

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
MAY 07, 2020**

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
THURSDAY, MAY 07, 2020 AT 2:00 P.M.  
CALL IN NUMBER: 1-866-906-9330      ACCESS CODE: 4863181**

<b>District Board of Supervisors</b>	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Jeff Hills Nick Dister Steve Luce Ryan Motko Albert Viera
<b>District Manager</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec	Tonja Stewart

***All cellular phones and pagers must be turned off while in the meeting room***

**The District Agenda is comprised of four different sections:**

The meeting will begin at **2:00 p.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

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

May 07, 2020  
Board of Supervisors  
**Belmond Reserve Community Development District**

*Dear Board Members:*

The Regular Meeting of Belmond Reserve Community Development District will be held on **May 07, 2020 at 2:00 p.m. via conference call at the information listed below.** Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

**REGULAR MEETING OF THE BOARD OF SUPERVISORS**

**1. CALL TO ORDER/ROLL CALL**

**2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**

**3. BUSINESS ITEMS**

- A. Consideration of Resolution 2020-33; Approving Fiscal Year 2021 Proposed Budget  
& Setting Public Hearing..... Tab 01
- B. Consideration of Resolution 2020-34; Adopting Statutory Alternative Investment Policies..... Tab 02
- C. Annual Disclosure of Qualified Electors..... Tab 03
- D. Discussion on Acceptance of Compensation for Board Members
- E. General Matters of the District

**4. CONSENT AGENDA ITEMS**

- A. Consideration of Public Hearing & Regular Meeting Minutes March 12, 2020..... Tab 04
- B. Consideration of Operations and Maintenance Expenditures February 2020.....Tab 05
- C. Consideration of Operations and Maintenance Expenditures March 2020.....Tab 06
- D. Review of Financial Statements for Month Ending March 31, 2020.....Tab 07

**5. VENDOR AND STAFF REPORTS**

- A. District Counsel
- B. District Manager
- C. District Engineer

**6. SUPERVISORS REQUESTS**

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

**8. ADJORNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian Lamb, CEO  
Meritus

## RESOLUTION 2020-33

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Belmond Reserve Community Development District (“**District**”) prior to June 15, 2020 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Proposed Budget**”); and

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 6, 2020  
HOUR: 2:00 p.m.  
LOCATION\*: Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

*\*Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as it may be extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: <http://belmondreservecdd.com/>.*

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

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

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

**PASSED AND ADOPTED ON MAY 7, 2020.**

Attest:

**Belmond Reserve Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Jeff Hills  
Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2020/2021**

**2021**



# **BELMOND RESERVE**

COMMUNITY DEVELOPMENT DISTRICT

## **FISCAL YEAR 2021**

PROPOSED ANNUAL OPERATING BUDGET

**MAY 7, 2020**



# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2021

#### PROPOSED ANNUAL OPERATING BUDGET

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MAY 7, 2020

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Belmond Reserve Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 Special Assessment Revenue Bonds

#### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.



# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Landowner Direct Funding	376,000.00	15,000.00	36,247.87	51,247.87	(324,752.13)
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$376,000.00</b>	<b>\$15,000.00</b>	<b>\$36,247.87</b>	<b>\$51,247.87</b>	<b>(\$324,752.13)</b>
<b>TOTAL REVENUES</b>	<b>\$376,000.00</b>	<b>\$15,000.00</b>	<b>\$36,247.87</b>	<b>\$51,247.87</b>	<b>(\$324,752.13)</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	19,100.00	2,030.37	17,069.63	19,100.00	0.00
District Engineer	8,400.00	0.00	0.00	0.00	(8,400.00)
Disclosure Report	5,000.00	0.00	0.00	0.00	(5,000.00)
Trustee Fees	4,200.00	0.00	0.00	0.00	(4,200.00)
Accounting Services	9,000.00	0.00	0.00	0.00	(9,000.00)
Auditing Services	2,500.00	0.00	2,500.00	2,500.00	0.00
Postage, Phone, Faxes, Copies	500.00	0.00	100.00	100.00	(400.00)
Public Officials Insurance	2,100.00	3,616.00	0.00	3,616.00	1,516.00
Legal Advertising	10,000.00	11,423.50	3,000.00	14,423.50	4,423.50
Bank Fees	425.00	25.95	35.00	60.95	(364.05)
Dues, Licenses, & Fees	175.00	150.00	0.00	150.00	(25.00)
Miscellaneous Fees	125.00	0.00	0.00	0.00	(125.00)
Office Supplies	0.00	113.52	70.00	183.52	183.52
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Maintenance	0.00	0.00	2,900.00	2,900.00	2,900.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,525.00</b>	<b>\$17,359.34</b>	<b>\$25,674.63</b>	<b>\$43,033.97</b>	<b>(\$18,491.03)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	4,250.00	5,213.90	3,000.00	8,213.90	3,963.90
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$4,250.00</b>	<b>\$5,213.90</b>	<b>\$3,000.00</b>	<b>\$8,213.90</b>	<b>\$3,963.90</b>
<b>UTILITY SERVICES</b>					
Electric Utility Services - Streetlights	175,635.00	0.00	0.00	0.00	(175,635.00)
Electric Utility Services - All Others	6,370.00	0.00	0.00	0.00	(6,370.00)
<b>TOTAL UTILITY SERVICES</b>	<b>\$182,005.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$182,005.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	10,615.00	0.00	0.00	0.00	(10,615.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$10,615.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$10,615.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management System	23,350.00	0.00	0.00	0.00	(23,350.00)
General, Property & Casualty Insurance	5,095.00	0.00	0.00	0.00	(5,095.00)
Landscape Maintenance	53,075.00	0.00	0.00	0.00	(53,075.00)
Miscellaneous Landscape	6,370.00	0.00	0.00	0.00	(6,370.00)
Plant Replacement Program	10,615.00	0.00	0.00	0.00	(10,615.00)
Irrigation Maintenance	4,240.00	0.00	0.00	0.00	(4,240.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$102,745.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$102,745.00)</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Pavement & Drainage Repairs & Maintenance	14,860.00	0.00	0.00	0.00	(14,860.00)
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>\$14,860.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$14,860.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$376,000.00</b>	<b>\$22,573.24</b>	<b>\$28,674.63</b>	<b>\$51,247.87</b>	<b>(\$324,752.13)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>(\$7,573.24)</b>	<b>\$7,573.24</b>	<b>\$0.00</b>	<b>\$0.00</b>

\*\*\* EXCLUDES 2% MANATEE COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Proposed Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Landowner Direct Funding	376,000.00	51,247.87	(324,752.13)	376,000.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$376,000.00</b>	<b>\$51,247.87</b>	<b>(\$324,752.13)</b>	<b>\$376,000.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$376,000.00</b>	<b>\$51,247.87</b>	<b>(\$324,752.13)</b>	<b>\$376,000.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	0.00	0.00	12,000.00	12,000.00
<b>TOTAL SUPERVISOR FEES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$12,000.00</b>	<b>\$12,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	19,100.00	19,100.00	0.00	36,000.00	16,900.00
District Engineer	8,400.00	0.00	(8,400.00)	5,000.00	(3,400.00)
Disclosure Report	5,000.00	0.00	(5,000.00)	4,200.00	(800.00)
Trustee Fees	4,200.00	0.00	(4,200.00)	4,200.00	0.00
Accounting Services	9,000.00	0.00	(9,000.00)	9,000.00	0.00
Auditing Services	2,500.00	2,500.00	0.00	5,000.00	2,500.00
Postage, Phone, Faxes, Copies	500.00	100.00	(400.00)	500.00	0.00
Public Officials Insurance	2,100.00	3,616.00	1,516.00	3,750.00	1,650.00
Legal Advertising	10,000.00	14,423.50	4,423.50	10,000.00	0.00
Bank Fees	425.00	60.95	(364.05)	250.00	(175.00)
Dues, Licenses, & Fees	175.00	150.00	(25.00)	175.00	0.00
Miscellaneous Fees	125.00	0.00	(125.00)	125.00	0.00
Office Supplies	0.00	183.52	183.52	0.00	0.00
ADA Website Compliance	0.00	0.00	0.00	2,000.00	2,000.00
Website Maintenance	0.00	2,900.00	2,900.00	1,500.00	1,500.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,525.00</b>	<b>\$43,033.97</b>	<b>(\$18,491.03)</b>	<b>\$81,700.00</b>	<b>\$20,175.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	4,250.00	8,213.90	3,963.90	5,000.00	750.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$4,250.00</b>	<b>\$8,213.90</b>	<b>\$3,963.90</b>	<b>\$5,000.00</b>	<b>\$750.00</b>
<b>UTILITY SERVICES</b>					
Electric Utility Services - Streetlights	175,635.00	0.00	(175,635.00)	150,000.00	(25,635.00)
Electric Utility Services - All Others	6,370.00	0.00	(6,370.00)	5,000.00	(1,370.00)
<b>TOTAL UTILITY SERVICES</b>	<b>\$182,005.00</b>	<b>\$0.00</b>	<b>(\$182,005.00)</b>	<b>\$155,000.00</b>	<b>(\$27,005.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	10,615.00	0.00	(10,615.00)	10,000.00	(615.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$10,615.00</b>	<b>\$0.00</b>	<b>(\$10,615.00)</b>	<b>\$10,000.00</b>	<b>(\$615.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management System	23,350.00	0.00	(23,350.00)	23,000.00	(350.00)
General, Property & Casualty Insurance	5,095.00	0.00	(5,095.00)	5,095.00	0.00
Landscape Maintenance	53,075.00	0.00	(53,075.00)	53,000.00	(75.00)
Miscellaneous Landscape	6,370.00	0.00	(6,370.00)	6,000.00	(370.00)
Plant Replacement Program	10,615.00	0.00	(10,615.00)	10,000.00	(615.00)
Irrigation Maintenance	4,240.00	0.00	(4,240.00)	4,250.00	10.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$102,745.00</b>	<b>\$0.00</b>	<b>(\$102,745.00)</b>	<b>\$101,345.00</b>	<b>(\$1,400.00)</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Pavement & Drainage Repairs & Maintenance	14,860.00	0.00	(14,860.00)	10,955.00	(3,905.00)
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>\$14,860.00</b>	<b>\$0.00</b>	<b>(\$14,860.00)</b>	<b>\$10,955.00</b>	<b>(\$3,905.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$376,000.00</b>	<b>\$51,247.87</b>	<b>(\$324,752.13)</b>	<b>\$376,000.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

\*\*\* EXCLUDES 2% MANATEE COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

##### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

##### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

##### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

##### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

##### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

##### **Website Administration**

This is for maintenance and administration of the Districts official website.

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Legal Counsel**

##### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

#### **Electric Utility Services**

##### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity

#### **Other Physical Environment**

##### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water

##### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

##### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

##### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

##### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

##### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2020

#### REVENUES

CDD Debt Service Assessments	\$	-
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>-</b>

#### EXPENDITURES

Series 2020 May Bond Interest Payment	\$	-
Series 2020 November Bond Principal Payment	\$	-
Series 2020 November Bond Interest Payment	\$	-
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	-
Principal Payment Applied Toward Series 2020 Bonds	\$	-
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>-</b>

\* Series 2020 Bonds Principal and Debt Service obligation to be established at issuance

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

Lot Size	EAU Value	Unit Count	Debt Service Per Unit <sup>(2)</sup>	O&M Per Unit	FY 2021 Total Assessment
<b>ASSESSMENT AREA ONE - SERIES 2020</b>					
<b>Single Family 50'</b>	0.833	181	\$1,563.83	\$797.56	\$2,361.39
<b>Single Family 60'</b>	1.00	180	\$1,876.60	\$957.45	\$2,834.05
<b>TOTAL</b>		<b>361</b>			

**Notations:**

<sup>(1)</sup> Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.

<sup>(2)</sup> Subject to change upon the Bonds Debt issuance

## RESOLUTION 2020-34

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2020-19 AND ANY OTHER PRIOR INVESTMENT POLICIES AND ELECTING TO USE THE STATUTORY DEFAULT INVESTMENT POLICIES FOR INVESTING PUBLIC FUNDS IN EXCESS OF THE AMOUNTS NEEDED TO MEET CURRENT EXPENSES IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Belmond Reserve Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) previously adopted Resolution 2020-19 to establish a written investment policy in accordance with Section 218.415, Florida Statutes; and

**WHEREAS**, the Board desires to rescind Resolution 2020-19 and any other prior investment policies, to not adopt a written investment policy, and instead use the statutory default investment policies for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415 (17), Florida Statutes.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Rescindment of Prior Investment Policies.** The Board hereby rescinds Resolution 2020-19 and any other prior investment policies in their entirety.
2. **Use of Statutory Default Investment Policies.** The Board hereby elects to use the statutory default alternative investment policies for the investment of public funds in excess of the amounts needed to meet current expenses, in accordance with Section 218.415(17), Florida Statutes, as amended.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED ON MAY 7, 2020.**

**Attest:**

**Belmond Reserve Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Jeff Hills  
Chair of the Board of Supervisors



April 24, 2020

To **Whom It May Concern:**

As per F.S. 190.006, **you'll find** the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

<b>Community Development District</b>	<b>Number of Registered Electors</b>
Belmond Reserve	15

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@hcsoc.org](mailto:ewhite@hcsoc.org).

Respectfully,

Enjoli White  
Candidate Services Liaison





**BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**March 12, 2020 Minutes of Public Hearing and Regular Meeting**

**Minutes of the Public Hearing and Regular Meeting**

The Public Hearing and Regular Meeting of the Board of Supervisors for the Belmond Reserve Community Development District was held on **Thursday, March 12, 2020 at 2:00 p.m.** at the Office of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER**

Brian Lamb called the Public Hearing and Regular Meeting of the Board of Supervisors of the Belmond Reserve Community Development District to order on **Thursday, March 12, 2020 at 2:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Jeff Hills	Chair	<i>via conference call</i>
Nick Dister	Vice Chair	
Ryan Motko	Supervisor	
Steve Luce	Supervisor	

**Staff Members Present:**

Brian Lamb	District Manager, Meritus	
Brian Howell	District Manager, Meritus	
Alex Wolfe	Accounting Manager, Meritus	
Tonja Stewart	District Engineer, Stantec	<i>via conference call</i>

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. RECESS TO PUBLIC HEARING**

Mr. Lamb directed the Board to recess to the public hearing.

**4. PUBLIC HEARING ON LEVYING DEBT ASSESSMENTS**

**A. Open the Public Hearing on Levying Debt Assessments**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**B. Staff Presentations**

Mr. Lamb reviewed the resolution with the Board and recommended proceeding with initiating and levying the master assessments across all of the properties in the District.

**C. Public Comments**

There were no members of the general public present.

**D. Consideration of Resolution 2020-31; Levying Debt Assessments**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2020-31.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Adopting Uniform Method of Collection**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**5. RETURN AND PROCEED TO REGULAR MEETING**

Mr. Lamb directed the Board to return and proceed to the regular meeting.

**6. BUSINESS ITEMS**

**A. Engineer's Report**

Mr. Lamb reviewed the Engineer's report with the Board.

MOTION TO:	Approve the Engineer's Report in substantial form.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**B. First Supplemental Assessment Methodology Report**

Mr. Lamb reviewed the First Supplemental Assessment Methodology Report with the Board.

MOTION TO:	Approve the First Supplemental Assessment Methodology Report for the 2020 bonds in substantial form.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**C. Consideration of Resolution 2020-32; Delegated Bond Award**

- i. First Supplemental Trust Indenture**
- ii. Bond Purchase Contract**
- iii. Preliminary Limited Offering Memorandum**
- iv. Continuing Disclosure Agreement**

Mr. Lamb reviewed the resolution and exhibits with the Board.

MOTION TO: Approve Resolution 2020-32 in substantial form.  
MADE BY: Supervisor Motko  
SECONDED BY: Supervisor Luce  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

**D. General Matters of the District**

There were no general matters of the District to discuss.

**7. CONSENT AGENDA ITEMS**

- A. Consideration Special Organizational Meeting Minutes December 20, 2019**
- B. Consideration of Continued Special Organizational Meeting Minutes December 20, 2019**
- C. Consideration of Board of Supervisors Landowners Election Meeting Minutes February 6, 2020**
- D. Consideration of Board of Supervisors Regular Meeting Minutes February 6, 2020**
- E. Consideration of Operations and Maintenance Expenditures January 2020**
- F. Review of Financial Statements for Month Ending January 31, 2020**

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda.  
MADE BY: Supervisor Motko  
SECONDED BY: Supervisor Luce  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

**8. VENDOR AND STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no additional reports from staff at this time.

**9. SUPERVISOR REQUESTS**

There were no supervisor requests at this time.

**10. PUBLIC COMMENTS**

There were no public comments.

**11. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

## Belmond Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9715	\$ 2,000.00		Management Services - January-February
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,000.00</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Tampa Bay Times	60762 021420	\$ 844.00		Special Assessments Affidavit Material (1 of 2) - 02/14/20
<b>Regular Services Sub-Total</b>		<b>\$ 844.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 2,844.00</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

Invoice Number: 9715  
Invoice Date: Feb 26, 2020  
Page: 1

<b>Bill To:</b>
Belmond Reserve CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:	

Customer ID	Customer PO	Payment Terms	
Belmond Reserve CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/26/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - January, February 2020		2,000.00

Subtotal	2,000.00
Sales Tax	
Total Invoice Amount	2,000.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,000.00</b>



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## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
02/14/20		BELMOND CDD	
Billing Date	Sales Rep	Customer Account	
02/14/2020	Deirdre Almeida	303847	
Total Amount Due		Ad Number	
\$844.00		0000060762	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/14/20	02/14/20	0000060762	Times	Comm News	Special Assessments AffidavitMaterial	1	4x14.00 IN	\$840.00 \$4.00

1 of 2

51300  
4801  
14

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Thank you for your business.

Advertising Run Dates		Advertiser Name	
02/14/20		BELMOND CDD	
Billing Date	Sales Rep	Customer Account	
02/14/2020	Deirdre Almeida	303847	
Total Amount Due		Ad Number	
\$844.00		0000060762	

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# **Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Special Assessments Pursuant to Chapters 170, 190 and 197, Florida Statutes, by the Belmond Reserve Community Development District**

The Board of Supervisors ("Board") of the Belmond Reserve Community Development District ("District") will hold a regular meeting and public hearing on March 12, 2020 at 2:00 p.m. at the offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection and enforcement of proposed special assessments that will secure the District's proposed Special Assessment Bonds. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the special assessments on certain benefitting lands within the District, more fully described in the Master Assessment Methodology Report dated December 20, 2019. The proposed bonds will fund a portion of the public improvements described in the Report of the District Engineer dated December 20, 2019. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$19,375,000 in debt to be assessed by the District, inclusive of principal, plus interest, fees and costs of collection or enforcement. The proposed schedule of assessments is as follows:

## **Preliminary Assessment Roll**

ASSESSMENT ROLL				
TOTAL ASSESSMENT:		<u>\$19,375,000.00</u>		
ANNUAL ASSESSMENT:		<u>\$1,531,037.74</u> (30 Installments)		
TOTAL GROSS ASSESSABLE ACRES +/-		<u>186.84</u>		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRES		<u>\$101,698.38</u>		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRES		<u>\$8,189.73</u> (30 Installments)		
		PER PARCEL ASSESSMENTS		
		Gross Unplatted Assessable Acres	PAR Debt	Total Annual
Landowner Name, Hillsborough County, Folio ID & Address				
Deborah Diane Carberg Kopp / Trustee (B.A.) Folio ID 77423-0300 4405 Merrill Run Lane Valrico, FL 33596-7654		7.30	\$760,310.62	\$60,596.01
Rhodine Development LLC Folio IDs 77363-0003, 77364-0000, 77365-0050, 77365-0056, 77365-0058, 77365-0063, 77365-0069, 77365-0613, 77423-0300, 77423-0303, 77423-0304, 77423-0305, 77423-0306, 77423-0307, 77423-0308, 77423-0309, 77423-0310, 77423-0311, 77423-0312, 77423-0313, 77423-0314, 77423-0315, 77423-0316, 77423-0317, 77423-0318, 77423-0319, 77423-0320, 77423-0321, 77423-0322, 77423-0323, 77423-0324, 77423-0325, 77423-0326, 77423-0327, 77423-0328, 77423-0329, 77423-0330, 77423-0331, 77423-0332, 77423-0333, 77423-0334, 77423-0335, 77423-0336, 77423-0337, 77423-0338, 77423-0339, 77423-0340, 77423-0341, 77423-0342, 77423-0343, 77423-0344, 77423-0345, 77423-0346, 77423-0347, 77423-0348, 77423-0349, 77423-0350, 77423-0351, 77423-0352, 77423-0353, 77423-0354, 77423-0355, 77423-0356, 77423-0357, 77423-0358, 77423-0359, 77423-0360, 77423-0361, 77423-0362, 77423-0363, 77423-0364, 77423-0365, 77423-0366, 77423-0367, 77423-0368, 77423-0369, 77423-0370, 77423-0371, 77423-0372, 77423-0373, 77423-0374, 77423-0375, 77423-0376, 77423-0377, 77423-0378, 77423-0379, 77423-0380, 77423-0381, 77423-0382, 77423-0383, 77423-0384, 77423-0385, 77423-0386, 77423-0387, 77423-0388, 77423-0389, 77423-0390, 77423-0391, 77423-0392, 77423-0393, 77423-0394, 77423-0395, 77423-0396, 77423-0397, 77423-0398, 77423-0399, 77423-0400, 77423-0401, 77423-0402, 77423-0403, 77423-0404, 77423-0405, 77423-0406, 77423-0407, 77423-0408, 77423-0409, 77423-0410, 77423-0411, 77423-0412, 77423-0413, 77423-0414, 77423-0415, 77423-0416, 77423-0417, 77423-0418, 77423-0419, 77423-0420, 77423-0421, 77423-0422, 77423-0423, 77423-0424, 77423-0425, 77423-0426, 77423-0427, 77423-0428, 77423-0429, 77423-0430, 77423-0431, 77423-0432, 77423-0433, 77423-0434, 77423-0435, 77423-0436, 77423-0437, 77423-0438, 77423-0439, 77423-0440, 77423-0441, 77423-0442, 77423-0443, 77423-0444, 77423-0445, 77423-0446, 77423-0447, 77423-0448, 77423-0449, 77423-0450, 77423-0451, 77423-0452, 77423-0453, 77423-0454, 77423-0455, 77423-0456, 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77				

## Belmond Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9716	\$ 1,000.00		Management Services - March
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,000.00</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	18060	\$ 1,163.25		Professional Services - General - thru 02/15/20
Straley Robin Vericker	18167	283.95	<b>\$ 1,447.20</b>	Professional Services - General - thru 03/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 1,447.20</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
ADA Site Compliance	1071	\$ 2,900.00		New Accessible & Compliant Website - 03/01/20
Tampa Bay Times	60762 022120	840.00		Special Assessments - 02/21/20
<b>Regular Services Sub-Total</b>		<b>\$ 3,740.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 6,187.20</b>		

Approved (with any necessary revisions noted):

## Belmond Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

Invoice Number: 9716  
Invoice Date: Mar 1, 2020  
Page: 1

**Bill To:**

Belmond Reserve CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Belmond Reserve CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - March		1,000.00

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,000.00</b>

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Belmond Reserve Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

February 25, 2020

Client: 001542

Matter: 000001

Invoice #: 18060

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2020

## SERVICES

LB 314w  
3107

Date	Person	Description of Services	Hours	
1/16/2020	LB	PREPARE DRAFT INSTRUCTIONS, PROXY AND BALLOT, OATH OF OFFICE, RESOLUTION CANVASSING AND CERTIFYING LANDOWNERS ELECTION AND RESOLUTION DESIGNATING OFFICERS FOR THE LANDOWNERS ELECTION ON FEBRUARY 6, 2020; PREPARE DRAFT RESOLUTION ADOPTING BUDGET, DRAFT BUDGET FUNDING AGREEMENT, DRAFT RESOLUTION ADOPTING RULES OF PROCEDURE AND DRAFT RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION; FINALIZE RULES OF PROCEDURE.	3.1	
1/17/2020	JMV	PREPARE DOCUMENTS FOR CDD LANDOWNER MEETING.	0.2	
1/21/2020	LB	FINALIZE VARIOUS RESOLUTIONS FOR FEBRUARY 6TH BOARD MEETING AND PUBLIC HEARINGS; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME FOR MEETING.	0.6	
1/30/2020	JMV	REVIEW DRAFT AGENDA.	0.2	
1/30/2020	LB	REVIEW DRAFT AGENDA AND REVISIONS TO SAME; PREPARE EMAIL TO B. CRUTCHFIELD RE REVISION TO SAME.	0.3	
2/5/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
2/6/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.0	
Total Professional Services			5.7	\$1,135.50

February 25, 2020

Client: 001542

Matter: 000001

Invoice #: 18060

Page: 2

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.7	\$535.50
LB Lynn Butler	4.0	\$600.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
12/23/2019	Clerk, Circuit Court, Hillsborough County- Filing Fee- Request for Division Assignment E-Filing 1542.01	\$405.00
1/3/2020	XPRESS DELIVERIES, LLC- Courier Service-	\$27.75
Total Disbursements		\$432.75

Total Services	\$1,135.50
Total Disbursements	\$432.75
Total Current Charges	\$1,568.25

*Less Trust Applied* (\$405.00)

**PAY THIS AMOUNT** **\$1,163.25**

**Please Include Invoice Number on all Correspondence**



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Belmond Reserve Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

March 23, 2020

Client: 001542

Matter: 000001

Invoice #: 18167

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2020

51400  
3107  
184

## SERVICES

Date	Person	Description of Services	Hours	
3/11/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
3/12/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	
Total Professional Services			0.8	\$252.00

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.8	\$252.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
3/15/2020	Photocopies (213 @ \$0.15)	\$31.95
Total Disbursements		\$31.95

March 23, 2020

Client: 001542

Matter: 000001

Invoice #: 18167

Page: 2

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Total Services	\$252.00	
Total Disbursements	\$31.95	
Total Current Charges		\$283.95

**PAY THIS AMOUNT**

**\$283.95**

*Please Include Invoice Number on all Correspondence*

**ADA Site Compliance**

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

Belmond Reserve CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1071	03/01/2020	\$2,900.00	03/15/2020	Net 14	

DESCRIPTION	AMOUNT
New Accessible & Compliant Website, Compliance Shield, Accessibility Policy, Technological Auditing	2,900.00

**BALANCE DUE****\$2,900.00**

*By 5/30  
5/103*

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
02/21/20	BELMOND CDD	
Billing Date	Sales Rep	Customer Account
02/21/2020	Deirdre Almeida	303847
Total Amount Due		Ad Number
\$840.00		0000060762

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PQ Number	Ins.	Size	Net Amount
02/21/20	02/21/20	0000060762	Times	Comm News	Special Assessments	1	4x14.00 IN	\$840.00
<p>2 of 2</p> <p>5,300 Bn 4841</p>								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
02/21/20	BELMOND CDD	
Billing Date	Sales Rep	Customer Account
02/21/2020	Deirdre Almeida	303847
Total Amount Due		Ad Number
\$840.00		0000060762

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

BELMOND CDD  
C/O MERITUS CORP.  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

Received

FEB 26 2020

REMIT TO:

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

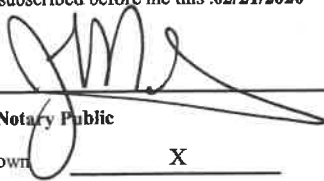
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Assessments** was published in **Tampa Bay Times: 2/14/20, 2/21/20** in said newspaper in the issues of **Tampa Bay Times\Community Newspapers\Brandon**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



\_\_\_\_\_  
Signature Affiant

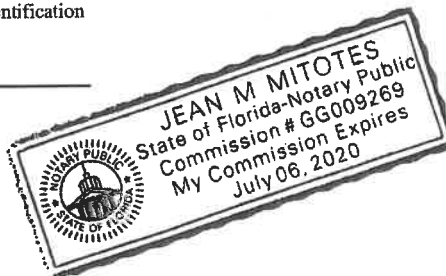
Sworn to and subscribed before me this **02/21/2020**



\_\_\_\_\_  
Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_



# **Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Special Assessments Pursuant to Chapters 170, 190 and 197, Florida Statutes, by the Belmond Reserve Community Development District**

The Board of Supervisors ("Board") of the Belmond Reserve Community Development District ("District") will hold a regular meeting and public hearing on March 12, 2020 at 2:00 p.m., at the offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection and enforcement of proposed special assessments that will secure the District's proposed Special Assessment Bonds. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the special assessments on certain benefitting lands within the District, more fully described in the Master Assessment Methodology Report dated December 20, 2019. The proposed bonds will fund a portion of the public improvements described in the Report of the District Engineer dated December 20, 2019. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$19,375,000 in debt to be assessed by the District, inclusive of principal, plus interest, fees and costs of collection or enforcement. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll				
ASSESSMENT ROLL				
TOTAL ASSESSMENT:		\$19,375,000.00		
ANNUAL ASSESSMENT:		\$1,532,037.74	(30 installments)	
TOTAL GROSS ASSESSABLE ACRES +/-		165.84		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE		\$10,986.35		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE		\$8,899.73	(30 installments)	
		PER PARCEL ASSESSMENTS		
		Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
Lambert, James H. Hillsborough County, Folio ID & Address:				
Deborah Diane Carlberg Nappi, Trustee: E.A.		2.39	\$766,130.82	\$60,996.01
Folio ID 77423-0200				
4409 Merrick Run Lane				
Valrico, FL 33596-7954				
Rhodine Development LLC		172.32	\$7,448,560.27	\$1,411,517.70
Folio IDs 77363-0000, 77364-0000, 77365-0000, 77366-0000, 77367-0000, 77368-0000, 77369-0000, 77370-0000, 77371-0000, 77372-0000, 77373-0000, 77374-0000, 77375-0000, 77376-0000, 77377-0000, 77378-0000, 77379-0000, 77380-0000, 77381-0000, 77382-0000, 77383-0000, 77384-0000, 77385-0000, 77386-0000, 77387-0000, 77388-0000, 77389-0000, 77390-0000, 77391-0000, 77392-0000, 77393-0000, 77394-0000, 77395-0000, 77396-0000, 77397-0000, 77398-0000, 77399-0000, 77400-0000, 77401-0000, 77402-0000, 77403-0000, 77404-0000, 77405-0000, 77406-0000, 77407-0000, 77408-0000, 77409-0000, 77410-0000, 77411-0000, 77412-0000, 77413-0000, 77414-0000, 77415-0000, 77416-0000, 77417-0000, 77418-0000, 77419-0000, 77420-0000, 77421-0000, 77422-0000, 77423-0000, 77424-0000, 77425-0000, 77426-0000, 77427-0000, 77428-0000, 77429-0000, 77430-0000, 77431-0000, 77432-0000, 77433-0000, 77434-0000, 77435-0000, 77436-0000, 77437-0000, 77438-0000, 77439-0000, 77440-0000, 77441-0000, 77442-0000, 77443-0000, 77444-0000, 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# Belmond Reserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2020



Meritus Corporation  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**Belmond Reserve CDD**

Balance Sheet

As of 3/31/2020

(In Whole Numbers)

	<u>General Fund</u>	<u>Total</u>
Assets		
Cash-Operating Account	<u>396</u>	<u>396</u>
Total Assets	<u><u>396</u></u>	<u><u>396</u></u>
Liabilities		
Accounts Payable	<u>12,238</u>	<u>12,238</u>
Total Liabilities	<u>12,238</u>	<u>12,238</u>
Fund Equity & Other Credits	(11,842)	(11,842)
Contributed Capital		
Total Liabilities & Fund Equity	<u><u>396</u></u>	<u><u>396</u></u>



**Belmond Reserve CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2019 Through 3/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Contributions & Donations From Private Sources				
Developer Contributions	0	15,000	15,000	0 %
Landowner Direct Funding	376,000	0	(376,000)	(100)%
<b>Total Revenues</b>	<b>376,000</b>	<b>15,000</b>	<b>(361,000)</b>	<b>(96)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	19,100	3,030	16,070	84 %
District Engineer	8,400	0	8,400	100 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	4,200	0	4,200	100 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	2,500	0	2,500	100 %
Postage, Phone, Faxes, Copies	500	0	500	100 %
Public Officials Insurance	2,100	3,616	(1,516)	(72)%
Legal Advertising	10,000	11,424	(1,424)	(14)%
Bank Fees	425	42	383	90 %
Dues, Licenses, & Fees	175	150	25	14 %
Miscellaneous Fees	125	0	125	100 %
Office Supplies	0	182	(182)	0 %
Website Maintenance	0	2,900	(2,900)	0 %
Legal Counsel				
District Counsel	4,250	5,498	(1,248)	(29)%
Electric Utility Services				
Electric Utility Services - Streetlights	175,635	0	175,635	100 %
Electric Utility Services - All Others	6,370	0	6,370	100 %
Water-Sewer Combination Services				
Water Utility Services	10,615	0	10,615	100 %
Other Physical Environment				
General, Property & Casualty Insurance	5,095	0	5,095	100 %
Waterway Management System	23,350	0	23,350	100 %
Landscape Maintenance	53,075	0	53,075	100 %
Miscellaneous Landscape	6,370	0	6,370	100 %
Plant Replacement Program	10,615	0	10,615	100 %
Irrigation Maintenance	4,240	0	4,240	100 %
Road & Street Facilities				
Pavement & Drainage Repairs & Maintenance	14,860	0	14,860	100 %
<b>Total Expenditures</b>	<b>376,000</b>	<b>26,842</b>	<b>349,159</b>	<b>93 %</b>
Excess of Revenues Over (Under) Expenditures	0	(11,842)	(11,842)	0 %
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>(11,842)</b>	<b>(11,842)</b>	<b>0 %</b>

Belmond Reserve CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 03/31/20  
Reconciliation Date: 3/31/2020  
Status: Locked

Bank Balance	396.35
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	396.35
Balance Per Books	<u>396.35</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Belmond Reserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/20

Reconciliation Date: 3/31/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1006	3/1/2020	System Generated Check/Voucher	844.00	Tampa Publishing Company
87309712	3/11/2020	Deposit Books	68.57	Kaeser & Blair Incorporated
CD002-2	3/11/2020	Check Orders	68.57	
CD002-2	3/11/2020	Check Orders	(68.57)	
CD002	3/19/2020	Bank Fee	15.74	
Cleared Checks/Vouchers			928.31	