6A**



**Proposal #: 672754**

Date: 3/9/2026

From: Christopher Slay

Proposal for  
**Lakes at Bella Lago CDD**

Ernesto Torres  
Wrathell, Hunt and Associates LLC

torrese@whhassociates.com

LOCATION OF PROPERTY

3055 Lago Vista Drive  
Green Cove Springs, FL 32043

**Additional Pine bark**

DESCRIPTION	QTY	AMOUNT
Mulch/Pine Bark	100	\$6,857.28

Mulch the amenity center with pine bark. This is not in contract.

100 Yards

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

**Lakes at Bella Lago CDD**

<b>Subtotal</b>	<b>\$6,857.28</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$6,857.28</b>

**THIS IS NOT AN INVOICE**

**LAKES AT  
BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**EXHIBIT "B"**  
**PERFORMANCE STANDARDS**

**LAKES AT BELLA LAGO CDD - LAKE BANK ADDENDUM**

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
Lake Bank (String Trimming)	4

## YOUR INVESTMENT

CORE MAINTENANCE SERVICES COMMON AREAS	PRICE
<p><b>Lake Bank String Trimming</b> 4 - Times Per Year</p>	\$5,856
<p><b>ANNUAL GRAND TOTAL</b></p>	<b>\$5,856</b>

ANNUAL TOTAL PRICE	\$5,856.00
MONTHLY TOTAL PRICE	\$488.00

**LAKES AT  
BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**LAKES AT BELLA LAGO  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2026**

**LAKES AT BELLA LAGO  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 220,791	\$ -	\$ -	\$ 220,791
Investments				
Revenue	-	508,216	-	508,216
Reserve	-	277,475	-	277,475
Prepayment	-	32,073	-	32,073
Construction		-	80,769	80,769
Due from Landowner	8,467	-	-	8,467
Due from general fund	-	2,005	-	2,005
Deposit	4,065	-	-	4,065
Total assets	233,323	819,769	80,769	1,133,861
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 66	\$ -	\$ -	\$ 66
Due to other	1,917	-	-	1,917
Contracts payable	-	-	1,556	1,556
Due to Landowner	-	11,039	1,043	12,082
Due to Meritage Homes	3,834	-	-	3,834
Due to debt service fund 2023-1	1,306	-	-	1,306
Due to debt service fund 2023-2	699	-	-	699
Accrued taxes payable	31	-	-	31
Landowner advance	11,000	-	-	11,000
Total liabilities	18,853	11,039	2,599	32,491
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	8,467	-	-	8,467
Total deferred inflows of resources	8,467	-	-	8,467
Fund balances:				
Restricted for:				
Debt service	-	808,730	-	808,730
Capital projects	-	-	78,170	78,170
Unassigned	206,003	-	-	206,003
Total fund balances	206,003	808,730	78,170	1,092,903
Total liabilities, deferred inflows of resources and fund balances	\$ 233,323	\$ 819,769	\$ 80,769	\$ 1,133,861

**LAKES AT BELLA LAGO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 259,618	\$ 259,540	100%
Assessment levy: off-roll	-	-	78,863	0%
Landowner contribution Meritage	-	58,716	140,673	42%
Landowner contribution Mattamy	-	51,905	66,081	79%
Total revenues	<u>-</u>	<u>370,239</u>	<u>545,157</u>	68%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisor' fees	-	646	2,400	27%
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	630	6,767	25,000	27%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	500	1,000	50%
EMMA software service	-	-	2,000	0%
Trustee*	-	-	5,500	0%
Telephone	17	100	200	50%
Postage	28	121	500	24%
Printing & binding	42	250	500	50%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,512	6,350	87%
Contingencies/bank charges	97	557	750	74%
Meeting room rental	-	198	-	N/A
Website hosting & maintenance	850	850	705	121%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,747</u>	<u>39,676</u>	<u>103,040</u>	39%
<b>Field Operations</b>				
Landscape maintenance				
Maintenance contract	6,583	39,498	154,000	26%
Plant replacement	-	-	7,500	0%
Repair/maintenance/pressure washing	-	-	2,500	0%
Electric	-	-	400	0%
Stormwater management	433	2,598	5,196	50%
Field operations management	-	-	12,500	0%
Pressure washing	-	2,000	-	N/A
<b>Repairs &amp; supplies</b>				
Irrigation-repair	770	1,749	5,000	35%
Pond erosion	-	16,925	-	N/A
<b>Utilities</b>				
Electricity-irrigation	-	-	18,000	0%
Road signage repair	-	-	3,000	0%
Total field operations	<u>7,786</u>	<u>62,770</u>	<u>208,096</u>	30%

**LAKES AT BELLA LAGO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
<b>Amenity center</b>				
<i>Utilities</i>				
Internet & cable	352	1,137	9,566	12%
Electric	949	3,807	5,000	76%
Potable water	1,005	9,249	5,000	185%
Reclaim water	-	-	45,000	0%
Trash removal	191	539	2,916	18%
<i>Security</i>				
Alarm monitoring	-	-	600	0%
<i>Management contracts</i>				
Facility management	1,042	6,532	11,275	58%
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	7,248	7,000	104%
Pool chemicals	995	3,319	12,000	28%
Janitorial services	708	4,248	8,495	50%
Janitorial supplies	-	-	1,500	0%
Facility maintenance	984	9,560	6,000	159%
Pest control	90	840	1,200	70%
Holiday decorations	-	6,370	10,000	64%
Office supplies	-	233	1,000	23%
Security equipment monitoring	-	120	10,000	1%
O&M accounting - DM	-	-	5,600	0%
<b>Taxes/insurance</b>				
Property insurance	-	24,595	27,367	90%
Total amenity center	<u>7,524</u>	<u>77,797</u>	<u>198,614</u>	39%
Total field operations & amenity center	<u>15,310</u>	<u>140,567</u>	<u>406,710</u>	35%
<b>Other fees &amp; charges</b>				
Property appraiser	-	1,429	5,407	26%
Tax collector	-	5,192	-	N/A
Total other fees & charges	<u>-</u>	<u>6,621</u>	<u>5,407</u>	122%
Total expenditures	<u>21,057</u>	<u>186,864</u>	<u>515,157</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	(21,057)	183,375	30,000	
Fund balances - beginning	227,060	22,628	-	
Fund balances - ending	<u>\$ 206,003</u>	<u>\$ 206,003</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 MARCH 31, 2026**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 398,859	\$ 400,375	100%
Assessment levy: off-roll	81,458	81,458	162,917	50%
Assessment prepayments	-	21,223	-	N/A
Interest	1,743	8,132	-	N/A
Total revenues	<u>83,201</u>	<u>509,672</u>	<u>563,292</u>	90%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - Series 2023-1	-	-	55,000	0%
Principal - Series 2023-2	-	-	60,000	0%
Interest - Series 2023-1	-	99,787	199,575	50%
Interest - Series 2023-2	-	119,469	238,938	50%
Total debt service	<u>-</u>	<u>219,256</u>	<u>553,513</u>	40%
<b>Other fees &amp; charges</b>				
Tax collector	-	7,977	8,341	96%
Total other fees and charges	<u>-</u>	<u>7,977</u>	<u>8,341</u>	96%
Total expenditures	<u>-</u>	<u>227,233</u>	<u>561,854</u>	40%
				N/A
Excess/(deficiency) of revenues over/(under) expenditures	83,201	282,439	1,438	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(1,489)</u>	<u>(4,892)</u>	-	N/A
Total other financing sources	<u>(1,489)</u>	<u>(4,892)</u>	-	N/A
Net change in fund balances	81,712	277,547	1,438	
Fund balances - beginning	<u>727,018</u>	<u>531,183</u>	<u>597,760</u>	
Fund balances - ending	<u>\$ 808,730</u>	<u>\$ 808,730</u>	<u>\$ 599,198</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 MARCH 31, 2026**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 200	\$ 1,319
Total revenues	200	1,319
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	200	1,319
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	1,489	4,892
Total other financing sources/(uses)	1,489	4,892
Net change in fund balances	1,689	6,211
Fund balances - beginning	76,481	71,959
Fund balances - ending	\$ 78,170	\$ 78,170

**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 January 27, 2026 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:**

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Mary Grace Henley (via telephone)	District Counsel
John Williams	Vesta

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rodriguez called the meeting to order at 10:00 a.m. Supervisors Shiffer, Germino and Bock were present. Supervisor O’Leary was not present at roll call. Supervisor Smith was absent.

**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**

**On MOTION by Ms. Schiffer and seconded by Mr. O’Leary, with all in favor, Resolution 2026-01, Amending the Fiscal Year 2026 Budget; and Providing for Conflicts, Severability, and an Effective Date, was adopted.**

**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**

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**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**

52 Mr. Rodriguez presented Resolution 2026-02 and read the title. Ms. Henley stated this  
53 memorializes submittal of the assessment roll with revised off-roll assessments. Since there were  
54 no changes to the resident or on-roll assessments, there is no need for another public hearing.

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

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**FIFTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification:  
Performance Measures/Standards &  
Annual Reporting Form**

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- 69 **A. October 1, 2024 - September 30, 2025 [Posted]**
- 70 **B. October 1, 2025 - September 30, 2026**

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**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the 2025 Goals and Objectives Reporting, were ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

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**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of December 31, 2025**

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

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**SEVENTH ORDER OF BUSINESS**

**Approval of November 25, 2025 Regular  
Meeting Minutes**

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**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the November 25, 2025 Regular Meeting Minutes, as presented, were approved.**

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**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kilinski|Van Wyk, LLC
- B. District Engineer: England-Thims & Miller, Inc.

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

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

- Monthly Manager’s Report
- Consideration of Southern Breeze Outdoor Furnishings, LLC Quotes
  - #2928 – (2) 4’ Benches

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Southern Breeze Outdoor Furnishings Quote #2928 for two 4’ Benches, in a not-to-exceed amount of \$1,808, was approved.

- #2929 – (2) 6’ Benches

This item was not approved.

- Consideration of Yellowstone Landscape Amenity Clock Proposal

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Yellowstone Landscape Amenity Clock Proposal, in the amount of \$809.56, was approved.

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

- NEXT MEETING DATE: February 24, 2026 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 Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 10:13 a.m.

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Secretary/Assistant Secretary

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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: 4/28/2026*

*Report submitted: 4/16/2026*

*Submitted by: John Williams*

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

- Trash pick up around all ponds to supplement pick up from construction.
- Had Bobs Backflow and County remove the backflow from the property across the road from being associated with our account.
- Tree straps cut at all pocket parks.
- Four dog stations installed and now being maintained.
- Installed new benches for the playground.
- Replaced pressure gauges on pool at no additional cost.
- New bags purchased for the cornhole boards.
- Put gutter that fell back in place.

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

- Bobs Backflow- Testing of both backflows.
- Bobs Backflow- Repair to backflow that failed inspection.
- Yellowstone- repairing main line that was broken by construction. This is being paid for by the construction company.
- Yellowstone- Repair to the irrigation broken at the front entrance from vehicles. This has become a regular occurrence but will cease once the turn lanes are put in and semi-trucks can make the turn easily.
- Southern Breeze delivered the benches for the playground.
- Crown Pools- Came out to look at flow issue with the pool. The variable speed controller reset to a lower speed.

### **Pool and Facility:**

- Most of the plants around the pool deck died during the freeze, some at the entrance. Yellowstone is approved for replacement and will install after further irrigation repairs.
- Continuation of Vesta Inspections to the Facility, Pool, Pump, and Playground every on-site visit.
- Continuation of Vesta Monthly Inspections of the AED Machine.
- Continuation of Vesta Weekly dog station inspection and changing of bags and liners.

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

- Ponds have been in excellent condition. Low water levels.
- Continuation of Vesta Monthly Reports and Inspections of all Ponds.

### **Landscape Management:**

- Continuation of Vesta Inspections of all Common Areas every on-site visit.
- Trimming of palms completed by Yellowstone
- Tree straps cut on all trees along main drive by Yellowstone.

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

- Yellowstone- Addendum for line trimming all 5 ponds quarterly.
- Yellowstone- Addendum for amenity center mulch.

### **Other Comments:**

- Work has started on the turn lanes into the community.
- Vesta has switched back to three visits a week per contract.

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

- We had an umbrella, stand, table, and chairs blow into the walk in area of the pool and scratch the marcite. Crown inspected and said the damage is just cosmetic but they will have Tempool color match.
- Plant replacement of plants that died during the freeze. Waiting on more repairs to the irrigation before installation.
- Landscape light replacement by flag pole. The light is warrantied and even though it is outside scope, I will replace this myself at no cost.
- Inspection to trees that seem to not be coming back.

*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)*



**LAKES AT  
BELLA LAGO**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
D**



# Chris H. Chambless

Supervisor of Elections  
Clay County, Florida

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April 15, 2026

Lakes at Bella Lago Community Development District  
Attn: Craig Wrathell  
PO Box 810036  
Boca Raton, Florida 33481

Dear Mr. Wrathell:

I have queried the number of eligible voters residing within the Lakes at Bella Lago Community Development District as of April 15, 2026. At this time, there are 205 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at [Kayla.ONeal@ClayElections.gov](mailto:Kayla.ONeal@ClayElections.gov).

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

*Thank you,*

*Kayla O'Neal*

Clay County Supervisor of Elections Office  
P.O. Box 337 | 500 North Orange Ave.  
Green Cove Springs, FL 32043  
(904) 269-6350 Fax (904) 284-0935

**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
<b>October 6, 2025</b>	<p align="center"><b>Virtual CDD 101 Presentation</b></p> <p align="center"><b>Join Zoom Meeting</b></p> <p align="center"><a href="https://us06web.zoom.us/j/81057105871?pwd=L7ptgQ4RQwZZbzeNNStj7nPD8PjCO.1">https://us06web.zoom.us/j/81057105871?pwd=L7ptgQ4RQwZZbzeNNStj7nPD8PjCO.1</a></p> <p align="center">Meeting ID: 810 5710 5871 Passcode: 168927</p> <p align="center"><b>One tap mobile</b></p> <p align="center">+13052241968,,81057105871#,,,,*168927# US +16469313860,,81057105871#,,,,*168927# US</p> <p align="center"><b>Join Instructions</b></p> <p align="center"><a href="https://us06web.zoom.us/meetings/81057105871/invitations?signature=CiKQu1jwv4Mjfp56Ri573dS968LbI8Hdx04R_hu4bls">https://us06web.zoom.us/meetings/81057105871/invitations?signature=CiKQu1jwv4Mjfp56Ri573dS968LbI8Hdx04R_hu4bls</a></p>	<b>5:00 PM</b>
<b>October 28, 2025 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>November 25, 2025</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>December 23, 2025 CANCELED</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 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 24, 2026 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>April 28, 2026</b>	<p align="center"><b>Regular Meeting</b></p> <p align="center"><i>Presentation of FY2027 Proposed Budget</i></p>	<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>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>July 28, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>August 25, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>September 22, 2026</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>

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

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

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

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

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

**Achieved:** Yes  No

**Goal 1.2: Notice of Meetings Compliance**

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

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

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

**Achieved:** Yes  No

**Goal 1.3: Access to Records Compliance**

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

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

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

**Achieved:** Yes  No

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Engineer or Field Management Site Inspections**

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

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

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

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

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

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

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

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: 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**

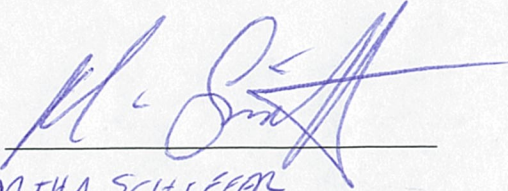
**Objective:** Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**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:

1/27/2026

Print Name:

MARTHA SCHIFFER

Lakes at Bella Lago Community Development District

District Manager:



Date:

1/27/2026

Print Name:

Felix Rosendo

Lakes at Bella Lago Community Development District