

*Bella Tara Community  
Development District*

*Agenda*

*March 26, 2024*

# AGENDA

# *Bella Tara*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 19, 2024

Board of Supervisors  
Bella Tara Community  
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Bella Tara Community Development District will be held **Tuesday, March 26, 2024 at 1:00 p.m. at the Hart Memorial Central Library, Room 120, 211 E. Dakin Avenue, Kissimmee, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 24, 2023 Meeting
4. Consideration of Notice of Release of Liens and Agreement for School District of Osceola County, Florida Property
5. Consideration of Assignment & City of St. Cloud Interlocal Agreement and Petitioner's Agreement
6. Consideration of Underwriting Agreement & G-17 Disclosure Letter from FMSBonds, Inc.
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Requests #9 - #13
8. Other Business
9. Supervisor's Requests
10. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

*George S. Flint*

George S. Flint  
District Manager

Cc: Jere Earlywine, District Counsel  
Christina Baxter, District Engineer

Enclosures

# MINUTES

MINUTES OF MEETING  
BELLA TARA  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bella Tara Community Development District was held Tuesday, October 24, 2023 at 1:00 p.m. at the Hart Memorial Central Library, Room 120, 211 E. Dakin Avenue, Kissimmee, Florida.

Present and constituting a quorum were:

|                   |                     |
|-------------------|---------------------|
| Ernesto Mitsumasu | Chairman            |
| Craig Perry       | Vice Chairman       |
| Dean Perry        | Assistant Secretary |

Also present were:

|                                |                   |
|--------------------------------|-------------------|
| George Flint                   | District Manager  |
| Jere Earlywine <i>by phone</i> | District Counsel  |
| Christy Baxter <i>by phone</i> | District Engineer |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the August 22, 2023 Meeting**

Mr. Flint presented the minutes from the August 22, 2023 meeting. He asked if the Board had the opportunity to review the minutes. Mr. Craig Perry commented on Item D. Master Special Assessment Methodology of the minutes stating that it was not “a 24-month capitalized interest period.” In response to Mr. Craig Perry’s comment, Mr. Dean Perry explained that it was based on the estimate. He added that for purposes of the master report, they max up the number.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the minutes of the August 22, 2023 meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01 Designating Assistant Secretary and Assistant Treasurer of the District**

Mr. Flint stated that this resolution designates Rich Hans as an Assistant Secretary and Patti Powers as an Assistant Treasurer. He explained that they had previously adopted an officer resolution, but they didn't include Rich and Patti. Since the accounting was being done out of their office, this resolution allows them, for administrative efficiency, to be able to sign the checks and administer the bank account.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-01 Designating Rich Hans as an Assistant Secretary and Patti Powers as an Assistant Treasurer of the District, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02 Re-Designating District's Registered Agent and Office**

Mr. Flint stated that this resolution designates the registered agent and office with the change from Wrathell to GMS. This resolution names Mr. Flint as the registered agent and his office in Orlando as the registered office.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-02 Re-Designating District's Registered Agent and Office, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03 Designating the Primary Administrative Office and Principal Headquarters of the District**

Mr. Flint stated that this resolution was deferred from a prior meeting. He explained that this resolution designates the primary administrative office and the principal headquarters for purposes of having a location within Osceola County. The primary office is Mr. Flint's office at 219 East Livingston Street and the principal headquarters is in St. Cloud.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-03 Designating the Primary Administrative Office and Principal Headquarters of the District, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Earlywine had nothing to report.

**B. Engineer**

There being no comments, the next item followed.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Flint stated that there was a copy of the financials through September 30, 2023 included in the agenda package. There is no action required by the Board. Mr. Craig Perry asked about the Egis Insurance Advisors. He asked if Mr. Flint was familiar with them. Mr. Dean Perry responded that they do 90% of the insurance business in Florida for CDDs. Mr. Flint explained that they provide a general liability policy for the District and public officials. Mr. Craig Perry suggested that they get a copy of that because they have a primary as the developer. Mr. Flint agreed.

**ii. Ratification of Funding Request #8**

Mr. Flint stated that this was transmitted to the developer under the Developer Funding Agreement. He explained that this was to fund the insurance, which was for Fiscal Year 2024, and it started on October 1<sup>st</sup> through September 30<sup>th</sup>.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Funding Request #8, was ratified.

**iii. Ratification of Fiscal Year 2024 Meeting Schedule**

Mr. Flint presented the annual meeting schedule to the Board. He explained that this schedule had them meeting on the fourth Tuesday of each month at 1:00 p.m. in this location. Brief discussion ensued on the meeting schedule.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Fiscal Year 2024 Meeting Schedule, was ratified.

**EIGHTH ORDER OF BUSINESS                      Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS                      Supervisor's Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS                      Adjournment**

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the meeting adjourned. |
|-----------------------------------------------------------------------------------------------------|

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



# SECTION IV

This instrument was prepared by and upon recording should be returned to:

Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301

(This space reserved for Clerk)

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**BELLA TARA COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF RELEASE OF LIENS AND AGREEMENT**

**PLEASE TAKE NOTICE** that, for so long as the property (“**Property**”) described in **Exhibit A** is owned by the School District of Osceola County, Florida, a school board duly organized and existing under the laws of the State of Florida, and used for a governmental purpose, the Property shall not be subject to, and shall be:

1. Exempt from any and all assessments, liens and/or taxes levied or to be levied by the Bella Tara Community Development District (“**CDD**”), including but not limited to operation and maintenance special assessments and/or debt special assessments to be levied pursuant to applicable Florida law, including but not limited to Chapters 170, 190, and/or 197, Florida Statutes; and
2. Released from those certain debt special assessments levied pursuant to the CDD’s Resolutions 2023-25 and 2023-31.

Please contact the office of the District Manager at c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, 407-841-5524, for further information regarding this notice.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the foregoing Notice of Release of Liens and Agreement has been executed this \_\_ day of \_\_\_\_\_, 2024

**WITNESS**

**BELLA TARA COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair, Board of Supervisors

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as Chair of Bella Tara Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**EXHIBIT A**

# SECTION V

This instrument was prepared by:

Kutak Rock LLP  
107 W. College Ave.  
Tallahassee, Florida 32301

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**BELLA TARA COMMUNITY DEVELOPMENT DISTRICT  
ASSIGNMENT & CITY OF ST. CLOUD INTERLOCAL AGREEMENT AND PETITIONER'S AGREEMENT**

**THIS ASSIGNMENT & CITY OF ST. CLOUD INTERLOCAL AGREEMENT AND PETITIONER'S AGREEMENT ("City Agreement")** is entered into by and among:

**City of St. Cloud, Florida ("City")**, a political subdivision of the State of Florida;

**Bella Tara Community Development District ("CDD")**, a special purpose unit of local government established under Chapter 190, Florida Statutes; and

**Whaley Farms, LLC**, the owner of one hundred percent (100%) of the real property located within the CDD ("**Developer**").

**WHEREAS**, at the request of Developer, and effective January 11, 2023, Osceola County, Florida ("**County**") established the CDD pursuant to Ordinance 2023-09; and

**WHEREAS**, in connection with the establishment of the CDD, the County entered into two agreements:

*the Interlocal Agreement between Osceola County, Florida and the Bella Tara Community Development District regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices*, between the County and the CDD, and recorded at CFN#2023063363, Book 6408, Pages 2898 et seq. ("**Interlocal Agreement**"); and

*Petitioner's Agreement concerning the Bella Tara Community Development District*, between the County and the Developer ("**Petitioner's Agreement**," together with the Interlocal Agreement, the "**County Agreements**"); and

**WHEREAS**, subsequent to establishment of the CDD, the property within the boundaries of the CDD was annexed into the boundaries of the City; and

**WHEREAS**, now that the CDD is established, the CDD desires to accept an assignment of Developer's rights and obligations under the Petitioner's Agreement, and the City desires to have the same rights that the County had against the CDD under the County Agreements;

**WHEREAS**, all parties are in agreement with creating such rights and obligations;

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

follows:

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

**2. ASSIGNMENT & AGREEMENT; ADDRESSING OFFSITE ROADWAYS AND UTILITIES; ADDRESSING MAINTENANCE OF ON-SITE ROADWAYS.** The parties hereby agree that (i) the rights and obligations of the Developer under the Petitioner's Agreement are assigned to, and assumed by, the CDD; and (ii) the CDD hereby agrees to accept for the City's benefit all rights and obligations of the CDD and Developer under the County Agreements, the terms of which are incorporated herein, provided, however, that such terms shall be construed under this Agreement to be in favor of the City (instead of the County), and enforceable by the City against the CDD; and (iii) the City agrees that, consistent with the establishment ordinance and Agreements, and pursuant to Section 190.012(1)(g), F.S., the CDD may undertake the installation, construction, financing of offsite roadways and utilities (for transfer upon completion of the roadways to the County, and utilities to the City, subject to their respective approvals). Further, the CDD and Developer agree that the CDD (or an applicable homeowner's association) will operate, maintain, repair and replace all on-site roadways, and the City will not have any responsibility for the on-site roadways.

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

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

[SIGNATURES ON FOLLOWING PAGES]

[SIGNATURE PAGE TO AGREEMENT

**CITY OF ST. CLOUD**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: City Clerk  
Address: \_\_\_\_\_  
\_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: City Attorney  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as the City Clerk of St. Cloud, Florida, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_



[SIGNATURE PAGE TO AGREEMENT]

Witnessed:

**WHALEY FARMS, LLC**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of Whaley Farms, LLC, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or Typed  
as Commissioned)

[SIGNATURE PAGE TO AGREEMENT]

Witnessed:

**BELLA TARA COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of Bella Tara Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (13.5% of the population).

There are a number of reasons why the number of people aged 65 and over has increased. One of the main reasons is that people are living longer. The life expectancy at birth in the UK is now 78 years for men and 82 years for women (ONS 2002).

Another reason is that people are having children later in life. This means that there are more people aged 65 and over who have children who are still alive.

There are also a number of reasons why the number of people aged 65 and over is expected to increase in the future. One of the main reasons is that people are expected to live even longer.

Another reason is that people are expected to have children even later in life. This means that there will be even more people aged 65 and over who have children who are still alive.

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CFN 2023063363  
 Bk 6408 Pgs 2898-2905 (8 Pgs)  
 DATE: 05/17/2023 03:35:22 PM  
 KELVIN SOTO, ESQ., CLERK OF COURT  
 OSCEOLA COUNTY  
 RECORDING FEES \$0.00

Kutak Rock, LLP  
 107 West College Avenue  
 Tallahassee, Florida 32301

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**INTERLOCAL AGREEMENT BETWEEN OSCEOLA COUNTY, FLORIDA AND THE BELLA TARA  
 COMMUNITY DEVELOPMENT DISTRICT REGARDING THE EXERCISE OF POWERS AND  
 COOPERATION ON PROVIDING ADDITIONAL DISCLOSURE AND NOTICES**

**THIS INTERLOCAL AGREEMENT** (the "Interlocal Agreement"), dated as of \_\_\_\_\_, 2023, is entered into by and between Osceola County, Florida (the "County"), a political subdivision of the State of Florida and the Bella Tara Community Development District (the "District"), a community development district created pursuant to the provisions of Chapter 190, *Florida Statutes*, with its District Manager being Craig Wrathell, with offices located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**RECITAL:**

**WHEREAS**, Whaley Farms, LLC, a Florida limited liability company (the "Petitioner"), did file with the County on June 17, 2022, a petition (the "Petition") pursuant to the Act (as defined herein) to establish the Bella Tara Community Development District on real property located in Osceola County, Florida, as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); and

**WHEREAS**, upon review of the Petition and supporting testimony, evidence and documentation, including but not limited to surveys, plans and specifications and financial data, the Board of County Commissioners of Osceola County (the "County Board"), on January 9, 2023, granted the Petition; and

**WHEREAS**, on January 11, 2023 concurrent with or subsequent to the action of the County Board granting the Petition, the County Board enacted Ordinance No. 2023-09 (the "Ordinance") establishing the Bella Tara Community Development District (the "District"); and

**WHEREAS**, the District consists of that real property wholly within the boundaries described in the Ordinance; and

**WHEREAS**, the District is an independent special district and a local unit of special-purpose government which is created pursuant to the Act, and is limited to the performance of those specialized functions authorized by the Act and the Ordinance; and

**WHEREAS**, the governing body of the District is created, organized, constituted and authorized to function specifically as prescribed in the Act and the Ordinance for the delivery of urban community development services; and

**WHEREAS**, pursuant to the Act, the District is presently authorized to construct, acquire, and maintain infrastructure improvements and services set forth in Section 190.012(1), *Florida Statutes*, for which the District may impose, levy and collect non-ad valorem special assessments on land within the boundaries of lie District; and

**WHEREAS**, in accordance with the Act, the County has expressed in the Ordinance its consent to the District Board (as defined herein) having the additional powers to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities described and authorized by Sections 190.011, 190.012(1), 190.012(2)(a), 190.012(2)(d) and 190.012(2)(f), *Florida Statutes*, for which the District may impose, levy and collect non-ad valorem special assessments on land within the boundaries of the District; and

**WHEREAS**, the Petitioner has previously indicated its intent to present to the District Board, after its establishment, a proposed Interlocal Agreement between the County and the District to further define the responsibility of the District to (i) provide for certain enhanced disclosure regarding the establishment of the District and the existence of liens and special assessments on lands contained within the District's boundaries, (ii) provide that annual notice be given by the District to all landowners within the District regarding the date, time and place of the scheduled monthly meetings of the Board of Supervisors for its ensuing fiscal year and (iii) provide that annual notice be given by the District to all landowners within the District regarding the date, time and place of its budget hearing; and

**WHEREAS**, Petitioner has presented this Interlocal Agreement to the District Board (as defined herein) for approval; and

**WHEREAS**, it is in the mutual interest of the County and the District to establish intergovernmental relations that encourage, promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services within the boundaries of the District; and

**WHEREAS**, Chapter 163, *Florida Statutes*, known as the "Florida Interlocal Cooperation Act of 1969" (hereinafter, the "Cooperation Act"), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities, and

**WHEREAS**, the County and the District find this Interlocal Agreement to be necessary, proper and convenient to the exercise of their powers, duties and purposes authorized by law; and

**WHEREAS**, the County and the District desire to exercise jointly their common powers and authority concerning the cost-effective financing of the acquisition and construction of the infrastructure, public improvements and community facilities; the avoidance of inefficiencies caused by the unnecessary duplication of services and facilities; and the clarification of responsibilities, obligations, duties, powers, and liabilities of each of the governmental bodies.

**NOW, THEREFORE**, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County and the District agree as follows:

#### **ARTICLE I – INTRODUCTION**

**Section 1.01. Authority.** This Interlocal Agreement is entered into pursuant to the authority set forth in the Cooperation Act and the Act, and other applicable provisions of law.

**Section 1.02. Recitals and Exhibits.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Interlocal Agreement. All exhibits identified herein are hereby incorporated by reference to the same extent as if fully set forth herein.

**Section 1.03. Authority to Contract.** The execution of this Interlocal Agreement has been duly authorized by the appropriate body or official(s) of the County and the District, each party has complied with all applicable requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**Section 1.04. Definitions.** The following terms when used in capitalized form herein shall have the respective meaning indicated below unless the context shall clearly indicate otherwise:

***"District Board"*** means the initial Board of Supervisors and all subsequent forms of the Board of Supervisors for the District.

***"Capital Assessments"*** means an apportioned charge levied by the District against a Parcel to satisfy the costs and expenses of the infrastructure improvements, which shall constitute a special assessment lien on the Parcel. This assessment is intended to refer to the Benefit Special Assessments and Special Assessments, as set forth and described in Section 190.021(2) and 190.022, *Florida Statutes*, respectively.

***"Act"*** means the "Uniform Community Development District Act of 1980" codified in Chapter 190, *Florida Statutes*, as amended from time to time.

***"Parcel"*** means a portion of the Property such as a lot, parcel, tract or any other quantity of land capable of being separately conveyed and having a separate folio number assigned by the Tax Collector for Osceola County.

## ARTICLE II - DISTRICT POWERS

### **Section 2.01. Exercise of Powers.**

**A. Powers.** The District has and shall retain all powers, rights, obligations and responsibilities granted or imposed by the Act, as amended from time to time, including but not limited to, all general powers and special powers set forth in Sections 190.011, 190.012(1), 190.102(2)(a), 190.012(2)(d) and 190.012(2)(f), *Florida Statutes*.

**B. Acknowledgment of Powers.** The District hereby acknowledges that its additional powers under the Ordinance do not include those set forth in Sections 190.012(2)(b), 190.012(2)(c) and 190.012(2)(e), *Florida Statutes*, and the District agrees that it will not provide such improvements or services, nor collect assessments therefor without the prior approval and amendment to the Ordinance by the County Board.

## ARTICLE III - ENHANCED DISCLOSURE AND NOTICE

**Section 3.01. Enhanced Disclosure of District and Assessments.** In addition to the statutory requirements for disclosure set forth in Sections 190.008, 190.009, 190.048 and 190.0485, *Florida Statutes*, the District Board hereby agrees to have executed and filed in the Official Records of Osceola County a "Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments" and a "Notice of Lien," (or similar notices) at the time any Capital Assessments are placed on Parcels within the District. Such notices are intended to inform potential future landowners of land within the boundaries of the District of both the establishment of the District and the existence of liens and special assessments on lands contained within the District, which liens run with the land.

This notice supplements the following notices that will also be placed in the public records of the County on all property within the District:

Notice of Establishment of the District

Notice of Public Financing

This Interlocal Agreement

**Section 3.02. Notice of District Meeting Schedule.** In addition to the statutory notice requirement set forth in Section 190.008(2)(a), *Florida Statutes*, the District hereby agrees to publish in a newspaper that meets the requirements of the Act once a year a notice of District's adopted schedule of meetings of its Board of Supervisors for the ensuing fiscal year ("District Meeting Schedule"), which notice shall designate the date, time and place of each of the scheduled meetings. The described District Meeting Schedule will also be provided to the Osceola County Manager by mail to the County Administration Building, 1 Courthouse Square, Suite 4700, Kissimmee, Florida 34741 or such other address as directed in writing by the County Manager. The District Meeting Schedule shall also be posted online on the District's website as required by State Statutes.

**ARTICLE IV  
MISCELLANEOUS PROVISIONS**

**Section 4.01. Notices.** Any notices required or allowed to be delivered shall be in writing and be deemed to be delivered when: (i) hand delivered to the official hereinafter designated, or (ii) upon receipt of such notice when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to a party at the address set forth opposite the party's name below, or at such other address as the party or parties shall have been specified by written notice to the other party delivered in accordance herewith. The County shall notify the District that the County intends to elect to designate an individual within County staff (the "CDD Coordinator") as the recipient of all notices to be transmitted to the County as described in Article III herein. The District may deliver such notices to the CDD Coordinator by electronic mail ("email"), hand delivery, certified mail, facsimile, or any other mutually acceptable method of delivery.

|                     |                                           |
|---------------------|-------------------------------------------|
| If to the County:   | County Attorney                           |
| If to the District: | County Administration Building            |
| With Copy to:       | 1 Courthouse Square, Suite                |
|                     | 4200 Kissimmee, Florida 34741             |
|                     | Bella Tara Community Development District |
|                     | c/o Wrathell, Hunt & Associates           |
|                     | 2300 Glades Road, Suite 410W              |
|                     | Boca Raton, Florida 33431                 |
|                     | Jere Earlywine, District Counsel          |
|                     | 107 College Avenue                        |
|                     | Tallahassee, Florida 32301                |

**Section 4.02. Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the County, the District, and their respective successors and assigns.

**Section 4.03. Filing and Recording.** The County Board and the District Board hereby authorize and direct, after execution of this Interlocal Agreement by the duly qualified and authorized officers of each of the parties hereto, that this Interlocal Agreement be filed with the Clerk of the Circuit Court of Osceola County, Florida, in accordance with the requirements of Section 163.01(11), *Florida Statutes*. The County shall record this Agreement in the Public Records of Osceola County, at the County's expense.

**Section 4.04. Applicable Law and Venue.** This Interlocal Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. In any action, in equity or law, with respect to the enforcement or interpretation of this Interlocal Agreement, venue shall be solely in Osceola County, Florida.



**Section 4.05. Entire Agreement.** This instrument and its exhibits constitute the entire agreement between the parties and supersede all previous discussions, understandings and agreement between the parties relating to the subject matter of this Interlocal Agreement. Amendments to and waivers of the provisions herein shall be made by the parties in writing by formal amendment, except changes in Chapter 189, 190 or any other Florida Law shall automatically amend this agreement.

**Section 4.06. Continued Effect; Remedies.** Notwithstanding anything herein to the contrary, no provision of this Interlocal Agreement shall be construed to affect, alter, or otherwise impair the District's power to impose, levy and collect Capital Assessments or assessments for operation and maintenance purposes and the failure of the District to comply with or provide the enhanced disclosure or notices as described herein shall not in any manner render the Capital Assessments, the operation and maintenance assessments, or any of the proceedings related thereto ineffective; provided, however, that the District must comply with the additional notice requirement set forth in Section 3.02 hereof for its annual budget hearing to be considered effective. The County's sole remedy for the District's failure to perform in accordance with the terms of this Interlocal Agreement shall be an action for mandamus or specific performance, as applicable, by court order, to cause the District to comply with its obligations hereunder.

**Section 4.07. Effective Date.** This Interlocal Agreement shall become effective after its execution by the authorized representatives of both parties and upon the date of its filing with the Clerk of the Circuit Court of Osceola County, Florida. This Agreement shall also be recorded in the public records of the County to become a part of the title history of properties in the District.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

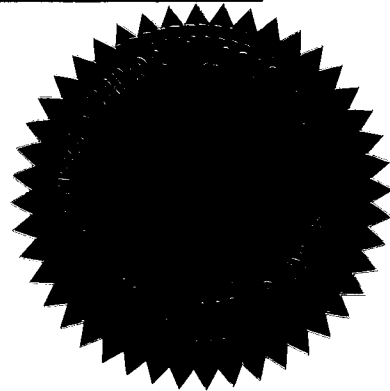
IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on this date and year first above written.

Board of County Commissioners  
of Osceola County, Florida

By: [Signature]  
Name: Cheryl C. Grieb  
Title: Vice-Chairwoman

ATTEST:

[Signature]  
Name: Alexis Espinoza  
Title: Clerk of the Board  
Interlocal Agreement



STATE OF FLORIDA  
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of May, 2023, by Cheryl C. Grieb, as Vice-Chairwoman of Osceola County, on its behalf. She  is personally known to me or  produced \_\_\_\_\_ as identification.



Julie Rizzo  
Notary Public  
State of Florida  
Comm# HH150277  
Expires 7/10/2025

[Signature]  
Notary Public, State of Florida

SIGNATURE PAGE TO INTERLOCAL AGREEMENT

BELLA TARA COMMUNITY  
DEVELOPMENT DISTRICT

By: [Signature]  
Name: Ernest Mitsumasu  
Title: Chair

ATTEST:

[Signature]  
Name: Craig Wrathell  
Title: Secretary

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30<sup>th</sup> day of March, 2023, by Craig Wrathell, as Secretary of Bella Tara Community Devlopment District on its behalf. He  is personally known to me or  produced \_\_\_\_\_ as identification.



DAPHNE GILLYARD  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG327647  
Expires 8/20/2023

[Signature]  
Notary Public, State of Florida

the 1990s, the number of people who have been employed in the public sector has increased in all countries. The increase in public sector employment has been particularly rapid in the United Kingdom, where the public sector has grown from 10.5% of the total labour force in 1970 to 17.5% in 1995 (see Figure 1).

There are a number of reasons for the increase in public sector employment. One reason is that the public sector has become a more important part of the economy. In many countries, the public sector has become a major employer, particularly in the service sector. Another reason is that the public sector has become a more attractive place to work. This is due to a number of factors, including the fact that the public sector is often seen as a more stable and secure place to work than the private sector.

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This instrument prepared by and return to:

KE LAW GROUP, PLLC  
P.O. Box 6386  
Tallahassee, Florida 32314

**PETITIONER’S AGREEMENT CONCERNING THE BELLA TARA  
COMMUNITY DEVELOPMENT DISTRICT**

**THIS PETITIONER’S AGREEMENT (“Agreement”)** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between **Osceola County**, a political subdivision of the State of Florida (the **“County”**) and **Whaley Farms, LLC**, a Florida limited liability company (the **“Petitioner”** and **“Landowner”**).

**RECITALS**

**WHEREAS**, the Petitioner has filed a petition pursuant to Chapter 190, *Florida Statutes* (2020), with the County to establish a community development district (the **“Petition”**) to be known as Bella Tara Community Development District (the **“District”**) in order to finance certain community development services and facilities; and

**WHEREAS**, Whaley Farms, LLC, is the owner of one hundred percent (100%) of the real property located within Osceola County, Florida, to be included in the District (the **“Property”**); and

**WHEREAS**, the Property is governed by that certain approved Concept Plan (CP) CP21-00007, approved by the County Development Review Committee on October 20, 2021; and

**WHEREAS**, the Property is further governed by that certain approved Preliminary Subdivision Plan (PSP) PS21-00027, by the Board of County Commissioners on November 15, 2021; and

**WHEREAS**, the County seeks evidence to provide for a legislative determination called for in section 190.005(e)(4), *Florida Statutes*, that the District is the best alternative for delivering community development services and facilities to the area that will be served by the District through an acknowledgment of Petitioner’s commitment to provide the District with enhanced infrastructure that exceeds the County’s Land Development Code; and

**WHEREAS**, the Petitioner plans to construct and maintain certain facilities at a higher standard than the County’s minimum standards within the Property, which will include: (1) entry feature, recreation centers and hardscape element enhancements; (2) on and offsite roads that includes bike lanes, parallel parking, enhanced median, open space and parkway landscaping; (3) linear parks, trail system, and open spaces; (4) stormwater management lakes and ponds; and

(5) master utilities including water, wastewater and reuse (together, the “**Bella Tara Enhancements**”); and

**WHEREAS**, the Petitioner is in the process of applying for permits relating to stormwater infrastructure which is anticipated to be owned and maintained by the District upon completion of construction, for ongoing governmental operation and maintenance, including South Florida Water Management District (the “**SFWMD**”); and

**WHEREAS**, the Petitioner will design, permit, and construct the enhancements by the Bella Tara Community Development District (the “**District**”) pursuant to the terms and conditions further provided for herein; and

**WHEREAS**, the County has determined that the Bella Tara Enhancements will provide community development services and facilities that serve a proper public benefit; is consistent with and will further the goals, objectives, and policies of the Osceola County Comprehensive Plan; and is consistent with the County's Land Development Code; and

**WHEREAS**, upon its creation, the initial Board of Supervisors for the District (the “**Board**”) shall consider an interlocal agreement between itself and the County (the “**Interlocal Agreement**”), the form of which is attached as “**Exhibit B**” hereto; and

**WHEREAS**, the County agrees on the terms of an agreement for use as the Interlocal Agreement, which the Petitioner agrees to recommend the Board's approval of and to facilitate the Board's consideration of; and

**WHEREAS**, in accordance with the Florida Local Government Development Agreement Act, section 163.3220, *Florida Statutes*, et. seq. (the “**Act**”), the County is authorized to enter into this Agreement; and

**WHEREAS**, the parties have entered into and concluded negotiations for this Agreement in order to set forth the rights and obligations of the parties with respect to the future development of the Property, which negotiations have resulted in this Agreement; and

**WHEREAS**, the Petitioner and Landowner have approved this Agreement and have authorized and directed certain individuals to execute this Agreement on behalf of each respective entity; and

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

**SECTION 1. RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.

**SECTION 2. EXISTING AND APPROVED LAND USES.** The Property, which is currently under development, may be developed with those land uses, densities, and intensities authorized by the Bella Tara Enhancements, as may be amended by the parties from time to time. The County agrees that the development of the Property may occur over time and in phases. Nothing in this Agreement requires the Petitioner to develop the Property.

**SECTION 3. ACKNOWLEDGEMENT OF BELLA TARA ENHANCEMENTS.** The Petitioner hereby acknowledges that the following Bella Tara Enhancements, i.e., elements of enhanced infrastructure intended to be delivered by Petitioner to the residents of the development, will exceed the County's design standards or otherwise deliver infrastructure or services that would not otherwise be provided by the County:

- A. **On and Offsite Roads with Entry Enhancements:** To the extent permitted by Code, and other local development approvals, and if feasible based on availability of water and other resources, the District will include roundabouts. the District will implement a Florida friendly landscape palette as well as utilize a minimum 30% native materials that do not require excessive irrigation to landscape medians, and roundabouts as applicable. In addition, the District will limit and/or replace irrigated turf in roadway medians and roundabouts with appropriate landscape materials to reduce irrigation demand. Plantings within the roadway and common areas will be irrigated by means of reclaiming on-site stormwater runoff through pump stations at stormwater ponds. Best practices will be used in irrigation system design components such as micro irrigation, weather based irrigation control, rain sensor/shutoff, high efficiency nozzles, etc. The District will be responsible for maintaining the landscaping improvements.

Should a school be constructed, the District shall be responsible for the construction of local roads that provide access to the facility. Additionally, the District shall ensure safe and direct pedestrian access via on and off street pedestrian paths.

- B. **Parks and Trails/Amenities:** The District's project will include community wide walking trails winding throughout the parks, boulevards and connecting the trail heads, clubhouse, and other recreational areas. The District will also provide passive recreational open space parks with a stormwater lake system with enhanced vegetation intended to both filter pollutants and nutrients from the roadway runoff and development areas, while creating an aesthetically pleasing element for both residents and the public. Landscaping within the lake system will utilize native vegetation to improve water quality and promote local wildlife habitats. The proposed lake system is an integral part of a concept to advance developments to an eco-lifestyle living. The concept of the lake system is to create a treatment train that provides treatment of runoff. The District system will help improve water quality prior

to discharging to tributaries that outfall into the lake basins. Additionally, and subject to obtaining all required development approvals, a trail head will be provided at Lake Toho, which will be open to the public and provide lake access for the general public. Should a school be constructed, a trail head shall be provided for the general public access with associated on-street parking to service that location. The District will commit to providing the required canopy trees along all pedestrian trails and walkways within common open spaces in a minimum quantity equaling 1 per 30 linear feet of walkway (130% of LDC requirement). In addition, the District will include a use of native and/or Florida friendly shrub material where feasible along pedestrian trails to promote and encourage local wildlife. The parks and open recreation spaces are to be owned and maintained by the District.

- C. **Landscape Enhancements:** The District will implement a Florida friendly landscape palette and utilize a minimum 30% native materials that do not require excessive irrigation within all Public/Park/Civic areas. Where feasible, the District will limit the amount of irrigated turf to reduce irrigation demand. A minimum of one hundred (100) long-leaf pine (*Pinus palustris*) and/or Bald Cypress (*Taxodium Distichum*) will be planted along the lake trail and approved local-scale, wildlife corridor, as shown in the Corridor Map of the HCMP. In addition to providing the required minimum 60 caliper inches per acre canopy tree requirement, the project will, where feasible, preserve and incorporate existing live oaks into the primary amenity parcel landscape enhancements. The District will provide all sign content and technical assistance needed to provide for the protection of species and safety of residents. The District will fund the maintenance, preservation, and improvement of wetlands, lakes, wildlife linkages and corridors; as well as the monitoring and biennial reporting of the HCMP and provide accurate and timely monitoring and reporting per HCMP requirements to meet protection and management goals for all areas including unregulated activities. The District will incorporate best design practices when implementing the trail system to facilitate both pedestrians and cyclists within the development by providing a minimum 10' wide trail width, incorporating both bench seating and bike racks along the trail and at amenity destinations, where feasible. The District will be responsible for maintaining these improvements.

**SECTION 4. INTERLOCAL AGREEMENT.** The County and the Petitioner acknowledge the proposed Interlocal Agreement, attached as **Exhibit "B"**, together with the Petitioner's Agreement, adequately address the County's concerns regarding notice. The Petitioner shall recommend to the Board at its first regularly scheduled meeting that the Interlocal Agreement be adopted in its current form. If the Interlocal Agreement is returned to the County executed in substantially its current form, the County Board of County Commissioners Chairman is authorized and agrees to execute the Interlocal Agreement.

**SECTION 5. GOVERNING LAW; VENUE.** This Agreement, and all extensions, renewals, amendments, supplements, and modifications thereto, and all questions relating to the validity, interpretation, performance, or enforcement thereof shall be governed by and construed in



accordance with the laws of the State of Florida. Except for a suit in Federal court, venue for all suits to enforce this Agreement shall be in Osceola County, Florida. All legal disputes, proceedings, or actions arising out of or in connection with this Agreement shall be brought in the Circuit Courts of Osceola County, Florida, or, if appropriate, the United States District Court for the Middle District of Florida, Orlando Division. Each of the parties hereto warrants and represents that this Agreement is valid, binding, and enforceable against and in accordance with the terms and conditions of Florida law.

**SECTION 6. NOTICES.** All notices which are required or permitted under this Agreement shall be given to the parties by certified mail, return receipt requested, hand delivery, or express courier and shall be effective upon receipt when delivered to the parties at the addresses set forth below (or such other addresses as provided by the parties by written notice delivered in accordance with this paragraph):

**If to Petitioner:** Craig Perry  
Whaley Farms, LLC  
c/o Centerline Capital Advisors, LLC  
15481 SW 12<sup>th</sup> Street, Suite 309  
Sunrise, FL 33326

**With a copy to:** Jere Earlywine, Esq.  
Petitioner's Counsel  
KE Law Group, PLLC  
P.O. Box 6386  
Tallahassee, Florida 32314

**If to County:** Don Fisher  
County Manager Osceola County  
1 Courthouse Square, Suite 1100  
Kissimmee, Florida 34741

Frank Townsend  
County Attorney Osceola County  
1 Courthouse Square, Suite 4200  
Kissimmee, Florida 34741

**SECTION 7. DISCLAIMER OF JOINT VENTURE.** The Petitioner, the Landowner and the County represent that by the execution of this Agreement, it is not the intent of the parties that this Agreement be construed or deemed to represent a joint venture or common undertaking between the County, the Petitioner and the Landowner, or between either and any third party. While engaged in carrying out and complying with the terms of this Agreement, the Petitioner and the Landowner are independent principals and not contractors or agents for or officers or employees of the County. The Petitioner and the Landowner shall not at any time or in any manner represent that it or any of its agents or employees are employees of the County.

**SECTION 8. ASSIGNABILITY.** The parties hereto acknowledge and agree that the Petitioner shall have the right to assign its rights and obligations under this Agreement to any successors in title to all or any part of the Property and shall provide written notice to the County of any assignment. Upon such assignment by the Petitioner, the Petitioner shall thereupon be released and discharged from any and all obligations arising under this Agreement.

**SECTION 9. AMENDMENTS.** No amendment, modification or other changes to this Agreement shall be binding upon the parties, unless in writing and executed by all the parties.

**SECTION 10. SUCCESSORS AND ASSIGNS BOUND.** The rights and obligations contained in this Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto, including any successor in title to each Petitioner to all or any part of the Properties.

**SECTION 11. EFFECTIVE DATE.** This Agreement shall become effective upon the date the last of the parties execute this Agreement (the “**Effective Date**”).

**SECTION 12. COUNTERPARTS.** This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts together constitute duplicates of the one and same instrument.

**SECTION 13. RECORDING.** The County shall record this Agreement in the Public Records of Osceola County, at the County's expense, and once the County has determined that no timely appeals or legal challenges have been filed against this Agreement or that would affect the District's establishment or legal status.

**SECTION 14. SEVERABILITY.** All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

**SECTION 15. APPROVALS AND COVENANT OF COOPERATION.** The parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement. Whenever any review or approval is required by any party, such party agrees that such review or approval will be promptly conducted and concluded in good faith. Moreover, each party agrees that it will act reasonably in exercising its review and approval functions hereunder and no approval shall be unreasonably delayed or withheld.

**SECTION 16. FURTHER ASSURANCES.** The parties hereto agree to execute any and all further instruments and documents and to take all such actions as may be reasonably required to carry out the terms of this Agreement and the transactions contemplated herein.

**SECTION 17. HEADINGS.** The headings inserted at the beginning of each paragraph are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph.

**SECTION 18. TIME.** Time is of the essence of this Agreement. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day.

**SECTION 19. ENTIRE AGREEMENT.** This Agreement contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the parties hereto unless such amendment is in writing and executed by the parties hereto.

**SECTION 20. TERM.** This Agreement shall remain in effect for twenty (20) years following the Effective Date. The term may be extended by mutual consent of the parties, or their respective successors and/or assigns, subject to public hearings being held in accordance with the Act.

**SECTION 21. EFFECT OF AGREEMENT.** As provided by the Act, the development of the Property shall not be subject to any County laws and policies governing the development of the Property adopted after the Effective Date, except as provided for by Section 163.3233(2), Florida Statutes, or as otherwise agreed to by the parties. The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Petitioner of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

**SECTION 22. TERMINATION.** If the Board does not approve the Petition, or if the District is terminated, Petitioner may terminate this Agreement by providing notice as specified in Section 7 of this Agreement. In the event of termination, the parties shall have no further rights or obligations under this Agreement, and either party may record a Notice of Termination in the public records.

**IN WITNESS WHEREOF**, the parties hereto have, by their duly authorized representatives, executed this Agreement on the dates set forth below.

**BOARD OF COUNTY COMMISSIONERS  
OF OSCEOLA COUNTY, FLORIDA**

By:

\_\_\_\_\_  
Chair/Vice-Chair

ATTEST:  
OSCEOLA COUNTY CLERK OF THE BOARD

By: \_\_\_\_\_  
Clerk/Deputy Clerk of the Board  
As authorized for execution at the Board of  
County Commissioners meeting of:

\_\_\_\_\_

[CONTINUED ON FOLLOWING PAGE]

Witnessed:

WHALEY FARMS, LLC  
PETITIONER

[Signature]  
Print Name: Brian Perry

[Signature]  
Print Name: Katherine Asencio

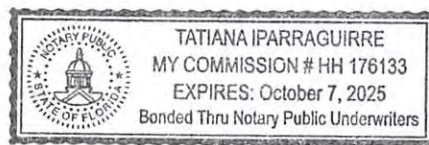
By: [Signature]  
Name: CRAIG PERRY  
Title: MANAGER

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of December, 2022, by CRAIG PERRY, as MANAGER of WHALEY FARMS, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

Name: TATIANA IPARRAGUIRRE  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)



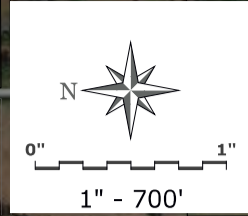
**EXHIBIT "A"**

*Depiction of Enhanced Entry Features*



# Bellatara

## Preliminary Subdivision Plan



Enhanced landscape entry feature with hardscape entry walls

Green Space

Enhanced landscape entry feature and hardscape elements

Park, Open Space

Walking trails through park

Active Community Recreation Center

Trail head, Passive recreation area

Park, Open Space

|                                        |               |
|----------------------------------------|---------------|
| MFR 22' x 100' (Rear Loaded Attached)  | 548du         |
| B2R 34' x 100' (Rear Loaded Detached)  | 188du         |
| SFR 34' x 100' (Rear Loaded Detached)  | 444du         |
| SFR 50' x 115' (Front Loaded Detached) | 533du         |
| Apartment Site                         | 300du         |
| Neighborhood Center                    | Total 2,013du |
| Open Space District                    |               |
| Preserved Wetlands                     |               |
| Stormwater Ponds                       |               |
| Off Street Pedestrian Path             |               |
| On Street Multi-Purpose Trail          |               |

Note:  
Developer reserves right to resize lot sizes on SDP consistent with LDC.



**EXHIBIT "B"**

*Form of Interlocal Agreement*



# SECTION VI

**fmsbonds**  
**Municipal Bond Specialists**

20660 W. Dixie Highway  
North Miami Beach, FL 33180

January 9, 2024

Bella Tara Community Development District  
c/o Governmental Management Services, LLC  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: Mr. George Flint

Re: Agreement for Underwriter Services & Rule G-17 Disclosure

Dear Mr. Flint:

Thank you for the opportunity to work with the Bella Tara Community Development District (the "Issuer") regarding the underwriting of the Issuer's Special Assessment Bonds, Series 2024 and future series of bonds (the "Bonds"). The Issuer and FMSbonds, Inc. ("FMS"), solely in its capacity as underwriter, agree to the proposed terms set forth herein in Attachment I. By executing this letter both parties agree to the terms set forth herein.

FMS's role is limited to act as Underwriter within the Scope of Services set forth herein as Attachment I, and not as a financial advisor or municipal advisor. Any information that FMS has previously provided was solely for discussion purposes in anticipation of being retained as your underwriter. Attachment II, attached hereto, contains the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)<sup>1</sup> (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

We look forward to working with you.

Yours truly,

**FMSbonds, Inc.**

By:   
Name: Jon Kessler  
Title: Executive Director

Agreed to and accepted as of the date first written above:

**BELLA TARA COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

<sup>1</sup> Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

## ATTACHMENT I

**Section 1** **Scope of Services of FMS:** FMS proposes that its duties as Underwriter shall be limited to the following:

1. To provide advice to the Issuer on the structure, timing and terms of the Bonds;
2. To coordinate the financing process;
3. To conduct due diligence;
4. To assist in the preparation of an offering memorandum;
5. To review the assessment methodology and Bond documents;
6. To market and offer Bonds to investors.

**Section 2** **Terms and Conditions:**

1. Underwriter Fee ("Underwriting Fee"). FMS shall act as sole lead underwriter. The Underwriting Fee to FMS for acting as Underwriter shall be 2% of the par amount of any Bonds issued. The Underwriting Fee shall be due and payable only upon the closing of the Bonds. The Underwriting Fee may be modified pursuant to a bond delegation or award resolution approved by the Board and consented to by the Underwriter.
2. Price and Interest Rates: The offering price and interest rates are expected to be based on recent comparable transactions in the market, if any. FMS and the Issuer will jointly determine the offering price and interest rates immediately prior to the start of the order period, based on market conditions then prevailing.
3. Bond Purchase Agreement. The obligations of the Underwriter and those of the Issuer would be subject to the satisfactory completion of due diligence and to the customary representations, warranties, covenants, conditions, including provisions respecting its termination contained in the form of a bond purchase agreement FMS will prepare and as generally used in connection with the offering of Bonds for this type of transaction.
4. Costs of Issuance. The Issuer shall be responsible for the payment of all expenses relating to the offering, including but not limited to, attorney fees, consultant fees, costs associated with preparing offering documents, if any, the purchase agreement, regulatory fees and filing fees and expenses for qualification under blue sky laws designated by FMS and approved by the Issuer.
5. Assumptions. The proposed terms and statements of intention set forth in this attachment are based on information currently available to FMS about the Issuer and the market for special assessment bonds similar to the Bonds and the assumptions that:

- a) the financial condition and history of the project shall be substantially as understood, and the financial information for the relevant and appropriate period ended to be included in the final offering memorandum will not vary materially from those set forth in the material furnished to FMS;
  - b) no adverse developments shall occur which materially and adversely affect the underlying security and financial condition of the Issuer and the primary landowner and developer;
  - c) the offering memorandum will comply with all applicable laws and regulations;
  - d) there will not be any unanticipated substantial delays on the part of the Issuer in completing the transaction; and
  - e) all conditions of the Underwriter to purchase Bonds will be included in the bond purchase agreement and conditions shall be satisfied or waived, in the sole discretion of the Underwriter.
6. Information. The Issuer agrees to reasonably and actively assist FMS in achieving an underwriting that is satisfactory to FMS and the Issuer. To assist FMS in the underwriting the Issuer will (a) provide and cause the Issuer's staff and its professionals to provide FMS upon request with all information reasonably deemed necessary by FMS to complete the underwritings, included but not limited to, information and evaluations prepared by the Issuer and its advisors and the primary landowner and developer; and (b) otherwise assist FMS in its underwriting efforts.
7. Term of Engagement. The term of our engagement shall commence as of the date the covering letter is executed by the Issuer and continue in full force and effect unless terminated by either party. In event of termination by the Issuer without cause, FMS shall be entitled to recover its reasonable out of pocket expenses incurred up to the date of termination.
8. No Commitment. Notwithstanding the foregoing, nothing herein shall constitute an agreement to provide a firm commitment, underwriting or placement or arrangement of any securities by FMS or its affiliates. Any such commitment, placement or arrangement shall only be made a part of an underwriting agreement or purchase agreement at the time of the sale of the Bonds.

The engagement contemplated hereby is solely for the benefit of the Issuer and FMS and their respective successors, assigns and representatives and no other person or entity shall acquire or have any right under or by virtue hereof.

This engagement contains the entire understanding of the parties relating to the transactions contemplated hereby and supersedes all prior agreements, understandings and negotiations with respect thereto.

9. No Financial Advisor. FMS's role is limited to that of an Underwriter and not a financial advisor or municipal advisor.

## ATTACHMENT II

**MSRB Rule G-17 Disclosure** --- The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the “Underwriter”) and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the ‘Bonds’). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.
- The Underwriter’s primary role is to purchase the Bonds in an arm’s-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter’s compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.



Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

# SECTION VII

# SECTION C



# SECTION 1

***Bella Tara***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 29, 2024***



# Table of Contents

1 Balance Sheet

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2 General Fund

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**Bella Tara**  
**Community Development District**  
**Combined Balance Sheet**  
**February 29, 2024**

|                                             | <i>General<br/>Fund</i> | <i>Capital Projects<br/>Fund</i> | <i>Totals<br/>Governmental Funds</i> |
|---------------------------------------------|-------------------------|----------------------------------|--------------------------------------|
| <b>Assets:</b>                              |                         |                                  |                                      |
| <b>Cash</b>                                 |                         |                                  |                                      |
| Operating Account                           | \$ 4,530                | \$ -                             | \$ 4,530                             |
| Due from Landowner                          | 10,949                  | -                                | 10,949                               |
| Due from Capital Projects Fund              | 4,131                   | -                                | 4,131                                |
| <b>Total Assets</b>                         | <b>\$ 19,610</b>        | <b>\$ -</b>                      | <b>\$ 19,610</b>                     |
| <b>Liabilities:</b>                         |                         |                                  |                                      |
| Accounts Payable                            | \$ 10,949               | \$ 4,131                         | \$ 15,080                            |
| Due to Landowner                            | -                       | -                                | -                                    |
| <b>Total Liabilities</b>                    | <b>\$ 10,949</b>        | <b>\$ 4,131</b>                  | <b>\$ 15,080</b>                     |
| <b>Fund Balance:</b>                        |                         |                                  |                                      |
| Restricted for:                             |                         |                                  |                                      |
| Capital Projects                            | \$ -                    | \$ (4,131)                       | \$ (4,131)                           |
| Unassigned                                  | 8,661                   | -                                | 8,661                                |
| <b>Total Fund Balances</b>                  | <b>\$ 8,661</b>         | <b>\$ (4,131)</b>                | <b>\$ 4,530</b>                      |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 19,610</b>        | <b>\$ -</b>                      | <b>\$ 19,610</b>                     |

# Bella Tara

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 02/29/24 | Actual<br>Thru 02/29/24 | Variance          |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|-------------------|
| <b>Revenues</b>                                          |                   |                                  |                         |                   |
| Special Assessments - Tax Roll                           | \$ -              | \$ -                             | \$ -                    | \$ -              |
| Interest Income                                          | -                 | -                                | -                       | -                 |
| Developer Contribution                                   | \$ 97,970         | \$ 40,821                        | \$ 31,181               | \$ (9,639)        |
| <b>Total Revenues</b>                                    | <b>\$ 97,970</b>  | <b>\$ 40,821</b>                 | <b>\$ 31,181</b>        | <b>\$ (9,639)</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                   |
| <b>General &amp; Administrative:</b>                     |                   |                                  |                         |                   |
| Engineering                                              | \$ 2,000          | \$ 833                           | \$ -                    | \$ 833            |
| Attorney                                                 | 25,000            | 10,417                           | 1,788                   | 8,628             |
| Annual Audit                                             | 5,500             | -                                | -                       | -                 |
| Arbitrage Rebate                                         | 500               | -                                | -                       | -                 |
| Dissemination Agent                                      | 1,000             | -                                | -                       | -                 |
| Trustee Fees                                             | 5,500             | -                                | -                       | -                 |
| Management Fees                                          | 48,000            | 20,000                           | 15,625                  | 4,375             |
| Information Technology                                   | -                 | -                                | 750                     | (750)             |
| Website Maintenance                                      | 915               | 381                              | 500                     | (119)             |
| Website Development                                      | -                 | -                                | 1,750                   | (1,750)           |
| Telephone                                                | 200               | 83                               | -                       | 83                |
| Postage & Delivery                                       | 500               | 208                              | 38                      | 171               |
| Insurance General Liability                              | 5,500             | 5,500                            | 5,000                   | 500               |
| Printing & Binding                                       | 500               | 208                              | 1                       | 207               |
| Legal Advertising                                        | 1,750             | 729                              | 418                     | 311               |
| Other Current Charges                                    | 750               | 313                              | 957                     | (644)             |
| Office Supplies                                          | -                 | -                                | 1                       | (1)               |
| Dues, Licenses & Subscriptions                           | 175               | 175                              | 175                     | -                 |
| <b>Total General &amp; Administrative</b>                | <b>\$ 97,790</b>  | <b>\$ 38,848</b>                 | <b>\$ 27,002</b>        | <b>\$ 11,846</b>  |
| <b>Total Expenditures</b>                                | <b>\$ 97,790</b>  | <b>\$ 38,848</b>                 | <b>\$ 27,002</b>        | <b>\$ 11,846</b>  |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 180</b>     | <b>\$ 1,973</b>                  | <b>\$ 4,179</b>         | <b>\$ 2,206</b>   |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 180</b>     | <b>\$ 1,973</b>                  | <b>\$ 4,179</b>         | <b>\$ 2,206</b>   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ 4,482</b>         |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ 180</b>     |                                  | <b>\$ 8,661</b>         |                   |

# Bella Tara

## Community Development District

### Capital Projects Fund Series

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

|                                                          | Adopted     | Prorated Budget | Actual            | Variance          |
|----------------------------------------------------------|-------------|-----------------|-------------------|-------------------|
|                                                          | Budget      | Thru 02/29/24   | Thru 02/29/24     |                   |
| <b>Revenues:</b>                                         |             |                 |                   |                   |
| Interest Income                                          | \$ -        | \$ -            | \$ -              | \$ -              |
| <b>Total Revenues</b>                                    | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ -</b>       | <b>\$ -</b>       |
| <b>Expenditures:</b>                                     |             |                 |                   |                   |
| Improvements                                             | -           | -               | -                 | -                 |
| Cost of Issuance                                         | -           | -               | 4,131             | (4,131)           |
| <b>Total Expenditures</b>                                | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ 4,131</b>   | <b>\$ (4,131)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ (4,131)</b> | <b>\$ (4,131)</b> |
| <b>Other Financing Sources/(Uses):</b>                   |             |                 |                   |                   |
| Transfer In/(Out)                                        | \$ -        | \$ -            | \$ -              | \$ -              |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ -</b>       | <b>\$ -</b>       |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ (4,131)</b> | <b>\$ (4,131)</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ -</b>       | <b>\$ -</b>       |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ (4,131)</b> | <b>\$ (4,131)</b> |



# SECTION 2



# Bella Tara

Community Development District

Funding Request #9

November 15, 2023

|          | PAYEE                                               |           | GENERAL FUND    |
|----------|-----------------------------------------------------|-----------|-----------------|
| <b>1</b> | <b>Department of Economic Opportunity</b>           |           |                 |
|          | Inv# 89589 - Special District Fee FY2024            | \$        | 175.00          |
| <b>2</b> | <b>FedEx</b>                                        |           |                 |
|          | Inv# 8-273-72467                                    | \$        | 7.59            |
| <b>3</b> | <b>GMS-Central Florida, LLC</b>                     |           |                 |
|          | Inv# 2 - Mgmt Fees & Expenses (Nov 2023)            | \$        | 3,377.23        |
| <b>4</b> | <b>Kutak Rock, LLP</b>                              |           |                 |
|          | Inv# 3238640 - Attorneys Fees (May 23)              | \$        | 335.50          |
|          | Inv# 3238641 - Validation (May 23)                  | \$        | 312.00          |
|          | Inv# 3282874 - Attorneys Fees (Aug 23)              | \$        | 213.50          |
|          | Inv# 3282876 - Validation (Aug 23)                  | \$        | 1,002.90        |
|          | Inv# 3296961 - Validation (Sep 23)                  | \$        | 1,167.37        |
| <b>5</b> | <b>Osceola News-Gazette</b>                         |           |                 |
|          | Inv# 79F1C7AF-0002                                  | \$        | 83.91           |
| <b>6</b> | <b>Wrathell, Hunt &amp; Associates, LLC</b>         |           |                 |
|          | Inv# 2023-1283 - Osceola News-Gazette Reimbursement | \$        | 556.77          |
|          | Inv# 2023-1284 - Hampton Inn & Suites Reimbursement | \$        | 161.88          |
|          | Inv# 2023-1351 - FedEx Reimbursement                | \$        | 14.08           |
|          | Inv# 2023-1365 - FedEx Reimbursement                | \$        | 7.93            |
|          | Inv# 2023-1583 - FedEx Reimbursement                | \$        | 91.62           |
|          | Inv# 2023-1588 - FedEx Reimbursement                | \$        | 17.00           |
|          | <b>TOTAL</b>                                        | <b>\$</b> | <b>7,524.28</b> |

Please make check payable to:

**Bella Tara Community Development District**

5385 N Nob Hill Road

Sunrise, FL 33351

**Florida Department of Economic Opportunity, Special District Accountability Program**

**Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

|                           |                      |                      |                  |                                                  |
|---------------------------|----------------------|----------------------|------------------|--------------------------------------------------|
| Date Invoiced: 10/02/2023 |                      |                      |                  | Invoice No: 89589                                |
| Annual Fee: \$175.00      | 1st Late Fee: \$0.00 | 2nd Late Fee: \$0.00 | Received: \$0.00 | Total Due, Postmarked by 12/01/2023:<br>\$175.00 |

STEP 1: Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

000102

**Bella Tara Community Development District**

Mr. Craig Wrathell  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431



- 2. Telephone: 561-571-0010 Ext:
- 3. Fax: 561-571-0013
- 4. Email: wrathellc@whhassociates.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: bellataracdd.net
- 8. County(ies): Osceola
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: Not on file - please provide.
- 11. Creation Document on File: 01/27/2023
- 12. Date Established: 01/11/2023
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Osceola County
- 15. Creation Document(s): County Ordinance 2023-09
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments



STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: \_\_\_\_\_ Date \_\_\_\_\_

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Florida Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason \_\_\_\_\_

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

## MEMORANDUM

**To:** All Special District Registered Agents  
**From:** Jack Gaskins Jr., Special District Accountability Program  
**Date:** October 2, 2023

**Subject:** Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2023-24 Special District State Fee and Profile Update Due by December 1, 2023

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2023-2024 Special District State Fee Invoice and Profile Update* (enclosure). Detailed instructions are on the opposite side of this memorandum.

### Pay the Annual State Fee Online

The Florida Department of Commerce (FloridaCommerce), previously the Florida Department of Economic Opportunity, requests all special districts to pay the state fee online at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee) by electronic check or by using a Visa or MasterCard, and to email the completed enclosure to FloridaCommerce at [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov). The state fee remains \$175, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the payment must be completed by December 1, 2023. Paying online is fast, free, and convenient.

### The Purpose of the Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit [www.FloridaJobs.org/SDAP](http://www.FloridaJobs.org/SDAP).

### Review the Special District's Profile

Each special district's registered agent must annually review the profile information on the enclosure, mark any needed corrections or updates, sign and date it, and return it to FloridaCommerce.

### The Purpose of Reviewing the Special District's Profile

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* ([www.FloridaJobs.org/OfficialList](http://www.FloridaJobs.org/OfficialList)). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and to make informed policy decisions. It is important for that information to be complete and accurate.

### Reminders

Each newly created special district must have an official website containing specific information by the end of the first full fiscal year after its creation. All other special districts must have an official website. If the special district is required to have an official website and its web address is not listed on the enclosure, the special district must provide it. The *Florida Special District Handbook* ([www.FloridaJobs.org/SpecialDistrictHandbook](http://www.FloridaJobs.org/SpecialDistrictHandbook)) covers website requirements along with general operating requirements. FloridaCommerce encourages all special district staff and governing body members to review this handbook to help ensure compliance with state requirements.

**(TURN OVER FOR INSTRUCTIONS)**



**Instructions: Complete the following by December 1, 2023:**

**STEP 1: Review the special district's profile on the enclosure:**

- Make any needed changes directly on the enclosure by striking through the outdated or incorrect information and writing in the new or correct information.
- Complete any missing information.
- Email any noted missing documents, such as a boundary map and / or creation document to the email address provided below.
- Sign and date where indicated.
- Make a copy for your records.

**STEP 2: Pay the \$175 state fee or certify eligibility for the zero fee:**

- **Pay online with a Visa or MasterCard or by electronic check:**
  - Visit [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee) and follow the instructions.
  - Write "Paid Online" on the enclosure and email it to the email address provided below.
- **In the event of a hardship preventing a special district from paying the state fee online:**
  - Prepare a check payable to the Florida Department of Commerce.
  - Enter the invoice number in the memo field.
  - Mail the check and the completed enclosure to the address provided below, ensuring the post-mark date is on or before December 1, 2023. If it is not possible to include the check with the enclosure, write on the enclosure "check mailed separately" and email or mail the enclosure to the addresses provided below.
- **If eligible for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code, complete Step 3.b. on the enclosure:**
  - Certify eligibility by initialing each statement.
  - Email the completed enclosure to the email address provided below.

---

**State Fee Website:** [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee) (pay online, download a duplicate enclosure, previous memorandums, and FloridaCommerce's W-9 Form)

**Mailing Address:** Florida Department of Commerce  
Bureau of Budget Management  
107 East Madison Street, MSC-120  
Tallahassee, FL 32399-4124

**Questions:** Contact: Jack Gaskins  
Telephone: 850-717-8430  
Email: [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov)

000102080202





| Invoice Number | Invoice Date | Account Number |
|----------------|--------------|----------------|
| 8-273-72467    | Oct 03, 2023 | 2022-7036-5    |

**REPRINT OF TRACKING ID**

FedEx Tax ID: 71-0427007

**Billing Address:**

BELLA TARA CDD  
2300 GLADES RD  
DEPT ACCTG SUITE 410W  
BOCA RATON FL 33431-7386

**Shipping Address:**

BELLA TARA CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

**Invoice Questions?**

**Contact FedEx Revenue Services**

Phone: 800.645.9424  
M-F 7-5 (CST)  
Internet: fedex.com/usgovt

**Invoice Summary**

**FedEx Express Services**

|                           |            |               |
|---------------------------|------------|---------------|
| Total Charges             | USD        | \$7.59        |
| <b>TOTAL THIS INVOICE</b> | <b>USD</b> | <b>\$7.59</b> |

Other discounts may apply.

This notice is a copy of one tracking number of the original bill, with no payments or credits reflected in the amounts. The amount due may not reflect the current account balance.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

| Invoice Number | Invoice Amount | Account Number |
|----------------|----------------|----------------|
| 8-273-72467    | USD \$7.59     | 2022-7036-5    |

**Remittance Advice**

**Your payment is due by Nov 17, 2023**

8273724677000000759120227036520000000000000000000075910

0011509 01 AV 0.498 \*\*AUDIO T11 1290 33431-738609 -C01-P1157041



BELLA TARA CDD  
2300 GLADES RD  
DEPT ACCTG SUITE 410W  
BOCA RATON FL 33431-7386



FedEx  
P.O. Box 371461  
Pittsburgh PA 15250-7461



60070900000905

**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 2**Invoice Date:** 11/1/23**Due Date:** 11/1/23**Case:****P.O. Number:****Bill To:**Bella Tara  
219 E Livingston St  
Orlando, FL 32801

| Description                            | Hours/Qty | Rate     | Amount            |
|----------------------------------------|-----------|----------|-------------------|
| Management Fees - November 2023        |           | 3,125.00 | 3,125.00          |
| Website Administration - November 2023 |           | 100.00   | 100.00            |
| Information Technology - November 2023 |           | 150.00   | 150.00            |
| Office Supplies                        |           | 0.06     | 0.06              |
| Postage                                |           | 1.27     | 1.27              |
| Copies                                 |           | 0.90     | 0.90              |
| <b>Total</b>                           |           |          | <b>\$3,377.23</b> |
| <b>Payments/Credits</b>                |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                     |           |          | <b>\$3,377.23</b> |

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 23, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3238640

Client Matter No. 40123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Craig Wrathell  
Bella Tara Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
Ste. 410W  
2300 Glades Road  
Boca Raton, FL 33431

Invoice No. 3238640  
40123-1

Re: General Counsel

For Professional Legal Services Rendered

|          |              |      |        |                                                                                                                                         |
|----------|--------------|------|--------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 05/30/23 | J. Earlywine | 1.10 | 335.50 | Confer with Torres regarding open items; email regarding the same; prepare for and attend Board meeting; follow-up notes regarding same |
|----------|--------------|------|--------|-----------------------------------------------------------------------------------------------------------------------------------------|

TOTAL HOURS 1.10

TOTAL FOR SERVICES RENDERED \$335.50

TOTAL CURRENT AMOUNT DUE \$335.50

UNPAID INVOICES:

|                |                     |          |
|----------------|---------------------|----------|
| March 22, 2023 | Invoice No. 3193111 | 274.50   |
| April 27, 2023 | Invoice No. 3210295 | 1,668.10 |
| May 23, 2023   | Invoice No. 3224656 | 222.00   |

**KUTAK ROCK LLP**

Bella Tara Community Development Distric

June 23, 2023

Client Matter No. 40123-1

Invoice No. 3238640

Page 2

TOTAL DUE

\$2,500.10



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 23, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3238641

Client Matter No. 40123-4

Notification Email: [cftgroup@kutakrock.com](mailto:cftgroup@kutakrock.com)

Craig Wrathell  
Bella Tara Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
Ste. 410W  
2300 Glades Road  
Boca Raton, FL 33431

Invoice No. 3238641  
40123-4

Re: Validation

For Professional Legal Services Rendered

|          |              |      |        |                                                                                         |
|----------|--------------|------|--------|-----------------------------------------------------------------------------------------|
| 05/28/23 | J. Earlywine | 0.40 | 122.00 | Review and revise motion and order relating to validation hearing; email regarding same |
| 05/28/23 | K. Ibarra    | 1.00 | 190.00 | Research validation complaint; prepare motion and order to appear via webex             |

TOTAL HOURS 1.40

TOTAL FOR SERVICES RENDERED \$312.00

TOTAL CURRENT AMOUNT DUE \$312.00

UNPAID INVOICES:

|                |                     |        |
|----------------|---------------------|--------|
| April 27, 2023 | Invoice No. 3210296 | 761.00 |
| May 23, 2023   | Invoice No. 3224657 | 209.00 |

TOTAL DUE \$1,282.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 28, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3282874

Client Matter No. 40123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Craig Wrathell  
Bella Tara Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
Ste. 410W  
2300 Glades Road  
Boca Raton, FL 33431

Invoice No. 3282874  
40123-1

Re: General Counsel

For Professional Legal Services Rendered

|          |              |      |        |                                                 |
|----------|--------------|------|--------|-------------------------------------------------|
| 08/15/23 | J. Earlywine | 0.20 | 61.00  | Confer with Flint regarding management item     |
| 08/22/23 | J. Earlywine | 0.50 | 152.50 | Prepare for and attend Board meeting; follow-up |

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED \$213.50

TOTAL CURRENT AMOUNT DUE \$213.50

UNPAID INVOICES:

June 23, 2023 Invoice No. 3238640 335.50

TOTAL DUE \$549.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 28, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3282876

Client Matter No. 40123-4

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

r. Craig Wrathell  
Bella Tara Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
Ste. 410W  
2300 Glades Road  
Boca Raton, FL 33431

Invoice No. 3282876  
40123-4

Re: Validation

For Professional Legal Services Rendered

|                    |              |             |        |                                                                                                                  |
|--------------------|--------------|-------------|--------|------------------------------------------------------------------------------------------------------------------|
| 08/10/23           | K. Ibarra    | 0.60        | 114.00 | Prepare motion for zoom hearing and notice and order to show cause; correspondence with assistant state attorney |
| 08/21/23           | J. Earlywine | 0.20        | 61.00  | Email regarding bond validation hearing; review status of same                                                   |
| 08/22/23           | K. Ibarra    | 0.80        | 152.00 | Prepare and file motion for communication technology, order on motion and cover letter to judge                  |
| 08/31/23           | J. Earlywine | 0.10        | 30.50  | Email regarding hearing                                                                                          |
| 08/31/23           | K. Ibarra    | 0.60        | 114.00 | Review order granting remote hearing; prepare letter to judge regarding notice and order to show cause           |
| <b>TOTAL HOURS</b> |              | <b>2.30</b> |        |                                                                                                                  |

**KUTAK ROCK LLP**

Bella Tara Community Development Distric  
September 28, 2023  
Client Matter No. 40123-4  
Invoice No. 3282876  
Page 2

TOTAL FOR SERVICES RENDERED \$471.50

DISBURSEMENTS

Miscellaneous 531.40 VENDOR: GANNETT MEDIA  
CORP dba CA FLORIDA  
HOLDIN; INVOICE#:  
0005677437; DATE: 7/20/2023  
- Notice and Order to Show  
Cause

TOTAL DISBURSEMENTS 531.40

TOTAL CURRENT AMOUNT DUE \$1,002.90

UNPAID INVOICES:

June 23, 2023 Invoice No. 3238641 312.00

TOTAL DUE \$1,314.90

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 25, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3296961

Client Matter No. 40123-4

Notification Email: [cftgroup@kutakrock.com](mailto:cftgroup@kutakrock.com)

Mr. Craig Wrathell  
Bella Tara Community Development District  
5385 N Nob Hill Road  
Sunrise, FL 33351

Invoice No. 3296961

40123-4

Re: Validation

For Professional Legal Services Rendered

|          |              |      |        |                                                                                                                                                                                                    |
|----------|--------------|------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 09/01/23 | K. Ibarra    | 0.20 | 38.00  | Correspondence with judicial assistant regarding order to show cause                                                                                                                               |
| 09/05/23 | J. Earlywine | 0.20 | 61.00  | Address item regarding validation hearing                                                                                                                                                          |
| 09/05/23 | K. Ibarra    | 1.00 | 190.00 | Correspondence with judicial assistant regarding notice and order to show cause execution; research available hearing dates; correspondence with newspaper                                         |
| 09/05/23 | A. Ligas     | 0.80 | 188.00 | Prepare joint stipulation                                                                                                                                                                          |
| 09/06/23 | A. Ligas     | 0.60 | 141.00 | Prepare joint stipulation                                                                                                                                                                          |
| 09/07/23 | A. Ligas     | 0.20 | 47.00  | Prepare joint stipulation                                                                                                                                                                          |
| 09/12/23 | A. Ligas     | 1.40 | 329.00 | Prepare joint stipulation, prehearing memorandum of law and proposed final judgment; draft Trustee's Certificate and send the same for signature; conference with Ibarra regarding meeting minutes |
| 09/13/23 | J. Earlywine | 0.50 | 152.50 | Review final judgment and joint stipulation, along with various exhibits; follow-up email                                                                                                          |

**KUTAK ROCK LLP**

Bella Tara Community Development Distric

October 25, 2023

Client Matter No. 40123-4

Invoice No. 3296961

Page 2

|             |              |       |        |                                                                                                                      |
|-------------|--------------|-------|--------|----------------------------------------------------------------------------------------------------------------------|
| 09/13/23    | K. Ibarra    | 1.30  | 247.00 | Prepare joint stipulation, final judgment and prehearing memorandum of law                                           |
| 09/13/23    | A. Ligas     | 0.10  | 23.50  | Follow up on certificates for joint stipulation                                                                      |
| 09/14/23    | K. Ibarra    | 0.10  | 19.00  | Review e-tearsheet of notice and order to show cause                                                                 |
| 09/15/23    | K. Ibarra    | 0.10  | 19.00  | Review affidavit of publication of notice and order to show cause                                                    |
| 09/15/23    | A. Ligas     | 0.70  | 164.50 | Follow up on certificates for joint stipulation and draft minutes; prepare joint stipulation                         |
| 09/18/23    | K. Ibarra    | 1.10  | 209.00 | Prepare joint stipulation; correspondence with assistant state attorney                                              |
| 09/18/23    | A. Ligas     | 0.10  | 23.50  | Prepare joint stipulation                                                                                            |
| 09/19/23    | K. Ibarra    | 2.50  | 475.00 | Correspondence with court reporter and judge; prepare and file joint stipulation and prehearing memorandum of law    |
| 09/20/23    | K. Ibarra    | 0.20  | 38.00  | Prepare correspondence to judge                                                                                      |
| 09/22/23    | K. Ibarra    | 0.40  | 76.00  | Prepare letter to judge regarding joint stipulation, final judgment and prehearing memorandum of law                 |
| 09/26/23    | K. Ibarra    | 0.70  | 133.00 | Prepare for bond validation hearing                                                                                  |
| 09/27/23    | J. Earlywine | 0.70  | 213.50 | Confer with Flint regarding methodology and validation hearing; prepare for and attend validation hearing; follow-up |
| 09/27/23    | K. Ibarra    | 0.10  | 19.00  | Prepare for bond validation hearing                                                                                  |
| TOTAL HOURS |              | 13.00 |        |                                                                                                                      |

**KUTAK ROCK LLP**

Bella Tara Community Development Distric  
October 25, 2023  
Client Matter No. 40123-4  
Invoice No. 3296961  
Page 3

TOTAL FOR SERVICES RENDERED \$2,806.50

DISBURSEMENTS

Freight and Postage 27.79  
Reproduction Costs 5.20  
Miscellaneous 1,134.38

VENDOR: TRIBUNE  
PUBLISHING COMPANY LLC  
dba ORLAN; INVOICE#:  
079749490000; DATE:  
9/17/2023 - Public Notice

TOTAL DISBURSEMENTS 1,167.37

TOTAL CURRENT AMOUNT DUE \$3,973.87



Osceola News- Gazette  
222 Church Street

Kissimmee, FL 34741  
[help.column.us](http://help.column.us)

Bill to  
Bella Tara CDD

Invoice number 79F1C7AF-0002  
Notice ID S4SbeAcUxQVipLhOdNqp  
Publisher Osceola News-Gazette  
Date of issue Oct 16, 2023  
Date due Nov 16, 2023  
Amount due **\$83.91**

| Description                                | Qty | Unit price | Amount |
|--------------------------------------------|-----|------------|--------|
| 10/19/2023: Legal and Public Notice Notice | 1   | 76.28      | 76.28  |

=== Notes ===  
Notice Name: BELLA TARA CDD\*FY24 Meeting Schedule

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|                   |                |
|-------------------|----------------|
| Subtotal          | \$76.28        |
| Tax               | 0.00           |
| Processing Fee    | 7.63           |
| <b>Amount due</b> | <b>\$83.91</b> |

Pay here: <https://www.column.us/invoices/gEIUV5bYwxzwmfmH5v9O/pay>



# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 9/30/2023 | 2023-1588 |

| Bill To:                                                |
|---------------------------------------------------------|
| Bella Tara CDD<br>PO Box 810036<br>Boca Raton, FL 33481 |

| Description                                                 | Amount               |
|-------------------------------------------------------------|----------------------|
| Reimburse FedEx - 8-067-49104                               | 17.00                |
| <i>Building client relationships one step at a time ...</i> | <b>Total</b> \$17.00 |



|                       |                     |                       |        |
|-----------------------|---------------------|-----------------------|--------|
| <b>Invoice Number</b> | <b>Invoice Date</b> | <b>Account Number</b> | Page   |
| 8-067-49104           | Mar 14, 2023        | 3195-2454-1           | 3 of 4 |

**Ship Date:** Mar 06, 2023

**Payor:** Shipper

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
- Distance Based Pricing, Zone 7

Automation INET  
 Tracking ID 771479536696  
 Service Type FedEx Priority Overnight  
 Package Type FedEx Envelope  
 Zone 07  
 Packages 1  
 Rated Weight N/A  
 Delivered Mar 08, 2023 09:57  
 Svc Area A1  
 Signed by V.VANG  
 FedEx Use 000000000/83879/\_

**Cust. Ref.:** Fallschase CDD check

**Ref.#3:**

**Ref.#2:** Bill to Fallschase

**Sender**  
 Chloe HitesheW  
 WHA  
 2300 Glades Rd  
 BOCA RATON FL 33431 US

**Recipient**  
 U.S Bank, N.A.-CDD  
 Lockbox Services-12-2657  
 EP-MN-01LB  
 SAINT PAUL MN 55108 US

Transportation Charge 10.87  
 Fuel Surcharge 0.76  
**Total Charge USD \$11.63**

**Ship Date:** Mar 06, 2023

**Payor:** Shipper

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET  
 Tracking ID 771485792311  
 Service Type FedEx Priority Overnight  
 Package Type FedEx Envelope  
 Zone 02  
 Packages 1  
 Rated Weight 10.0 lbs, 4.5 kgs  
 Delivered Mar 08, 2023 10:14  
 Svc Area A2  
 Signed by B.BRAYA  
 FedEx Use 000000000/83874/\_

**Cust. Ref.:** Waterford Landing

**Ref.#3:**

**Ref.#2:** Bill to Waterford Landing

**Sender**  
 Chloe HitesheW  
 WHA  
 2300 Glades Rd  
 BOCA RATON FL 33431 US

**Recipient**  
 Monty Sanitation  
 5545 Shirley st  
 NAPLES FL 34109 US

Transportation Charge 7.76  
 Fuel Surcharge 0.54  
**Total Charge USD \$8.30**

**Ship Date:** Mar 07, 2023

**Payor:** Shipper

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
- Distance Based Pricing, Zone 6
- Package Delivered to Recipient Address - Release Authorized

Automation INET  
 Tracking ID 771492040545  
 Service Type FedEx Priority Overnight  
 Package Type Customer Packaging  
 Zone 06  
 Packages 1  
 Rated Weight 2.0 lbs, 0.9 kgs  
 Delivered Mar 08, 2023 09:43  
 Svc Area A1  
 Signed by see above  
 FedEx Use 000000000/337513/02

**Cust. Ref.:** Seal

**Ref.#3:**

**Ref.#2:**

**Sender**  
 Phil Base  
 A & E Rubber Stamp Corp  
 215 N. Desplaines Street  
 CHICAGO IL 60661 US

**Recipient**  
 Attn: Daphne Gillyard  
 Wrathell, Hunt & Assoc., LLC  
 2300 Glades Road  
 BOCA RATON FL 33431 US

Transportation Charge 17.85  
 Fuel Surcharge 1.25  
**Total Charge USD \$19.10**

**Ship Date:** Mar 07, 2023

**Payor:** Shipper

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
- Distance Based Pricing, Zone 3
- Package Delivered to Recipient Address - Release Authorized

Automation INET  
 Tracking ID 771492921202  
 Service Type FedEx Priority Overnight  
 Package Type Customer Packaging  
 Zone 03  
 Packages 1  
 Rated Weight 10.0 lbs, 4.5 kgs  
 Delivered Mar 08, 2023 09:43  
 Svc Area A1  
 Signed by see above  
 FedEx Use 000000000/337507/02

**Cust. Ref.:** Betta Tara

**Ref.#3:**

**Ref.#2:**

**Sender**  
 Ernesto Torres  
 285 PALAZZO CIR  
 SAINT AUGUSTINE FL 32092 US

**Recipient**  
 Attn: Daphne Gillyard  
 Wrathell, Hunt & Assoc., LLC  
 2300 Glades Road  
 BOCA RATON FL 33431 US

Transportation Charge 15.89  
 Fuel Surcharge 1.11  
**Total Charge USD \$17.00**

# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 9/30/2023 | 2023-1583 |

|                                                         |
|---------------------------------------------------------|
| <b>Bill To:</b>                                         |
| Bella Tara CDD<br>PO Box 810036<br>Boca Raton, FL 33481 |

| Description                                                 | Amount               |
|-------------------------------------------------------------|----------------------|
| Reimburse FedEx - 8-060-22603                               | 91.62                |
| <i>Building client relationships one step at a time ...</i> | <b>Total</b> \$91.62 |

| Invoice Number | Invoice Date | Account Number |
|----------------|--------------|----------------|
| 8-060-22603    | Mar 07, 2023 | 3195-2454-1    |

Tracking ID: 771444731695 continued

|           |                    |                      |                    |
|-----------|--------------------|----------------------|--------------------|
| Svc Area  | A3                 | Fuel Surcharge       | 1.02               |
| Signed by | see above          | Residential Delivery | 5.30               |
| FedEx Use | 00000000/161357/02 | <b>Total Charge</b>  | <b>USD \$15.50</b> |

**Ship Date:** Mar 02, 2023      **Cust. Ref.:** Check      **Ref.#2:**  
**Payor:** Shipper      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
- Distance Based Pricing, Zone 4
- Package Delivered to Recipient Address - Release Authorized

| Automation   | INET                     | Sender                 | Recipient               |
|--------------|--------------------------|------------------------|-------------------------|
| Tracking ID  | 771441447274             | Lucy Marte             | Pfil Hunt & Luella Hunt |
| Service Type | FedEx Standard Overnight | WHA                    | 2657 Robin Hood Drive   |
| Package Type | FedEx Envelope           | 2300 Glades Road       | MOBILE AL 36605 US      |
| Zone         | 04                       | BOCA RATON FL 33431 US |                         |
| Packages     | 1                        |                        |                         |
| Rated Weight | N/A                      |                        |                         |
| Delivered    | Mar 03, 2023 10:05       | Transportation Charge  | 8.70                    |
| Svc Area     | A4                       | Fuel Surcharge         | 0.98                    |
| Signed by    | see above                | Residential Delivery   | 5.30                    |
| FedEx Use    | 00000000/61303/02        | <b>Total Charge</b>    | <b>USD \$14.98</b>      |

**Ship Date:** Mar 02, 2023      **Cust. Ref.:** Summerstone CDD      **Ref.#2:** Bill to Summerstone  
**Payor:** Shipper      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
- Distance Based Pricing, Zone 7

| Automation   | INET                     | Sender                 | Recipient                |
|--------------|--------------------------|------------------------|--------------------------|
| Tracking ID  | 771452838820             | Chloe Hiteshew         | U.S Bank, N.A.-CDD       |
| Service Type | FedEx Priority Overnight | WHA                    | Lockbox Services-12-2657 |
| Package Type | FedEx Envelope           | 2300 Glades Rd         | EP-MN-01LB               |
| Zone         | 07                       | BOCA RATON FL 33431 US | SAINT PAUL MN 55108 US   |
| Packages     | 1                        |                        |                          |
| Rated Weight | N/A                      |                        |                          |
| Delivered    | Mar 03, 2023 10:18       | Transportation Charge  | 10.87                    |
| Svc Area     | A1                       | Fuel Surcharge         | 0.76                     |
| Signed by    | W.BUCK                   | <b>Total Charge</b>    | <b>USD \$11.63</b>       |
| FedEx Use    | 00000000/83879/_         |                        |                          |

**Ship Date:** Mar 03, 2023      **Cust. Ref.:** BTCDD 03/06/23 AGENDA      **Ref.#2:**  
**Payor:** Shipper      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
- Distance Based Pricing, Zone 3
- Package Delivered to Recipient Address - Release Authorized

| Automation   | INET                     | Sender                 | Recipient                   |
|--------------|--------------------------|------------------------|-----------------------------|
| Tracking ID  | 771470262161             | Daphne Gillyard        | Ernesto Torres              |
| Service Type | FedEx Priority Overnight | WHA                    | 285 PALAZZO CIR             |
| Package Type | Customer Packaging       | 2300 Glades Road       | SAINT AUGUSTINE FL 32092 US |
| Zone         | 03                       | BOCA RATON FL 33431 US |                             |
| Packages     | 1                        |                        |                             |
| Rated Weight | 40.0 lbs, 18.1 kgs       | Transportation Charge  | 35.02                       |
| Delivered    | Mar 04, 2023 10:49       | Fuel Surcharge         | 3.94                        |
| Svc Area     | A5                       | Saturday Delivery      | 16.00                       |
| Signed by    | see above                | Residential Delivery   | 5.30                        |
| FedEx Use    | 00000000/337507/02       | <b>Total Charge</b>    | <b>USD \$60.26</b>          |





|                       |                     |                       |        |
|-----------------------|---------------------|-----------------------|--------|
| <b>Invoice Number</b> | <b>Invoice Date</b> | <b>Account Number</b> | Page   |
| 8-060-22603           | Mar 07, 2023        | 3195-2454-1           | 5 of 5 |

**Ship Date:** Mar 03, 2023

**Payor:** Shipper

**Cust. Ref.:** BTCDD 03/06/23 AGENDA

**Ref.#2:**

**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

|                     |                          |                        |                                |                |
|---------------------|--------------------------|------------------------|--------------------------------|----------------|
| <b>Automation</b>   | INET                     | <b>Sender</b>          | <b>Recipient</b>               |                |
| <b>Tracking ID</b>  | 771470271913             | Daphne Gillyard        | Craig A. Wrathell              |                |
| <b>Service Type</b> | FedEx Priority Overnight | WHA                    | Wrathell, Hunt & Associates, L |                |
| <b>Package Type</b> | FedEx Pak                | 2300 Glades Road       | 9742 Via Amati                 |                |
| <b>Zone</b>         | 02                       | BOCA RATON FL 33431 US | LAKE WORTH FL 33467 US         |                |
| <b>Packages</b>     | 1                        |                        |                                |                |
| <b>Rated Weight</b> | 2.0 lbs, 0.9 kgs         | Transportation Charge  |                                | 8.01           |
| <b>Delivered</b>    | Mar 04, 2023 10:46       | Fuel Surcharge         |                                | 2.05           |
| <b>Svc Area</b>     | A2                       | Saturday Delivery      |                                | 16.00          |
| <b>Signed by</b>    | see above                | Residential Delivery   |                                | 5.30           |
| <b>FedEx Use</b>    | 000000000/337475/02      | <b>Total Charge</b>    | <b>USD</b>                     | <b>\$31.36</b> |

**Ship Date:** Mar 03, 2023

**Payor:** Shipper

**Cust. Ref.:** COPE'S LANDING LO 3/7/23

**Ref.#2:**

**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
- Distance Based Pricing, Zone 3
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak

|                     |                          |                                |                             |                |
|---------------------|--------------------------|--------------------------------|-----------------------------|----------------|
| <b>Automation</b>   | INET                     | <b>Sender</b>                  | <b>Recipient</b>            |                |
| <b>Tracking ID</b>  | 771471290168             | Gianna Denofrio                | Ernesto Torres              |                |
| <b>Service Type</b> | FedEx Priority Overnight | Wrathell, Hunt & Associates, L | 285 PALAZZO CIR             |                |
| <b>Package Type</b> | FedEx Pak                | 2300 Glades Rd                 | SAINT AUGUSTINE FL 32092 US |                |
| <b>Zone</b>         | 03                       | BOCA RATON FL 33431 US         |                             |                |
| <b>Packages</b>     | 1                        |                                |                             |                |
| <b>Rated Weight</b> | 1.0 lbs, 0.5 kgs         | Transportation Charge          |                             | 10.41          |
| <b>Delivered</b>    | Mar 04, 2023 10:49       | Fuel Surcharge                 |                             | 2.22           |
| <b>Svc Area</b>     | A5                       | Saturday Delivery              |                             | 16.00          |
| <b>Signed by</b>    | see above                | Residential Delivery           |                             | 5.30           |
| <b>FedEx Use</b>    | 000000000/337477/02      | <b>Total Charge</b>            | <b>USD</b>                  | <b>\$33.93</b> |

|                            |            |                 |
|----------------------------|------------|-----------------|
| <b>Shipper Subtotal</b>    | <b>USD</b> | <b>\$226.82</b> |
| <b>Total FedEx Express</b> | <b>USD</b> | <b>\$226.82</b> |

# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 7/21/2023 | 2023-1283 |

|                                                         |
|---------------------------------------------------------|
| <b>Bill To:</b>                                         |
| Bella Tara CDD<br>PO Box 810036<br>Boca Raton, FL 33481 |

| Description                                                            | Amount                |
|------------------------------------------------------------------------|-----------------------|
| 2023-04 Osceola News-Gazette - Notice of Rulemaking - 04/20/23         | 63.91                 |
| 2023-05 Osceola News-Gazette - Notice of Public Hearing - 05/4 & 11/23 | 156.60                |
| 2023-05 Osceola News-Gazette - Notice of the Intent 05/2023            | 336.26                |
| <i>Building client relationships one step at a time ...</i>            | <b>Total</b> \$556.77 |

Osceola News- Gazette  
222 Church Street

Kissimmee, FL 34741  
[help.column.us](http://help.column.us)

Bill to  
~~Edgewater East CDD~~  
BELLA TARA CDD

Invoice number 8923E5D6-0015  
Notice ID ePprhHEbnPPY9O8joaBT  
Publisher Osceola News-Gazette  
Date of issue May 26, 2023  
Date due Jun 25, 2023  
Amount due \$63.91

| Description                                | Qty | Unit price | Amount |
|--------------------------------------------|-----|------------|--------|
| 04/20/2023: Legal and Public Notice Notice | 1   | 58.10      | 58.10  |
| 04/20/2023: Legal and Public Notice Notice | 1   | 5.00       | 5.00   |

=== Notes ===  
Notice Name: BELLA TARA CDD \*RULE DEVELOPMENT

=== How to pay this invoice ===  
We accept ACH bank transfers, debit/credit cards, and checks. If you would like to pay by check, please pay the full amount due, write your invoice number 8923E5D6-0015 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

Please note that processing will take at least 7 business days and confirm any upfront payment requirements for your notice. Any check formatting errors may increase processing time or prevent processing.

Please note that, if you pay by ACH or card, the merchant name on your billing statements will be Column Software PBC.

|                   |                |
|-------------------|----------------|
| Subtotal          | \$58.10        |
| Tax               | 0.00           |
| Processing Fee    | 5.81           |
| <b>Amount due</b> | <b>\$63.91</b> |

Pay here: <https://www.column.us/invoices/hC5FpwPLVszVgZp9WJ5A/pay>



## OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in *Osceola News-Gazette* on the dates indicated below.

If changes are needed, please contact us prior to deadline at (407) 846-7600.

Notice ID: ePprhHEbnPPY9O8joaBT | Proof Updated: Apr. 17, 2023 at 09:10am EDT

Notice Name: BELLA TARA CDD\*RULE DEVELOPMENT

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

|                                                                                |                      |
|--------------------------------------------------------------------------------|----------------------|
| <b>FILER</b>                                                                   | <b>FILING FOR</b>    |
| DAPHNE GILLYARD                                                                | Osceola News-Gazette |
| <a href="mailto:gillyardd+@whhassociates.com">gillyardd+@whhassociates.com</a> |                      |
| (561) 571-0010                                                                 |                      |

|                        |                         |
|------------------------|-------------------------|
| <b>Columns Wide:</b> 2 | <b>Ad Class:</b> Legals |
|------------------------|-------------------------|

|                                            |       |
|--------------------------------------------|-------|
| 04/20/2023: Legal and Public Notice Notice | 58.10 |
| 04/20/2023: Legal and Public Notice Notice | 5.00  |

|                |                |
|----------------|----------------|
| Subtotal       | \$58.10        |
| Tax %          | 0              |
| Processing Fee | \$5.81         |
| <b>Total</b>   | <b>\$63.91</b> |



**NOTICE OF RULE DEVELOPMENT BY THE  
BELLA TARA COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190 *Florida Statutes*, the Bella Tara Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultant's Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2022). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.3144, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, *Florida Statutes* (2022).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, Wraithel, Hunt & Associates, LLC, at 2500 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

District Manager

April 20, 2023

## OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Osceola News-Gazette** on the dates indicated below.  
 If changes are needed, please contact us prior to deadline at **(407) 846-7600**.

Notice ID: QH4QfrXW9rcbMyJffq77 | **Proof Updated: Apr. 17, 2023 at 09:56am EDT**  
 Notice Name: BELLA TARA CDD BUDGET HEARING

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

|                                                                   |                      |
|-------------------------------------------------------------------|----------------------|
| <b>FILER</b>                                                      | <b>FILING FOR</b>    |
| DAPHNE GILLYARD<br>gillyardd+@whhassociates.com<br>(561) 571-0010 | Osceola News-Gazette |

|                        |                         |
|------------------------|-------------------------|
| <b>Columns Wide: 2</b> | <b>Ad Class: Legals</b> |
|------------------------|-------------------------|

|                                            |       |
|--------------------------------------------|-------|
| 05/04/2023: Legal and Public Notice Notice | 71.18 |
| 05/11/2023: Legal and Public Notice Notice | 71.18 |
| 05/11/2023: Legal and Public Notice Notice | 2.50  |

|                |                 |
|----------------|-----------------|
| Subtotal       | \$142.36        |
| Tax %          | 0               |
| Processing Fee | \$14.24         |
| <b>Total</b>   | <b>\$156.60</b> |

**BELLA TARA COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARINGS TO CONSIDER THE  
ADOPTION OF THE FISCAL YEAR 2022/2023 AND THE  
FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF  
REGULAR BOARD OF SUPERVISORS' MEETING.**

Notice is hereby given that the Board of Supervisors ("Board") of the Bella Tara Community Development District ("District") located in Osceola County will hold public hearings on May 30, 2023 at 1:00 p.m., at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023") and the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and Proposed Budgets may be obtained by contacting the offices of the District Manager, Walthell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-6889 ("District Manager's Office"), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting and/or public hearings or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

May 4, 11, 2023



## OFFICIAL AD PROOF

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If changes are needed, please contact us prior to deadline at **(407) 846-7600**.

Notice ID: mwlqDgdVjVczk9A4EWuR | **Proof Updated: Apr. 17, 2023 at 09:40am EDT**  
Notice Name: BELLA TARA CDD UNIFORM METHOD HEARING

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

|                              |                      |
|------------------------------|----------------------|
| <b>FILER</b>                 | <b>FILING FOR</b>    |
| DAPHNE GILLYARD              | Osceola News-Gazette |
| gillyardd+@whhassociates.com |                      |
| (561) 571-0010               |                      |

**Columns Wide: 2**                      **Ad Class: Legals**

|                                            |       |
|--------------------------------------------|-------|
| 05/04/2023: Legal and Public Notice Notice | 76.42 |
| 05/11/2023: Legal and Public Notice Notice | 76.42 |
| 05/18/2023: Legal and Public Notice Notice | 76.42 |
| 05/25/2023: Legal and Public Notice Notice | 76.43 |
| 05/25/2023: Legal and Public Notice Notice | 1.25  |

|                |                 |
|----------------|-----------------|
| Subtotal       | \$305.69        |
| Tax %          | 0               |
| Processing Fee | \$30.57         |
| <b>Total</b>   | <b>\$336.26</b> |

**BELLA TARA COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF THE DISTRICT'S INTENT TO USE THE  
UNIFORM METHOD OF COLLECTION OF NON-AD  
VALOREM SPECIAL ASSESSMENTS**

Notice is hereby given that the Bella Tara Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3832, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on May 30, 2023 at 1:00 p.m., at Hampton Inn &amp; Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

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

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

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

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the hearing with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

May 4, 11, 18, 25, 2023

# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 7/21/2023 | 2023-1284 |

|                                                         |
|---------------------------------------------------------|
| <b>Bill To:</b>                                         |
| Bella Tara CDD<br>PO Box 810036<br>Boca Raton, FL 33481 |

| Description                                                 | Amount                |
|-------------------------------------------------------------|-----------------------|
| 2023-07 Hampton Inn & Suites - Meeting Room - 06-27-23      | 161.88                |
| <i>Building client relationships one step at a time ...</i> | <b>Total</b> \$161.88 |



Hampton Inn and Suites by Hilton - Orlando-South Lake  
 Buena Vista, FL  
 Kissimmee 34746 US  
 4073968700  
 MCOOS\_Hampton\_Suites@Hilton.com

Date Range: Jun 27, 2023 - Jun 28, 2023  
 Tax ID :

### House Account Folio

#### House Account Details

Name BELLA TARA CDD  
 Account Number 406  
 Address  
 City, State, Zip Code  
 Country

#### Additional Details

Start Date Jun 27, 2023  
 End Date Jun 28, 2023  
 Type TEMPORARY  
 Status CLOSED  
 Bill Number  
 Tax Exemption No

#### Company Details

Name  
 Tax ID  
 PO Number  
 Account Name

| Date         | Type     | Description        | Amount    |
|--------------|----------|--------------------|-----------|
| Jun 27, 2023 | Charge   | MEETING ROOM       | \$125.00  |
| Jun 27, 2023 | Tax      | MISC - SALES TAX   | \$9.38    |
| Jun 27, 2023 | Charge   | 22% SERVICE CHARGE | \$27.50   |
| Jun 28, 2023 | Payments | MASTER-6763        | \$-161.88 |

#### Summary

| Type                 | Amount        |
|----------------------|---------------|
| 22% SERVICE CHARGE   | \$27.50       |
| MEETING ROOM         | \$125.00      |
| MISC - SALES TAX     | \$9.38        |
| CREDIT CARD          | \$161.88      |
| Guest Paid Out       | \$0.00        |
| <b>Folio Balance</b> | <b>\$0.00</b> |

# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 9/29/2023 | 2023-1351 |

| Bill To:                                                |
|---------------------------------------------------------|
| Bella Tara CDD<br>PO Box 810036<br>Boca Raton, FL 33481 |

| Description                                                 | Amount               |
|-------------------------------------------------------------|----------------------|
| Reimburse FedEx - 8-239-07287                               | 14.08                |
| <i>Building client relationships one step at a time ...</i> | <b>Total</b> \$14.08 |





|                                      |                                     |                                      |                |
|--------------------------------------|-------------------------------------|--------------------------------------|----------------|
| <b>Invoice Number</b><br>8-239-07287 | <b>Invoice Date</b><br>Aug 29, 2023 | <b>Account Number</b><br>3195-2454-1 | Page<br>5 of 6 |
|--------------------------------------|-------------------------------------|--------------------------------------|----------------|

**Ship Date:** Aug 22, 2023

**Payor:** Shipper

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.75% to this shipment.
- Distance Based Pricing, Zone 2

**Cust. Ref.:** Mail

**Ref.#3:**

**Ref.#2:**

Automation INET  
Tracking ID 773096653398  
Service Type FedEx Standard Overnight  
Package Type FedEx Envelope  
Zone 02  
Packages 1  
Rated Weight N/A  
Delivered Aug 23, 2023 09:38  
Svc Area A1  
Signed by D.DAPHNE  
FedEx Use 000000000/61301/\_

**Sender**  
Shane Willis  
WHA  
9220 Bonita Beach Rd  
MARCO ISLAND FL 34145 US

**Recipient**  
Attn: Daphne Gillyard  
Wrathell, Hunt & Assoc., LLC  
2300 Glades Road  
BOCA RATON FL 33431 US

Transportation Charge 7.29  
Fuel Surcharge 0.51  
**Total Charge USD \$7.80**

**Ship Date:** Aug 23, 2023

**Payor:** Shipper

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.75% to this shipment.
- Distance Based Pricing, Zone 3
- Package Delivered to Recipient Address - Release Authorized

**Cust. Ref.:** Bella Tara

**Ref.#3:**

**Ref.#2:**

Automation INET  
Tracking ID 773141477591  
Service Type FedEx Priority Overnight  
Package Type Customer Packaging  
Zone 03  
Packages 1  
Rated Weight 5.0 lbs, 2.3 kgs  
Delivered Aug 24, 2023 09:29  
Svc Area A1  
Signed by see above  
FedEx Use 000000000/337507/02

**Sender**  
Ernesto Torres  
Wrathell, Hunt & Assoc., LLC  
285 PALAZZO CIR  
SAINT AUGUSTINE FL 32092 US

**Recipient**  
Attn: Daphne Gillyard  
Wrathell, Hunt & Assoc., LLC  
2300 Glades Road  
BOCA RATON FL 33431 US

Transportation Charge 13.16  
Fuel Surcharge 0.92  
Courier Pickup Charge 0.00  
**Total Charge USD \$14.08**

**Ship Date:** Aug 23, 2023

**Payor:** Shipper

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.75% to this shipment.
- Distance Based Pricing, Zone 3
- Package Delivered to Recipient Address - Release Authorized

**Cust. Ref.:** Ridge at Apopka

**Ref.#3:**

**Ref.#2:**

Automation INET  
Tracking ID 773141499530  
Service Type FedEx Priority Overnight  
Package Type Customer Packaging  
Zone 03  
Packages 1  
Rated Weight 5.0 lbs, 2.3 kgs  
Delivered Aug 24, 2023 09:29  
Svc Area A1  
Signed by see above  
FedEx Use 000000000/337507/02

**Sender**  
Ernesto Torres  
Wrathell, Hunt & Assoc., LLC  
285 PALAZZO CIR  
SAINT AUGUSTINE FL 32092 US

**Recipient**  
Attn: Daphne Gillyard  
Wrathell, Hunt & Assoc., LLC  
2300 Glades Road  
BOCA RATON FL 33431 US

Transportation Charge 13.16  
Fuel Surcharge 0.92  
Courier Pickup Charge 0.00  
**Total Charge USD \$14.08**

**Ship Date:** Aug 24, 2023

**Payor:** Shipper

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.75% to this shipment.
- Distance Based Pricing, Zone 7

**Cust. Ref.:** Bill back SN

**Ref.#3:**

**Ref.#2:**

Automation INET  
Tracking ID 782906706628  
Service Type FedEx Standard Overnight  
Package Type FedEx Envelope  
Zone 07  
Packages 1  
Rated Weight N/A  
Delivered Aug 25, 2023 11:18

**Sender**  
Stephanie Schackmann  
Wrathell, Hunt & Associates, L  
2300 Glades Road  
BOCA RATON FL 33431 US

**Recipient**  
U.S Bank, N.A.-CDD  
Lockbox Services-12-2657  
EP-MN-01LB  
SAINT PAUL MN 55108 US

Continued on next page

# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 9/29/2023 | 2023-1365 |

| Bill To:                                                |
|---------------------------------------------------------|
| Bella Tara CDD<br>PO Box 810036<br>Boca Raton, FL 33481 |

| Description                                                 | Amount              |
|-------------------------------------------------------------|---------------------|
| Reimburse FedEx - 8-110-48281                               | 7.93                |
| <i>Building client relationships one step at a time ...</i> | <b>Total</b> \$7.93 |

|                       |                     |                       |        |
|-----------------------|---------------------|-----------------------|--------|
| <b>Invoice Number</b> | <b>Invoice Date</b> | <b>Account Number</b> | Page   |
| 8-110-48281           | Apr 25, 2023        | 3195-2454-1           | 4 of 5 |

Tracking ID: 771886963009 continued

|              |                     |                       |                    |
|--------------|---------------------|-----------------------|--------------------|
| Rated Weight | 5.0 lbs, 2.3 kgs    | Transportation Charge | 20.22              |
| Delivered    | Apr 20, 2023 09:46  | Fuel Surcharge        | 1.42               |
| Svc Area     | A1                  | <b>Total Charge</b>   | <b>USD \$21.64</b> |
| Signed by    | see above           |                       |                    |
| FedEx Use    | 000000000/161365/02 |                       |                    |

**Ship Date:** Apr 19, 2023

**Cust. Ref.:** Bill back Bella Tara

**Ref.#2:**

**Payor:** Shipper

**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET  
Tracking ID 771895831299  
Service Type FedEx Standard Overnight  
Package Type Customer Packaging  
Zone 02  
Packages 1

**Sender**  
Ernesto Mitsumasu  
Centerline  
15481 S.W. 12th Street  
FORT LAUDERDALE FL 33326 US

**Recipient**  
Stephanie Schackman  
Wrathell, Hunt & Assoc., LLC  
2300 Glades Road  
BOCA RATON FL 33431 US

|              |                     |                       |                   |
|--------------|---------------------|-----------------------|-------------------|
| Rated Weight | 1.0 lbs, 0.5 kgs    | Transportation Charge | 7.41              |
| Delivered    | Apr 20, 2023 09:46  | Fuel Surcharge        | 0.52              |
| Svc Area     | A1                  | Courier Pickup Charge | 0.00              |
| Signed by    | see above           | <b>Total Charge</b>   | <b>USD \$7.93</b> |
| FedEx Use    | 000000000/161357/02 |                       |                   |

**Ship Date:** Apr 20, 2023

**Cust. Ref.:** Summerstone check

**Ref.#2:** Bill to summerstone

**Payor:** Shipper

**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
- Distance Based Pricing, Zone 7

Automation INET  
Tracking ID 771903407928  
Service Type FedEx Priority Overnight  
Package Type FedEx Envelope  
Zone 07  
Packages 1

**Sender**  
Chloe Hiteshew  
WHA  
2300 Glades Rd  
BOCA RATON FL 33431 US

**Recipient**  
U.S Bank, N.A.-CDD  
Lockbox Services-12-2657  
EP-MN-01LB  
SAINT PAUL MN 55108 US

|              |                    |                       |                    |
|--------------|--------------------|-----------------------|--------------------|
| Rated Weight | N/A                | Transportation Charge | 10.87              |
| Delivered    | Apr 21, 2023 10:11 | Fuel Surcharge        | 0.76               |
| Svc Area     | A1                 | <b>Total Charge</b>   | <b>USD \$11.63</b> |
| Signed by    | C.SCHWARTZ         |                       |                    |
| FedEx Use    | 000000000/83879/_  |                       |                    |

**Ship Date:** Apr 20, 2023

**Cust. Ref.:** Pocket Seals

**Ref.#2:**

**Payor:** Shipper

**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 34104 zip code
- Package Delivered to Recipient Address - Release Authorized

Automation INET  
Tracking ID 771909862048  
Service Type FedEx Standard Overnight  
Package Type FedEx Envelope  
Zone 02  
Packages 1

**Sender**  
Shane Willis  
WHA  
9220 Bonita Beach RD  
BONITA SPRINGS FL 34135 US

**Recipient**  
Attn: Daphne Gillyard  
Wrathell, Hunt & Assoc., LLC  
2300 Glades Road  
BOCA RATON FL 33431 US

|              |                    |                       |                   |
|--------------|--------------------|-----------------------|-------------------|
| Rated Weight | N/A                | Transportation Charge | 7.29              |
| Delivered    | Apr 21, 2023 09:39 | Fuel Surcharge        | 0.51              |
| Svc Area     | A1                 | <b>Total Charge</b>   | <b>USD \$7.80</b> |
| Signed by    | see above          |                       |                   |
| FedEx Use    | 000000000/61301/02 |                       |                   |

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion (United Nations 1998).

There are a number of reasons why the number of children in the world is increasing. One of the main reasons is that the number of children who are surviving is increasing. This is due to a number of factors, including improved medical care, better nutrition, and a decrease in child mortality.

Another reason why the number of children in the world is increasing is that the number of children who are being born is increasing. This is due to a number of factors, including a decrease in the age at which women are having children, and an increase in the number of children who are surviving.

The number of children in the world is increasing rapidly, and this is a cause for concern. There are a number of reasons why this is a cause for concern, including the fact that the number of children who are living in poverty is increasing, and the number of children who are being abused is increasing.

There are a number of things that can be done to help reduce the number of children in the world. One of the most important things is to improve the health care system, so that more children are surviving. Another important thing is to improve the nutrition of children, so that they are better able to survive.

It is also important to reduce the number of children who are being born. This can be done by increasing the age at which women are having children, and by providing women with better access to family planning services.

The number of children in the world is increasing rapidly, and this is a cause for concern. There are a number of reasons why this is a cause for concern, including the fact that the number of children who are living in poverty is increasing, and the number of children who are being abused is increasing.

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There are a number of things that can be done to help reduce the number of children in the world. One of the most important things is to improve the health care system, so that more children are surviving. Another important thing is to improve the nutrition of children, so that they are better able to survive.

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There are a number of things that can be done to help reduce the number of children in the world. One of the most important things is to improve the health care system, so that more children are surviving. Another important thing is to improve the nutrition of children, so that they are better able to survive.

It is also important to reduce the number of children who are being born. This can be done by increasing the age at which women are having children, and by providing women with better access to family planning services.

# Bella Tara

Community Development District

Funding Request #10

December 18, 2023

|          | <b>PAYEE</b>                             |           | <b>GENERAL FUND</b> |
|----------|------------------------------------------|-----------|---------------------|
| <b>1</b> | <b>GMS-Central Florida, LLC</b>          |           |                     |
|          | Inv# 2 - Mgmt Fees & Expenses (Nov 2023) | \$        | 3,547.08            |
| <b>2</b> | <b>Kilinski   VanWyk PLLC</b>            |           |                     |
|          | Inv# 5829 - General Counsel (Jan 23)     | \$        | 126.50              |
|          | Inv# 6257 - General Counsel (Dec 22)     | \$        | 659.65              |
|          | <b>TOTAL</b>                             | <b>\$</b> | <b>4,333.23</b>     |

Please make check payable to:

**Bella Tara Community Development District**  
5385 N Nob Hill Road  
Sunrise, FL 33351

**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 3**Invoice Date:** 12/1/23**Due Date:** 12/1/23**Case:****P.O. Number:****Bill To:**Bella Tara  
219 E Livingston St  
Orlando, FL 32801

| Description                            | Hours/Qty | Rate     | Amount            |
|----------------------------------------|-----------|----------|-------------------|
| Management Fees - December 2023        |           | 3,125.00 | 3,125.00          |
| Website Administration - December 2023 |           | 100.00   | 100.00            |
| Information Technology - December 2023 |           | 150.00   | 150.00            |
| Office Supplies                        |           | 0.06     | 0.06              |
| Postage                                |           | 1.27     | 1.27              |
| Orlando Sentenial                      |           | 170.75   | 170.75            |
| <b>Total</b>                           |           |          | <b>\$3,547.08</b> |
| <b>Payments/Credits</b>                |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                     |           |          | <b>\$3,547.08</b> |





KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Bella Tara CDD  
2300 Glades Rd. 410W  
Boca Raton, FL 33431

## INVOICE

Invoice # 5829  
Date: 02/21/2023  
Due On: 03/23/2023

### BTCDD-1

### Bella Tara CDD - General

| Type    | Professional | Date       | Notes                                                                               | Quantity | Rate     | Total   |
|---------|--------------|------------|-------------------------------------------------------------------------------------|----------|----------|---------|
| Service | AL           | 01/24/2023 | Draft notice of establishment; Send district staff ordinance establishing district. | 0.30     | \$225.00 | \$67.50 |
| Service | AL           | 01/30/2023 | Call to newspaper regarding publication.                                            | 0.10     | \$225.00 | \$22.50 |
| Service | RVW          | 01/31/2023 | Monitor legislative activity for impact on special districts.                       | 0.10     | \$365.00 | \$36.50 |

**Quantity Subtotal 0.5**

| Time Keeper  | Quantity | Rate     | Total   |
|--------------|----------|----------|---------|
| Ashley Ligas | 0.4      | \$225.00 | \$90.00 |
| Roy Van Wyk  | 0.1      | \$365.00 | \$36.50 |

**Quantity Total 0.5**

**Total \$126.50**

### Detailed Statement of Account

#### Other Invoices

| Invoice Number | Due On | Amount Due | Payments Received | Balance Due |
|----------------|--------|------------|-------------------|-------------|
|----------------|--------|------------|-------------------|-------------|

|      |            |          |        |          |
|------|------------|----------|--------|----------|
| 6257 | 04/15/2023 | \$659.65 | \$0.00 | \$659.65 |
|------|------------|----------|--------|----------|

---

**Current Invoice**

| Invoice Number | Due On     | Amount Due | Payments Received               | Balance Due     |
|----------------|------------|------------|---------------------------------|-----------------|
| 5829           | 03/23/2023 | \$126.50   | \$0.00                          | \$126.50        |
|                |            |            | <b>Outstanding Balance</b>      | <b>\$786.15</b> |
|                |            |            | <b>Total Amount Outstanding</b> | <b>\$786.15</b> |

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.





KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Bella Tara CDD  
2300 Glades Rd. 410W  
Boca Raton, FL 33431

## INVOICE

Invoice # 6257  
Date: 03/16/2023  
Due On: 04/15/2023

### BTCDD-1

### Bella Tara CDD - General

| Type    | Professional | Date       | Notes                                                                                                                                     | Quantity | Rate     | Total   |
|---------|--------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|---------|
| Service | KI           | 12/01/2022 | Review status of establishment hearing; confer with newspaper regarding cancelling publication.                                           | 0.20     | \$180.00 | \$36.00 |
| Service | KI           | 12/05/2022 | Review establishment hearing schedule.                                                                                                    | 0.10     | \$180.00 | \$18.00 |
| Service | KI           | 12/07/2022 | Confer with county regarding updated hearing date; prepare updated notice of establishment hearing; confer with newspaper regarding same. | 0.50     | \$180.00 | \$90.00 |
| Service | KI           | 12/08/2022 | Review partially executed petitioner's agreement.                                                                                         | 0.20     | \$180.00 | \$36.00 |
| Service | KI           | 12/12/2022 | Review proof of publication of notice of establishment hearing.                                                                           | 0.20     | \$180.00 | \$36.00 |
| Service | KI           | 12/13/2022 | Confer with newspaper regarding publication of notice of establishment hearing.                                                           | 0.30     | \$180.00 | \$54.00 |
| Service | KI           | 12/14/2022 | Confer with newspaper regarding publication of notice of establishment hearing.                                                           | 0.10     | \$180.00 | \$18.00 |
| Service | KI           | 12/15/2022 | Confer with county regarding hearing and publication dates.                                                                               | 0.20     | \$180.00 | \$36.00 |
| Service | KI           | 12/16/2022 | Review hearing schedule; confer with county.                                                                                              | 0.20     | \$180.00 | \$36.00 |
| Service | KI           | 12/17/2022 | Review affidavit of publication of notice of establishment hearing.                                                                       | 0.20     | \$190.00 | \$38.00 |

|                          |    |            |                                                                                         |      |          |            |
|--------------------------|----|------------|-----------------------------------------------------------------------------------------|------|----------|------------|
| Service                  | KI | 12/29/2022 | Review affidavits of publication of notice of establishment hearing.                    | 0.20 | \$180.00 | \$36.00    |
| Service                  | KI | 01/03/2023 | Review affidavits of publication and confer with county.                                | 1.00 | \$180.00 | \$180.00   |
| Service                  | KI | 01/05/2023 | Review affidavit of publication of notice of establishment hearing; confer with county. | 0.20 | \$180.00 | \$36.00    |
| Expense                  | AL | 01/13/2023 | Certified Ordinance Fee: Certified Ordinance Fee                                        | 1.00 | \$9.65   | \$9.65     |
| <b>Quantity Subtotal</b> |    |            |                                                                                         |      |          | <b>3.6</b> |

| Time Keeper           | Quantity | Rate     | Total           |
|-----------------------|----------|----------|-----------------|
| Katherine Ibarra      | 0.2      | \$190.00 | \$38.00         |
| Katherine Ibarra      | 3.4      | \$180.00 | \$612.00        |
| <b>Quantity Total</b> |          |          | <b>3.6</b>      |
| <b>Total</b>          |          |          | <b>\$659.65</b> |

## Detailed Statement of Account

### Other Invoices

| Invoice Number | Due On     | Amount Due | Payments Received | Balance Due |
|----------------|------------|------------|-------------------|-------------|
| 5829           | 03/23/2023 | \$126.50   | \$0.00            | \$126.50    |

### Current Invoice

| Invoice Number                  | Due On     | Amount Due | Payments Received | Balance Due     |
|---------------------------------|------------|------------|-------------------|-----------------|
| 6257                            | 04/15/2023 | \$659.65   | \$0.00            | \$659.65        |
| <b>Outstanding Balance</b>      |            |            |                   | <b>\$786.15</b> |
| <b>Total Amount Outstanding</b> |            |            |                   | <b>\$786.15</b> |

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



# Bella Tara

Community Development District

Funding Request #11

January 23, 2024

| <b>PAYEE</b> |                                          | <b>GENERAL FUND</b> |                 |
|--------------|------------------------------------------|---------------------|-----------------|
| <b>1</b>     | <b>GMS-Central Florida, LLC</b>          |                     |                 |
|              | Inv# 6 - Mgmt Fees & Expenses (Jan 2024) | \$                  | 3,538.17        |
| <b>2</b>     | <b>Kutak Rock, LLP</b>                   |                     |                 |
| (1)          | Inv# 3296961 - Validation (Sep 23)       | \$                  | 2,806.50        |
|              | Inv# 3310902 - Attorneys Fees (Oct 23)   | \$                  | 741.50          |
| (1)          | Inv# 3310903 - Validation (Oct 23)       | \$                  | 470.00          |
|              | Inv# 3328609 - Attorneys Fees (Nov 23)   | \$                  | 778.73          |
|              | <b>TOTAL</b>                             | <b>\$</b>           | <b>7,086.17</b> |

(1) All Capital Related expenses will be reimbursed upon the issuance of Bonds.  
Please make check payable to:

**Bella Tara Community Development District**  
5385 N Nob Hill Road  
Sunrise, FL 33351

**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 6**Invoice Date:** 1/1/24**Due Date:** 1/1/24**Case:****P.O. Number:****Bill To:**Bella Tara  
219 E Livingston St  
Orlando, FL 32801

| Description                           | Hours/Qty | Rate     | Amount            |
|---------------------------------------|-----------|----------|-------------------|
| Management Fees - January 2024        |           | 3,125.00 | 3,125.00          |
| Website Administration - January 2024 |           | 100.00   | 100.00            |
| Information Technology - January 2024 |           | 150.00   | 150.00            |
| Orlando Sentenial                     |           | 163.17   | 163.17            |
| <b>Total</b>                          |           |          | <b>\$3,538.17</b> |
| <b>Payments/Credits</b>               |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                    |           |          | <b>\$3,538.17</b> |

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 25, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3296961

Client Matter No. 40123-4

Notification Email: [eflgroup@kutakrock.com](mailto:eflgroup@kutakrock.com)

Mr. Craig Wrathell  
Bella Tara Community Development District  
5385 N Nob Hill Road  
Sunrise, FL 33351

Invoice No. 3296961  
40123-4

---

Re: Validation

For Professional Legal Services Rendered

|          |              |      |        |                                                                                                                                                                                                    |
|----------|--------------|------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 09/01/23 | K. Ibarra    | 0.20 | 38.00  | Correspondence with judicial assistant regarding order to show cause                                                                                                                               |
| 09/05/23 | J. Earlywine | 0.20 | 61.00  | Address item regarding validation hearing                                                                                                                                                          |
| 09/05/23 | K. Ibarra    | 1.00 | 190.00 | Correspondence with judicial assistant regarding notice and order to show cause execution; research available hearing dates; correspondence with newspaper                                         |
| 09/05/23 | A. Ligas     | 0.80 | 188.00 | Prepare joint stipulation                                                                                                                                                                          |
| 09/06/23 | A. Ligas     | 0.60 | 141.00 | Prepare joint stipulation                                                                                                                                                                          |
| 09/07/23 | A. Ligas     | 0.20 | 47.00  | Prepare joint stipulation                                                                                                                                                                          |
| 09/12/23 | A. Ligas     | 1.40 | 329.00 | Prepare joint stipulation, prehearing memorandum of law and proposed final judgment; draft Trustee's Certificate and send the same for signature; conference with Ibarra regarding meeting minutes |
| 09/13/23 | J. Earlywine | 0.50 | 152.50 | Review final judgment and joint stipulation, along with various exhibits; follow-up email                                                                                                          |

**KUTAK ROCK LLP**

Bella Tara Community Development Distric

October 25, 2023

Client Matter No. 40123-4

Invoice No. 3296961

Page 2

|             |              |       |        |                                                                                                                      |
|-------------|--------------|-------|--------|----------------------------------------------------------------------------------------------------------------------|
| 09/13/23    | K. Ibarra    | 1.30  | 247.00 | Prepare joint stipulation, final judgment and prehearing memorandum of law                                           |
| 09/13/23    | A. Ligas     | 0.10  | 23.50  | Follow up on certificates for joint stipulation                                                                      |
| 09/14/23    | K. Ibarra    | 0.10  | 19.00  | Review e-tearsheet of notice and order to show cause                                                                 |
| 09/15/23    | K. Ibarra    | 0.10  | 19.00  | Review affidavit of publication of notice and order to show cause                                                    |
| 09/15/23    | A. Ligas     | 0.70  | 164.50 | Follow up on certificates for joint stipulation and draft minutes; prepare joint stipulation                         |
| 09/18/23    | K. Ibarra    | 1.10  | 209.00 | Prepare joint stipulation; correspondence with assistant state attorney                                              |
| 09/18/23    | A. Ligas     | 0.10  | 23.50  | Prepare joint stipulation                                                                                            |
| 09/19/23    | K. Ibarra    | 2.50  | 475.00 | Correspondence with court reporter and judge; prepare and file joint stipulation and prehearing memorandum of law    |
| 09/20/23    | K. Ibarra    | 0.20  | 38.00  | Prepare correspondence to judge                                                                                      |
| 09/22/23    | K. Ibarra    | 0.40  | 76.00  | Prepare letter to judge regarding joint stipulation, final judgment and prehearing memorandum of law                 |
| 09/26/23    | K. Ibarra    | 0.70  | 133.00 | Prepare for bond validation hearing                                                                                  |
| 09/27/23    | J. Earlywine | 0.70  | 213.50 | Confer with Flint regarding methodology and validation hearing; prepare for and attend validation hearing; follow-up |
| 09/27/23    | K. Ibarra    | 0.10  | 19.00  | Prepare for bond validation hearing                                                                                  |
| TOTAL HOURS |              | 13.00 |        |                                                                                                                      |

**KUTAK ROCK LLP**

Bella Tara Community Development Distric  
October 25, 2023  
Client Matter No. 40123-4  
Invoice No. 3296961  
Page 3

TOTAL FOR SERVICES RENDERED

\$2,806.50

DISBURSEMENTS

Freight and Postage 27.79  
Reproduction Costs 5.20  
Miscellaneous 1,134.38

VENDOR: TRIBUNE  
PUBLISHING COMPANY LLC  
dba ORLAN; INVOICE#:  
079749490000; DATE:  
9/17/2023 - Public Notice

TOTAL DISBURSEMENTS

1,167.37

FR#9

TOTAL CURRENT AMOUNT DUE

\$3,973.87



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 16, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3310902

Client Matter No. 40123-1

Notification Email: [eflgroup@kutakrock.com](mailto:eflgroup@kutakrock.com)

Bella Tara Community Development District  
5385 N Nob Hill Road  
Sunrise, FL 33351

Invoice No. 3310902  
40123-1

Re: General Counsel

For Professional Legal Services Rendered

|             |              |      |        |                                                                                                                                                |
|-------------|--------------|------|--------|------------------------------------------------------------------------------------------------------------------------------------------------|
| 10/11/23    | J. Earlywine | 0.20 | 61.00  | Email Ford regarding records                                                                                                                   |
| 10/13/23    | A. Ligas     | 0.30 | 70.50  | Follow up on budget funding agreement, acquisition agreement and temporary construction easement; email with district staff regarding the same |
| 10/18/23    | J. Earlywine | 0.80 | 244.00 | Conference call with Toll Bros representatives; follow-up email regarding same                                                                 |
| 10/18/23    | J. Earlywine | 0.20 | 61.00  | Review draft agenda package and open items; email regarding same                                                                               |
| 10/23/23    | J. Earlywine | 0.60 | 183.00 | Prepare draft supplemental engineer's report; review agenda package and prepare for meeting                                                    |
| 10/24/23    | J. Earlywine | 0.40 | 122.00 | Prepare for, travel to and from, and attend Board meeting; follow-up                                                                           |
| TOTAL HOURS |              | 2.50 |        |                                                                                                                                                |

**KUTAK ROCK LLP**

Bella Tara Community Development Distric  
November 16, 2023  
Client Matter No. 40123-1  
Invoice No. 3310902  
Page 2

TOTAL FOR SERVICES RENDERED

\$741.50

TOTAL CURRENT AMOUNT DUE

\$741.50

UNPAID INVOICES:

September 28, 2023

Invoice No. 3282874

213.50

TOTAL DUE

\$955.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 16, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3310903

Client Matter No. 40123-4

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Bella Tara Community Development District

5385 N Nob Hill Road

Sunrise, FL 33351

Invoice No. 3310903

40123-4

---

Re: Validation

For Professional Legal Services Rendered

|             |           |      |        |                                                                     |
|-------------|-----------|------|--------|---------------------------------------------------------------------|
| 10/04/23    | K. Ibarra | 0.80 | 152.00 | Prepare letter to judge regarding final judgment; uploading issues  |
| 10/16/23    | K. Ibarra | 0.20 | 38.00  | Review executed and recorded final judgment; calendar appeal period |
| TOTAL HOURS |           | 1.00 |        |                                                                     |

**KUTAK ROCK LLP**

Bella Tara Community Development Distric  
November 16, 2023  
Client Matter No. 40123-4  
Invoice No. 3310903  
Page 2

TOTAL FOR SERVICES RENDERED \$190.00

DISBURSEMENTS

Miscellaneous 280.00 VENDOR: HUSEBY GLOBAL  
LITIGATION; INVOICE#:  
90028065; DATE: 10/27/2023 -  
Transcript of Hearing Held on  
September 27, 2023

TOTAL DISBURSEMENTS 280.00

TOTAL CURRENT AMOUNT DUE \$470.00

UNPAID INVOICES:

September 28, 2023 Invoice No. 3282876 1,002.90  
October 25, 2023 Invoice No. 3296961 3,973.87

TOTAL DUE \$5,446.77

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 27, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3328609

Client Matter No. 40123-1

Notification Email: [eflgroup@kutakrock.com](mailto:eflgroup@kutakrock.com)

Bella Tara Community Development District  
5385 N Nob Hill Road  
Sunrise, FL 33351

Invoice No. 3328609  
40123-1

Re: General Counsel

For Professional Legal Services Rendered

|          |              |      |       |                                                                                                                                                      |
|----------|--------------|------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11/07/23 | B. Davenport | 0.30 | 79.50 | Review election documents; prepare election chart                                                                                                    |
| 11/08/23 | K. Ibarra    | 0.40 | 76.00 | Prepare certificate of no appeal and letter to clerk                                                                                                 |
| 11/10/23 | J. Earlywine | 0.10 | 30.50 | Follow-up regarding recordable consent                                                                                                               |
| 11/10/23 | K. Ibarra    | 0.10 | 19.00 | Review executed certificate of no appeal                                                                                                             |
| 11/11/23 | K. Ibarra    | 0.50 | 95.00 | Prepare initial declaration of consent                                                                                                               |
| 11/14/23 | K. Ibarra    | 0.50 | 95.00 | Review and record executed declaration of consent; correspondence with developer regarding acquisition agreement and temporary construction easement |
| 11/15/23 | K. Ibarra    | 0.50 | 95.00 | Review executed acquisition agreement and temporary construction easement; record temporary construction easement                                    |
| 11/16/23 | K. Ibarra    | 0.20 | 38.00 | Correspondence with district manager regarding agreements                                                                                            |
| 11/21/23 | J. Earlywine | 0.20 | 61.00 | Review project status, and update tracking chart; email regarding                                                                                    |

**KUTAK ROCK LLP**

Bella Tara Community Development Distric  
December 27, 2023  
Client Matter No. 40123-1  
Invoice No. 3328609  
Page 2

upcoming Board meetings

|                             |                     |                   |
|-----------------------------|---------------------|-------------------|
| TOTAL HOURS                 | 2.80                |                   |
| TOTAL FOR SERVICES RENDERED |                     | \$589.00          |
| DISBURSEMENTS               |                     |                   |
| Filing and Court Fees       | 144.00              |                   |
| Freight and Postage         | 45.73               |                   |
| TOTAL DISBURSEMENTS         |                     | <u>189.73</u>     |
| TOTAL CURRENT AMOUNT DUE    |                     | <u>\$778.73</u>   |
| UNPAID INVOICES:            |                     |                   |
| September 28, 2023          | Invoice No. 3282874 | 213.50            |
| November 16, 2023           | Invoice No. 3310902 | 741.50            |
| TOTAL DUE                   |                     | <u>\$1,733.73</u> |



# Bella Tara

Community Development District

Funding Request #12

February 16, 2024

|          | <b>PAYEE</b>                                                              |           | <b>GENERAL FUND</b> |
|----------|---------------------------------------------------------------------------|-----------|---------------------|
| <b>1</b> | <b>GMS-Central Florida, LLC</b><br>Inv# 7 - Mgmt Fees & Expenses (Feb 24) | \$        | 3,402.57            |
| <b>2</b> | <b>Kutak Rock, LLP</b><br>Inv# 3340692 - Attorneys Fees (Dec 23)          | \$        | 268.00              |
| <b>3</b> | <b>Realign Web Design</b><br>Inv# 939 - Website Development               | \$        | 1,750.00            |
|          | <b>TOTAL</b>                                                              | <b>\$</b> | <b>5,420.57</b>     |

(1) All Capital Related expenses will be reimbursed upon the issuance of Bonds.

Please make check payable to:

**Bella Tara Community Development District**  
5385 N Nob Hill Road  
Sunrise, FL 33351



**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 7**Invoice Date:** 2/1/24**Due Date:** 2/1/24**Case:****P.O. Number:****Bill To:**Bella Tara  
219 E Livingston St  
Orlando, FL 32801

| Description                            | Hours/Qty | Rate     | Amount            |
|----------------------------------------|-----------|----------|-------------------|
| Management Fees - February 2024        |           | 3,125.00 | 3,125.00          |
| Website Administration - February 2024 |           | 100.00   | 100.00            |
| Information Technology - February 2024 |           | 150.00   | 150.00            |
| Postage                                |           | 27.57    | 27.57             |
| <b>Total</b>                           |           |          | <b>\$3,402.57</b> |
| <b>Payments/Credits</b>                |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                     |           |          | <b>\$3,402.57</b> |

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 23, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3340692

Client Matter No. 40123-1

Notification Email: [eflgroup@kutakrock.com](mailto:eflgroup@kutakrock.com)

Bella Tara Community Development District

5385 N Nob Hill Road

Sunrise, FL 33351

Invoice No. 3340692

40123-1

Re: General Counsel

For Professional Legal Services Rendered

|          |              |      |        |                                                                                                    |
|----------|--------------|------|--------|----------------------------------------------------------------------------------------------------|
| 12/02/23 | L. Whelan    | 0.30 | 115.50 | Allocation of attorney time relative to legislative monitoring activities                          |
| 12/29/23 | J. Earlywine | 0.50 | 152.50 | Review interlocal and petitioner's agreements; search online records; email regarding City request |

TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED \$268.00

TOTAL CURRENT AMOUNT DUE \$268.00

UNPAID INVOICES:

November 16, 2023 Invoice No. 3310902 741.50

December 27, 2023 Invoice No. 3328609 778.73

TOTAL DUE \$1,788.23

A 30 day notice is required to terminate trapping service in writing.  
Termination fees may apply.



ReAlign Web Design  
650 North Alafaya Trail,  
Suite 101 #780334  
Orlando FL, 32828  
(321) 262-2823

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 1/24/2024 | 939       |

| Bill To                                                                                          |
|--------------------------------------------------------------------------------------------------|
| 219 E. Livingston Street<br>Orlando, Florida 32801<br>Tel: (407) 841-5524<br>Fax: (407) 839-1526 |

| Description                          | Quantity | Rate     | Amount            |
|--------------------------------------|----------|----------|-------------------|
| BellaTaraCDD.com Website Development | 1        | 1,750.00 | 1,750.00          |
| <b>Total</b>                         |          |          | <b>\$1,750.00</b> |

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (1990-2000) (ONS 2002).

There is a growing awareness of the need to address the health care needs of the elderly population. The Department of Health (2000) has set out a strategy for the care of the elderly, which includes a commitment to improve the quality of care for the elderly.

The aim of this paper is to explore the experiences of elderly people who are living in care homes, and to identify the factors that influence their quality of life.

The paper is organized as follows. First, we discuss the current debate about the care of the elderly. Then, we describe the methodology used in the study. Next, we present the findings of the study. Finally, we discuss the implications of the findings for practice and policy.

## Background

The care of the elderly has become a major issue for governments and the public alike. In the UK, the number of people aged 65 and over is expected to increase from 10.5 million in 1990 to 13.5 million in 2000 (ONS 2002).

There is a growing awareness of the need to address the health care needs of the elderly population. The Department of Health (2000) has set out a strategy for the care of the elderly, which includes a commitment to improve the quality of care for the elderly.

The aim of this paper is to explore the experiences of elderly people who are living in care homes, and to identify the factors that influence their quality of life.

The paper is organized as follows. First, we discuss the current debate about the care of the elderly. Then, we describe the methodology used in the study. Next, we present the findings of the study. Finally, we discuss the implications of the findings for practice and policy.

## Methodology

The study was conducted in three care homes for the elderly. The care homes were selected on the basis of their reputation for providing high quality care.

The study was conducted over a period of 12 months. Data were collected through interviews with elderly people living in the care homes.

The interviews were semi-structured, and lasted approximately 30 minutes. The topics discussed in the interviews included the elderly people's experiences of living in the care home, and the factors that influence their quality of life.

The data were analysed using grounded theory (Glaser and Strauss 1967). This approach involves identifying themes that emerge from the data, and then developing a theory that explains these themes.

## Results

The elderly people living in the care homes identified several factors that influence their quality of life. These factors are discussed below.

**Staffing levels:** The elderly people living in the care homes identified staffing levels as a major factor that influences their quality of life. They felt that having more staff would improve the care they receive.

**Activities:** The elderly people living in the care homes identified activities as a major factor that influences their quality of life. They felt that having more activities would improve their quality of life.

**Food:** The elderly people living in the care homes identified food as a major factor that influences their quality of life. They felt that having better food would improve their quality of life.

**Environment:** The elderly people living in the care homes identified the environment as a major factor that influences their quality of life. They felt that having a better environment would improve their quality of life.

## Discussion

The findings of the study suggest that the elderly people living in care homes have a number of concerns about their quality of life. These concerns are related to staffing levels, activities, food, and the environment.

These findings have implications for practice and policy. Care homes should be encouraged to improve their staffing levels, provide more activities, improve their food, and create a better environment for their elderly residents.

# Bella Tara

Community Development District

Funding Request #13

March 26, 2024

|          | <b>PAYEE</b>                                                              |           | <b>GENERAL FUND</b> |
|----------|---------------------------------------------------------------------------|-----------|---------------------|
| <b>1</b> | <b>GMS-Central Florida, LLC</b><br>Inv# 8 - Mgmt Fees & Expenses (Mar 24) | \$        | 3,375.00            |
| <b>2</b> | <b>Kutak Rock, LLP</b><br>Inv# 3353635 - Attorneys Fees (Jan 24)          | \$        | 1,579.00            |
|          | <b>TOTAL</b>                                                              | <b>\$</b> | <b>4,954.00</b>     |

(1) All Capital Related expenses will be reimbursed upon the issuance of Bonds.

Please make check payable to:

**Bella Tara Community Development District**  
5385 N Nob Hill Road  
Sunrise, FL 33351

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 8  
**Invoice Date:** 3/1/24  
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**Case:**  
**P.O. Number:**

**Bill To:**

Bella Tara  
219 E Livingston St  
Orlando, FL 32801

| Description                         | Hours/Qty | Rate     | Amount   |
|-------------------------------------|-----------|----------|----------|
| Management Fees - March 2024        |           | 3,125.00 | 3,125.00 |
| Website Administration - March 2024 |           | 100.00   | 100.00   |
| Information Technology - March 2024 |           | 150.00   | 150.00   |

|                         |                   |
|-------------------------|-------------------|
| <b>Total</b>            | <b>\$3,375.00</b> |
| <b>Payments/Credits</b> | <b>\$0.00</b>     |
| <b>Balance Due</b>      | <b>\$3,375.00</b> |

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 20, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3353635

Client Matter No. 40123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Bella Tara Community Development District  
5385 N Nob Hill Road  
Sunrise, FL 33351

Invoice No. 3353635  
40123-1

Re: General Counsel

For Professional Legal Services Rendered

|          |              |      |        |                                                                                                                                                                                                                                |
|----------|--------------|------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01/03/24 | J. Earlywine | 0.50 | 160.00 | Conference call with City Attorney regarding interlocal; follow-up with Sullivan; follow-up notes                                                                                                                              |
| 01/07/24 | J. Earlywine | 1.60 | 512.00 | Review petitioner's agreement and interlocal; prepare assignment of agreements; review establishment petition and ordinance; email regarding same; review project status; email regarding next steps                           |
| 01/08/24 | J. Earlywine | 1.50 | 480.00 | Confer with Perry regarding interlocal and assignment; research case law regarding same; review interlocal and petitioner's agreement; prepare assignment and interlocal/petitioners agreement with City; email regarding same |



**KUTAK ROCK LLP**

Bella Tara Community Development District

February 20, 2024

Client Matter No. 40123-1

Invoice No. 3353635

Page 2

|          |              |      |        |                                                                                                                                                                   |
|----------|--------------|------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01/11/24 | J. Earlywine | 1.10 | 352.00 | Confer with Perry regarding open items; email regarding interlocal agreement; prepare school board release; email regarding same; email City Staff regarding same |
| 01/14/24 | G. Lovett    | 0.30 | 75.00  | Monitor legislative process relating to matters impacting special districts                                                                                       |

TOTAL HOURS 5.00

TOTAL FOR SERVICES RENDERED \$1,579.00

TOTAL CURRENT AMOUNT DUE \$1,579.00

UNPAID INVOICES:

|                   |                     |        |
|-------------------|---------------------|--------|
| November 16, 2023 | Invoice No. 3310902 | 741.50 |
| December 27, 2023 | Invoice No. 3328609 | 778.73 |
| January 23, 2024  | Invoice No. 3340692 | 268.00 |

TOTAL DUE \$3,367.23