

**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 06, 2020**

**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, AUGUST 06, 2020 AT 2:00 P.M.
CALL IN NUMBER: 1-866-906-9330 ACCESS CODE: 4863181**

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Jeff Hills Nick Dister Steve Luce Ryan Motko Albert Viera
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	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.

August 06, 2020
Board of Supervisors
Belmond Reserve Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of the Belmond Reserve Community Development District will be held on **Thursday, August 06, 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

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-35; Adopting Fiscal Year 2021 BudgetTab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2021 Budget
- 5. RETURN TO REGULAR MEETING**
 - A. Consideration of Resolution 2020-36; Re-Designating Officers.....Tab 02
 - B. Consideration of Resolution 2020-37; Setting FY 2021 Meeting Schedule.....Tab 03
 - C. General Matters of the District
- 6. CONSENT AGENDA ITEMS**
 - A. Consideration of the Board of Supervisors Regular Meeting Minutes June 04, 2020.....Tab 04
 - B. Consideration of Operations and Maintenance Expenditures May 2020.....Tab 05
 - C. Consideration of Operations and Maintenance Expenditures June 2020.....Tab 06
 - D. Review of Financial Statements for Month Ending June 30, 2020.....Tab 07
- 7. VENDOR AND STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 8. SUPERVISORS REQUESTS**
- 9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 10. ADJORNMENT**

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-866-906-9330, Participant Access Code – 4863181. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 813-873-7300 to facilitate the Board's consideration of such questions and comments during the meeting.

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 2020-35

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Belmond Reserve Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Rhodine Holdings, LLC, a Florida limited liability company formerly known as Rhodine Development, LLC (“**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2020-2021 Budget as shown in the revenues line item of the FY 2020-2021 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida

Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Belmond Reserve Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$ 172,745.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 172,745.00
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Total All Funds	\$ 172,745.00
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Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2020.

Attested By:

**Belmond Reserve
Community Development District**

Name: _____
Secretary/Assistant Secretary

Jeffery S. Hills
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Adopted Budget

Exhibit B: Form of Budget Funding Agreement with Developer

2021



BELMOND RESERVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 6, 2020



BELMOND RESERVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021

FINAL ANNUAL OPERATING BUDGET

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AUGUST 6, 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
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
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Landowner Direct Funding	376,000.00	15,000.00	36,247.87	51,247.87	(324,752.13)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$376,000.00	\$15,000.00	\$36,247.87	\$51,247.87	(\$324,752.13)
TOTAL REVENUES	\$376,000.00	\$15,000.00	\$36,247.87	\$51,247.87	(\$324,752.13)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
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
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,525.00	\$17,359.34	\$25,674.63	\$43,033.97	(\$18,491.03)
LEGAL COUNSEL					
District Counsel	4,250.00	5,213.90	3,000.00	8,213.90	3,963.90
TOTAL DISTRICT COUNSEL	\$4,250.00	\$5,213.90	\$3,000.00	\$8,213.90	\$3,963.90
UTILITY SERVICES					
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)
TOTAL UTILITY SERVICES	\$182,005.00	\$0.00	\$0.00	\$0.00	(\$182,005.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	10,615.00	0.00	0.00	0.00	(10,615.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$10,615.00	\$0.00	\$0.00	\$0.00	(\$10,615.00)
OTHER PHYSICAL ENVIRONMENT					
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)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$102,745.00	\$0.00	\$0.00	\$0.00	(\$102,745.00)
ROAD & STREET FACILITIES					
Pavement & Drainage Repairs & Maintenance	14,860.00	0.00	0.00	0.00	(14,860.00)
TOTAL ROAD & STREET FACILITIES	\$14,860.00	\$0.00	\$0.00	\$0.00	(\$14,860.00)
TOTAL EXPENDITURES	\$376,000.00	\$22,573.24	\$28,674.63	\$51,247.87	(\$324,752.13)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$7,573.24)	\$7,573.24	\$0.00	\$0.00

*** 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 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Landowner Direct Funding	376,000.00	51,247.87	(324,752.13)	172,745.00	(203,255.00)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$376,000.00	\$51,247.87	(\$324,752.13)	\$172,745.00	(\$203,255.00)
TOTAL REVENUES	\$376,000.00	\$51,247.87	(\$324,752.13)	\$172,745.00	(\$203,255.00)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	6,000.00	6,000.00
TOTAL SUPERVISOR FEES	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
FINANCIAL & ADMINISTRATIVE					
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	1,500.00	1,500.00
Website Maintenance	0.00	2,900.00	2,900.00	3,000.00	3,000.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,525.00	\$43,033.97	(\$18,491.03)	\$82,700.00	\$21,175.00
LEGAL COUNSEL					
District Counsel	4,250.00	8,213.90	3,963.90	5,000.00	750.00
TOTAL DISTRICT COUNSEL	\$4,250.00	\$8,213.90	\$3,963.90	\$5,000.00	\$750.00
UTILITY SERVICES					
Electric Utility Services - Streetlights	175,635.00	0.00	(175,635.00)	37,500.00	(138,135.00)
Electric Utility Services - All Others	6,370.00	0.00	(6,370.00)	1,600.00	(4,770.00)
TOTAL UTILITY SERVICES	\$182,005.00	\$0.00	(\$182,005.00)	\$39,100.00	(\$142,905.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	10,615.00	0.00	(10,615.00)	10,000.00	(615.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$10,615.00	\$0.00	(\$10,615.00)	\$10,000.00	(\$615.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	23,350.00	0.00	(23,350.00)	5,095.00	(18,255.00)
General, Property & Casualty Insurance	5,095.00	0.00	(5,095.00)	5,850.00	755.00
Landscape Maintenance	53,075.00	0.00	(53,075.00)	14,000.00	(39,075.00)
Miscellaneous Landscape	6,370.00	0.00	(6,370.00)	1,500.00	(4,870.00)
Plant Replacement Program	10,615.00	0.00	(10,615.00)	2,500.00	(8,115.00)
Irrigation Maintenance	4,240.00	0.00	(4,240.00)	1,000.00	(3,240.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$102,745.00	\$0.00	(\$102,745.00)	\$29,945.00	(\$72,800.00)
ROAD & STREET FACILITIES					
Pavement & Drainage Repairs & Maintenance	14,860.00	0.00	(14,860.00)	0.00	(14,860.00)
TOTAL ROAD & STREET FACILITIES	\$14,860.00	\$0.00	(\$14,860.00)	\$0.00	(\$14,860.00)
TOTAL EXPENDITURES	\$376,000.00	\$51,247.87	(\$324,752.13)	\$172,745.00	(\$203,255.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

*** 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	\$	-
TOTAL REVENUES	\$	-

EXPENDITURES

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

ANALYSIS OF BONDS OUTSTANDING

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

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

BELMOND RESERVE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EAU Value	Unit Count	Debt Service Per Unit ⁽²⁾	O&M Per Unit	FY 2021 Total Assessment
ASSESSMENT AREA ONE - SERIES 2020					
Single Family 50'	0.833	181	\$1,563.83	\$462.80	\$2,026.63
Single Family 60'	1.00	180	\$1,876.60	\$555.58	\$2,432.18
TOTAL		361			

Notations:

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

⁽²⁾ Subject to change upon the Bonds Debt issuance

FY 2020-2021 Budget Funding Agreement
(Belmond Reserve Community Development District)

This FY 2020-2021 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 6, 2020, between the **Belmond Reserve Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Rhodine Holdings, LLC**, a Florida limited liability company, formerly known as Rhodine Development, LLC (the “**Developer**”), whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609.

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2020-2021 as attached hereto as **Exhibit A** (the “**FY 2020-2021 Budget**”), which commences on October 1, 2020, and concludes on September 30, 2021;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2020-2021 Budget, or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2020-2021 Budget so long as payment is timely provided;

WHEREAS, the Developer presently certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2020-2021 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2020-2021 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy non-ad valorem special assessments as authorized by law against the Property to fund the activities of the District as set forth in the FY 2020-2021 Budget

Operative Provisions

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. Funding Obligations.** From time to time during the 2020-2021 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$_____ in accordance with the FY 2020-2021 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2020-2021 Budget Revisions.** The District and Developer agree that the FY 2020-2021 Budget shall be revised at the end of the 2020-2021 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2020 and ending on September 30, 2021. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2020-2021 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2020-2021 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2020 FY 2020-2021 Budget" in the public records of Hillsborough County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.
7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

- 8. Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2020-2021 fiscal year on September 30, 2021. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
- 9. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 10. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 11. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Belmond Reserve
Community Development District**

Jeffery S. Hills
Chair of the Board of Supervisors

Rhodine Holdings, LLC,
a Florida limited liability company

Jeffery S. Hills
Manager

RESOLUTION 2020-36

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

<u>Jeff Hills</u>	Chairman
<u>Nick Dister</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Gene Roberts</u>	Assistant Secretary
<u>Steve Luce</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
<u>Albert Viera</u>	Assistant Secretary

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

PASSED AND ADOPTED THIS 06th DAY OF AUGUST, 2020.

ATTEST:

**BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman

RESOLUTION 2020-37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Belmond Reserve Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2021 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2021 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST, 2020

ATTEST:

**BELMOND RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021**

FISCAL YEAR 2020/2021

October 01, 2020	2:00 p.m.
November 05, 2020	2:00 p.m.
December 03, 2020	2:00 p.m.
January 07, 2021	2:00 p.m.
February 04, 2021	2:00 p.m.
March 04, 2021	2:00 p.m.
April 01, 2021	2:00 p.m.
May 06, 2021	2:00 p.m.
June 03, 2021	2:00 p.m.
July 01, 2021	2:00 p.m.
August 05, 2021	2:00 p.m.
September 02, 2021	2:00 p.m.

**All meetings will convene at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300,
Tampa, FL 33607**

**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

June 4, 2020 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Belmond Reserve Community Development District was held on **Thursday, June 4, 2020 at 2:00 p.m. via conference call at 1-866-906-9330 with access code 4863181.**

1. CALL TO ORDER

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Belmond Reserve Community Development District to order on **Thursday, June 4, 2020 at 2:15 p.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Nick Dister	Vice Chair
Ryan Motko	Supervisor
Steve Luce	Supervisor
Albert Viera	Supervisor

Staff Members Present:

Gene Roberts	District Manager, Meritus
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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. BUSINESS ITEMS

A. Consideration of Resolution 2020-33; Approving Fiscal Year 2021 Proposed Budget

Mr. Roberts discussed the proposed budget for fiscal year 2021 and told the Board that Michelle Campbell had reviewed the budget.

MOTION TO:	Approve Resolution 2020-33.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. General Matters of the District

4. CONSENT AGENDA ITEMS

A. Consideration of Public Hearing & Regular Meeting Minutes May 7, 2020

B. Consideration of Operations and Maintenance Expenditures April 2020

C. Review of Financial Statements for Month Ending April 30, 2020

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

5. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

There were no additional reports from staff at this time.

6. SUPERVISOR REQUESTS

There were no supervisor requests at this time.

7. PUBLIC COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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

Signature

Printed Name

Printed Name

Title:

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

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

Signature

Date

Belmond Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9733	\$ 1,000.00		Management Services - May
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Supervisor: Albert Viera	AV050720	\$ 200.00		Supervisor Fee - 05/07/20
Supervisor: Jeff Hills	JH050720	200.00		Supervisor Fee - 05/07/20
Supervisor: Nick Dister	ND050720	200.00		Supervisor Fee - 05/07/20
Supervisor: Ryan Motko	RM050720	200.00	\$ 800.00	Supervisor Fee - 05/07/20
Regular Services Sub-Total		\$ 800.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,800.00		

Approved (with any necessary revisions noted):

Signature

Printed Name

Belmond Reserve Community Development District Summary of Operations and Maintenance Invoices

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

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE


Invoice Number: 9733
Invoice Date: May 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		5/1/20

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

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

BELMOND RESERVE CDDMEETING DATE: May 7, 2020DMS Staff Signature ok per Gene Roberts

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	SALARY ACCEPTED	\$200.00
Nick Dister	x	SALARY ACCEPTED	\$200.00
Steve Luce	x	SALARY ACCEPTED	\$200.00
Ryan Motko	x	SALARY ACCEPTED	\$200.00
Albert Viera	x	SALARY ACCEPTED	\$200.00

AV 050720

Belmond Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9813	\$ 1,000.00		Management Services - June
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Straley Robin Vericker	18400	\$ 386.25		Professional Services - General - thru 05/15/20
Straley Robin Vericker	18523	136.50	\$ 522.75	Professional Services - General - thru 06/15/20
Variable Contract Sub-Total		\$ 522.75		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Supervisor: Albert Viera	AV060420	\$ 200.00		Supervisor Fee - 06/04/20
Supervisor: Jeff Hills	JH060420	200.00		Supervisor Fee - 06/04/20
Supervisor: Nick Dister	ND060420	200.00		Supervisor Fee - 06/04/20
Supervisor: Ryan Motko	RM060420	200.00		Supervisor Fee - 06/04/20
Supervisor: Steve Luce	SL050720	200.00		Supervisor Fee - 05/07/20
Supervisor: Steve Luce	SL060420	200.00	\$ 1,200.00	Supervisor Fee - 06/04/20
Regular Services Sub-Total		\$ 1,200.00		
Additional Services				
Meritus Districts	9910	\$ 1,471.00		Payment of Tampa Bay Times Ad - 06/17/20
Additional Services Sub-Total		\$ 1,471.00		
TOTAL:		\$ 4,193.75		

Belmond Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE


Invoice Number: 9813
Invoice Date: Jun 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	
		Best Way	
		Ship Date	Due Date
			6/1/20

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

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

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

May 26, 2020

Client: 001542

Matter: 000001

Invoice #: 18400

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
4/20/2020	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.3	
4/20/2020	LB	PREPARE DRAFT RESOLUTION RESCINDING PRIOR INVESTMENT POLICIES AND ELECTING TO USE STATUTORY DEFAULT INVESTMENT POLICIES.	0.5	
4/28/2020	LB	FINALIZE RESOLUTION RE INVESTMENT POLICY AND RESOLUTION RE FY 2020/2021 BUDGET AND SETTING PUBLIC HEARING ON SAME; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTIONS FOR BOARD MEETING.	0.2	
5/7/2020	KMS	REVIEW AGENDA; PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING VIA CONFERENCE CALL.	0.4	
5/7/2020	LB	OFFICE CONFERENCE WITH K. SCHALTER AND EMAIL TO D. NUSSEL RE STATUS OF APPROVING RESOLUTION TO APPROVE PROPOSED BUDGET AND SET PUBLIC HEARING.	0.1	
5/8/2020	LB	REVIEW EMAIL FROM D. NUSSEL RE BOARD TABLED RESOLUTION TO APPROVE PROPOSED BUDGET UNTIL JUNE 4TH MEETING; UPDATE FILE NOTES RE SAME.	0.1	
Total Professional Services			1.6	\$329.50

May 26, 2020

Client: 001542

Matter: 000001

Invoice #: 18400

Page: 2

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.3	\$94.50
KMS Kristen M. Schalter	0.4	\$100.00
LB Lynn Butler	0.9	\$135.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/19/2020	XPRESS DELIVERIES, LLC- Courier Service-	\$14.50
2/27/2020	XPRESS DELIVERIES, LLC- Courier Service-	\$14.50
4/6/2020	XPRESS DELIVERIES, LLC- Courier Service-	\$27.75

Total Disbursements \$56.75

Total Services	\$329.50
Total Disbursements	\$56.75
Total Current Charges	\$386.25

PAY THIS AMOUNT

\$386.25

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

June 18, 2020

Client: 001542

Matter: 000001

Invoice #: 18523

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
6/3/2020	LB	REVIEW PROPOSED BUDGET FOR FY 2020/2021; PREPARE DRAFT PUBLICATION ADS (FIRST AND SECOND RUN PUBLICATIONS) RE: PUBLIC HEARING ON O&M BUDGET AND ASSESSMENTS FOR FY 2020/20201.	0.7	
6/8/2020	LB	FINALIZE PUBLICATIONS RE FY 2020/2021 BUDGET; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
Total Professional Services			0.9	\$135.00

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.9	\$135.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/15/2020	Photocopies (10 @ \$0.15)	\$1.50
Total Disbursements		\$1.50

June 18, 2020
Client: 001542
Matter: 000001
Invoice #: 18523

Page: 2

Total Services	\$135.00	
Total Disbursements	\$1.50	
Total Current Charges		\$136.50

PAY THIS AMOUNT

\$136.50

Please Include Invoice Number on all Correspondence

BELMOND RESERVE CDD
MEETING DATE: June 4, 2020

DMS: ok per Gene Roberts



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	Salary accepted	\$200.00
Nick Dister	x	Salary Accepted	\$200.00
Steve Luce	x	Salary Accepted	\$200.00
Ryan Motko	x	Salary Accepted	\$200.00
ALBERT VIERO	x	Salary Accepted	\$200.00

AV 060420

BELMOND RESERVE CDD
MEETING DATE: June 4, 2020

DMS: ok per Gene Roberts



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	Salary accepted	\$200.00
Nick Dister	x	Salary Accepted	\$200.00
Steve Luce	x	Salary Accepted	\$200.00
Ryan Motko	x	Salary Accepted	\$200.00
ALBERT VIERO	x	Salary Accepted	\$200.00

JH060420

BELMOND RESERVE CDD
MEETING DATE: June 4, 2020

DMS: ok per Gene Roberts



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	Salary accepted	\$200.00
Nick Dister	x	Salary Accepted	\$200.00
Steve Luce	x	Salary Accepted	\$200.00
Ryan Motko	x	Salary Accepted	\$200.00
ALBERT VIERO	x	Salary Accepted	\$200.00

ND 060420

BELMOND RESERVE CDD
MEETING DATE: June 4, 2020

DMS: ok per Gene Roberts



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	Salary accepted	\$200.00
Nick Dister	x	Salary Accepted	\$200.00
Steve Luce	x	Salary Accepted	\$200.00
Ryan Motko	x	Salary Accepted	\$200.00
ALBERT VIERO	x	Salary Accepted	\$200.00

Rm 060420

BELMOND RESERVE CDDMEETING DATE: May 7, 2020DMS Staff Signature ok per Gene Roberts

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	SALARY ACCEPTED	\$200.00
Nick Dister	x	SALARY ACCEPTED	\$200.00
Steve Luce	x	SALARY ACCEPTED	\$200.00
Ryan Motko	x	SALARY ACCEPTED	\$200.00
Albert Viera	x	SALARY ACCEPTED	\$200.00

SL 050720

BELMOND RESERVE CDD
MEETING DATE: June 4, 2020

DMS: ok per Gene Roberts



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	Salary accepted	\$200.00
Nick Dister	x	Salary Accepted	\$200.00
Steve Luce	x	Salary Accepted	\$200.00
Ryan Motko	x	Salary Accepted	\$200.00
ALBERT VIERO	x	Salary Accepted	\$200.00

SL 060420

Payment Receipt

Wednesday, June 17, 2020

Transaction Type: Payment

Order Number:

Payment Method: Credit Card

Bad Debt: -

Credit Card Number: *****2121

Credit Card Expire Date: 9/28/2022

Payment Amount: 1,471.00

Reference Number: 127665

Charge to Company: Times Publishing Company

Category: Classified

Credit to Transaction Number: P34838

Invoice Text:

Invoice Notes:

Customer Type: Transient Business

Customer Category:

Customer Status:

Customer Group: CLS All Other

Customer Trade:

Account Number: 303847

Phone Number: 8138737300

Company / Individual: Company

Customer Name: BELMOND CDD

Customer Address: 2005 PAN AM CIRCLE SUITE 300

TAMPA

FL

33607

USA

Check Number:

Routing Number:

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 PO 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>5,1300 Bn 4804</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

Received

FEB 26 2020

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

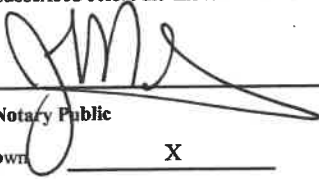
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice 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

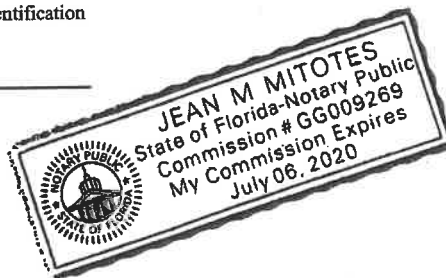
Sworn to and subscribed before me this **02/21/2020**



Signature of Notary Public

Personally known X 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 +/-	366.84		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE	\$10,196.33		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE	\$6,598.73	(30 installments)	
PER PARCEL ASSESSMENTS			
Landowner Name, Hillsborough County, Folio ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
Deborah Diane Carberg Knapp/Treasurer B.A.J. Folio ID 77423-0340 4405 Marick Run Lane Valrico, FL 33596-7054	7.39	\$766,120.82	\$60,596.01
Rhodine Development LLC Folio ID 77465-0000, 77464-0000, 77364-0050, 77365-0050, 77365-0068, 77365-0081, 77365-0089, 77365-0093, 77423-0300, 77423-0325, 77423-0330, 77423-0340, 77423-0300, 77423-0300, 77423-0300, 77423-0325, 77423-0334, 77423-0335, 77423-0350, 77423-0300, 77423-0310, 77423-0450, 77424-0000, 77423-0235, 77423-0250, 77423-0300, 77423-0310, 77423-0450, Suite 208 Tampa, FL 33609	372.22	\$7,848,560.27	\$1,410,337.71
Ruben G Gallo Gutierrez de Yarni Carlaya Folio ID 77365-0024 10017 Rhodine Road Riverview, FL 33579-6620	2.18	\$126,062.41	\$17,875.41
Sean N Zabel Folio ID 77423-0340 3022 Haysan Oak Road Riverview, FL 33579-6603	2.89	\$299,695.24	\$23,097.22
Walter R Johnson/Treasurer Folio ID 77365-0036 10017 Rhodine Road Riverview, FL 33579-6675	2.26	\$234,195.27	\$18,531.39
Totals:	366.84	\$19,375,000.00	\$1,532,037.74

The special assessments for all benefited land within the District are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the special assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue and special assessments to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 for aid in contacting the District office.

Brian Lamb
District Manager

BELMOND RESERVE

COMMUNITY DEVELOPMENT DISTRICT



02/14/20 & 02/21/20

RESOLUTION NO. 2020-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Belmond Reserve Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications as described in the Report of the District Engineer dated December 20, 2019, which is available for review at the offices of Meritus Districts, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting special assessments pursuant to Chapters 170 and 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, Uniform Community Development Act, and Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, of Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District's Master Assessment Methodology Report dated December 20, 2019 (the "Assessment Report") incorporated by reference as part of this Resolution and on file at the District Office; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

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

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- Assessments shall be levied to defray a portion of the cost of the Project.
- The nature of the Project generally consists of master improvements consisting of roads, water management and control, water supply, sewer and wastewater management, electrical power, landscaping, hardscaping and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$15,040,000 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Assessments will defray approximately \$19,375,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District's proposed bonds, in one or more series.
- The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis since the Project increases the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess shall also be paid by the District from its general revenues if available or additional assessments or contributions from other entities.
- The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office an assessment plat showing the expansion area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chairman of the Board has caused the District Manager to prepare a preliminary assessment roll, a copy of which is attached in the Assessment Report, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Manager's office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Project assessed by the District, the Assessments shall be paid in not more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non ad valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, F.S. the Assessments may be collected as is otherwise permitted by law.
- Pursuant to Section 170.07, Florida Statutes, a public hearing is required to permit interested persons to be heard as to the advisability and propriety of constructing the Project, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so specially benefited by the Project. In accordance therewith a public hearing shall be held on a public hearing shall be held on March 12, 2020, at 2:00 p.m., at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33609. The Secretary is hereby directed to give notice of this public hearing in accordance with the requirements of Section 170.07, Florida Statutes.
- Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Hillsborough County, Florida.

PASSED AND ADOPTED this 6th day of February, 2020.

ATTEST: BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Brian Lamb
Secretary

Jeff Hills
Chair of the Board of Supervisors

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	
04/22/20		BELMOND CDD	
Billing Date		Sales Rep	Customer Account
04/22/2020		Deirdre Almeida	303847
Total Amount Due			Ad Number
\$631.00			0000078669

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/22/20	04/22/20	0000078669	Times	Legals CLS	Telephonic Meeting	1	2x75 L	\$629.00
04/22/20	04/22/20	0000078669	Tampabay.com	Legals CLS	Telephonic Meeting AffidavitMaterial	1	2x75 L	\$0.00 \$2.00

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BA
4801
Conf # 127665

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	
04/22/20		BELMOND CDD	
Billing Date		Sales Rep	Customer Account
04/22/2020		Deirdre Almeida	303847
Total Amount Due			Ad Number
\$631.00			0000078669

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

APR 24 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

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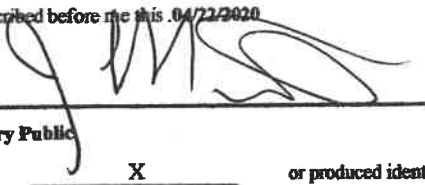
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Telephonic Meeting** was published in **Tampa Bay Times** 4/22/20 in said newspaper in the issues of **Baylink Hillsborough**

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 04/22/2020



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**Notice of Telephonic Meetings of the
Board of Supervisors of
the Belmond Reserve
Community Development District**

Notice is hereby given that, pursuant to Governor DeSantis' Executive Order 20-69 relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, the previously noticed regular meetings, workshops, and/or public hearings of the Board of Supervisors (the "Board") of the Belmond Reserve Community Development District (the "District") to be held on the dates and times listed below will now be conducted by telephonic technology and not at the physical location previously noticed:

May 07, 2020	2:00 p.m.
June 04, 2020	2:00 p.m.
July 02, 2020	2:00 p.m.
August 06, 2020	2:00 p.m.
September 03, 2020	2:00 p.m.

In the event Executive Order 20-69 is rescinded or expires the District may cancel any scheduled telephonic meetings or if feasible it may revert to having the meeting at the date, time, and physical location previously noticed. The District will provide updates on its website, www.belmondreservecdd.com of any such changes as soon as possible.

The Board deems it necessary to hold the above-referenced meetings utilizing telephonic technology to conduct all necessary business properly coming before it. The District fully encourages public participation in its telephonic meeting in an orderly and efficient manner. Anyone wishing to listen to and/or participate during the designated audience comments portion of the meeting may do so by dialing 1-866-906-9330 and entering the following code 4863181.

Pursuant to applicable requirements and guidance relating to COVID-19 the District will not provide any locations where communications media technology facilities will be available. To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Additional details on how to listen to or participate in the meeting will be available on the District's website. Copies of the agenda will be available on the District's website or by emailing the District Manager at:

brian.lamb@merituscorp.com

The District Manager's office can be reached telephonically at 813-873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and Executive Order 20-69, as may be amended. The meeting may be continued in progress without additional notice to a date, time, and place (either physical, telephonic, or virtual) to be specified on the record at the meeting.

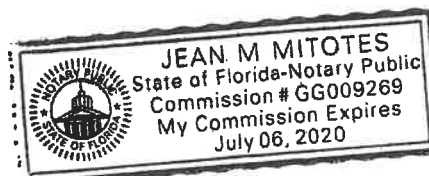
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

Brian Lamb
District Manager

Publication date: April 22, 2020

0000078669



Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 6/30/2020

(In Whole Numbers)

	<u>General Fund</u>	<u>Total</u>
Assets		
Cash-Operating Account	<u>351</u>	<u>351</u>
Total Assets	<u><u>351</u></u>	<u><u>351</u></u>
Liabilities		
Accounts Payable	<u>18,514</u>	<u>18,514</u>
Total Liabilities	<u><u>18,514</u></u>	<u><u>18,514</u></u>
Fund Equity & Other Credits	(18,163)	(18,163)
Contributed Capital		
Total Liabilities & Fund Equity	<u><u>351</u></u>	<u><u>351</u></u>

Belmond Reserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	0	15,000	15,000	0 %
Landowner Direct Funding	376,000	0	(376,000)	(100)%
Total Revenues	376,000	15,000	(361,000)	(96)%
Expenditures				
Legislative				
Supervisor Fees	0	2,000	(2,000)	0 %
Financial & Administrative				
District Manager	19,100	6,000	13,100	69 %
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	12,055	(2,055)	(21)%
Bank Fees	425	87	338	80 %
Dues, Licenses, & Fees	175	150	25	14 %
Miscellaneous Fees	125	30	95	76 %
Office Supplies	0	182	(182)	0 %
Website Maintenance	0	2,900	(2,900)	0 %
Legal Counsel				
District Counsel	4,250	6,143	(1,893)	(45)%
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 %
Total Expenditures	376,000	33,163	342,838	91 %
Excess of Revenues Over (Under) Expenditures	0	(18,163)	(18,163)	0 %
Fund Balance, End of Period	0	(18,163)	(18,163)	0 %

Belmond Reserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 06/30/20
Reconciliation Date: 6/30/2020
Status: Locked

Bank Balance	351.35
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	351.35
Balance Per Books	<u>351.35</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: 06/30/20
Reconciliation Date: 6/30/2020
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CD006	6/21/2020	Bank Fee	15.00	
Cleared Checks/Vouchers			15.00	