

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
CONTINUED MEETING  
OCTOBER 09, 2020**

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
FRIDAY, OCTOBER 09, 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.

October 09, 2020  
Board of Supervisors  
**Belmond Reserve Community Development District**

*Dear Board Members:*

The Continued Meeting of the Belmond Reserve Community Development District will be held on **Friday, October 09, 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. BUSINESS ITEMS**

- A. Consideration of Supplemental District Engineer's Report..... Tab 01
- B. Consideration of First Supplemental Assessment Methodology Report – AA1.....Tab 02
- C. Consideration of Resolution 2021-01; Supplemental Assessment .....Tab 03
- D. General Matters of the District

**4. CONSENT AGENDA ITEMS**

- A. Consideration of the Public Hearing & Regular Meeting August 6, 2020.....Tab 04
- B. Consideration of Operations and Maintenance Expenditures July 2020.....Tab 05
- C. Consideration of Operations and Maintenance Expenditures August 2020.....Tab 06
- D. Review of Financial Statements for Month Ending August 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**

*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

**Belmond Reserve Community  
Development District**

Supplemental Report  
of the District Engineer



Prepared for:  
Board of Supervisors  
Belmond Reserve Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

September 15, 2020



## **1.0 INTRODUCTION**

The Belmond Reserve Community Development District ("the District") encompasses approximately 187 acres in Hillsborough County, Florida. The District is located within Sections 1 and 2, Township 31 South, Range 20 East and Section 35, Township 30, Range 20 East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map.

## **2.0 PURPOSE**

The District was established by Hillsborough County Ordinance 19-29 effective on December 11, 2019 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Supplemental Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities for 366 single family residential units, 251 within Phase 1 and 115 within Phases 2 and 3, all within the District boundary.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

The property owner, Rhodine Development, LLC, currently plans to build the project with the possible public improvements and community facilities to include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

See Appendix B for the Site Plan, Legal Description and Sketch of the area encompassing the 366 units, the 2020 Assessment Area, as well as the Amenity Site Plan.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

### **4.1 WATER MANAGEMENT AND CONTROL**

The design criteria for the District's water management and control is regulated by the Hillsborough County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.



Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100 year storm event.

Water management and control systems will be designed in accordance with SWFWMD and Hillsborough County technical standards. The District is anticipated to own and maintain these facilities.

## **4.2 WATER SUPPLY**

The District is located within the Hillsborough County Utilities' service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District from the northeast.

The water supply systems will be designed in accordance with the Hillsborough County Utilities technical standards. It is anticipated that Hillsborough County Utilities will own and maintain these facilities.

## **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Hillsborough County Utilities' service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include a gravity sanitary sewer system within the road rights of way and pumping stations that will connect to existing facilities. Off-site improvements may be required to provide service to the District.



All sanitary sewer and wastewater management facilities will be designed in accordance with the Hillsborough County Utilities' technical standards. It is anticipated that Hillsborough County Utilities will own and maintain these facilities.

#### **4.4 DISTRICT ROADS**

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with Hillsborough County standards and are anticipated to be owned and maintained by the Hillsborough County.

#### **4.5 AMENITY**

An amenity facility is currently planned within the District which will include a pool, clubhouse, playground, and pickleball court, as well as, landscaping screening and buffering and irrigation. The facility will be owned and maintained by the District.

#### **4.6 LANDSCAPING/HARDSCAPE/IRRIGATION**

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

#### **4.7 UNDERGROUNDING OF ELECTRICAL SERVICE AND UTILITY SERVICE EXTENSION**

Tampa Electric Company provides overhead electrical service to the District. Costs associated with extending service and/or providing underground electrical service may be funded with bond proceeds. As well, extension of other available utilities to the District may be funded with bond proceeds.

#### **4.8 PROFESSIONAL SERVICES AND PERMITTING FEES**

Hillsborough County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, any environmental impact/mitigation costs and development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.



Fees associated with performance and warranty financial securities covering Hillsborough County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

## **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

## **6.0 SUMMARY AND CONCLUSION**

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in the Hillsborough County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart", is written over a horizontal line.

Tonja L. Stewart, P.E.  
Florida License No. 47704



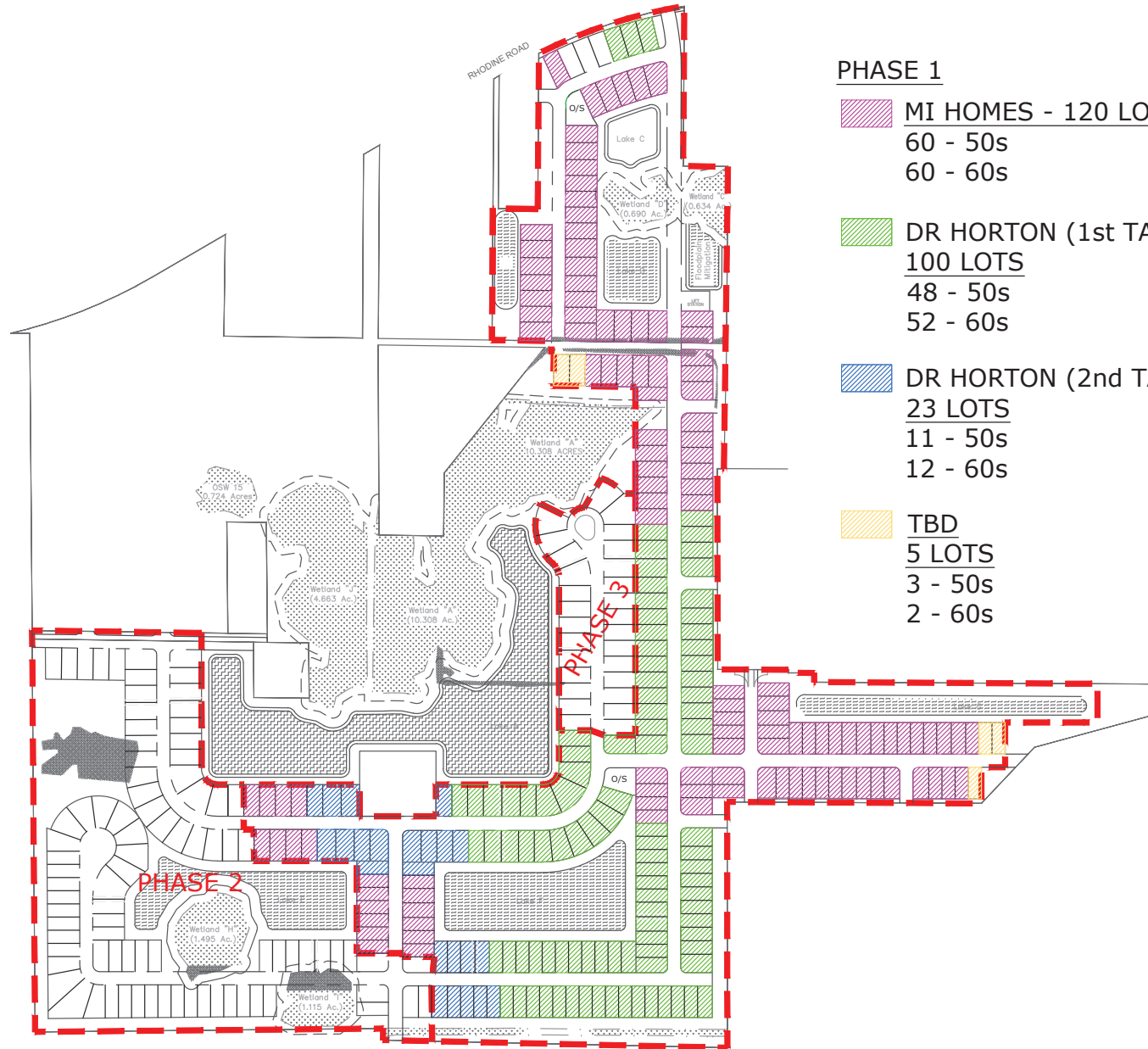


## **Appendix A VICINITY MAP**





## **Appendix B    SITE PLAN, LEGAL DESCRIPTION AND SKETCH OF THE 2020 ASSESSMENT AREA, AND AMENITY SITE PLAN**



### PHASE 1

MI HOMES - 120 LOTS  
60 - 50s  
60 - 60s

DR HORTON (1st TAKE)  
100 LOTS  
48 - 50s  
52 - 60s

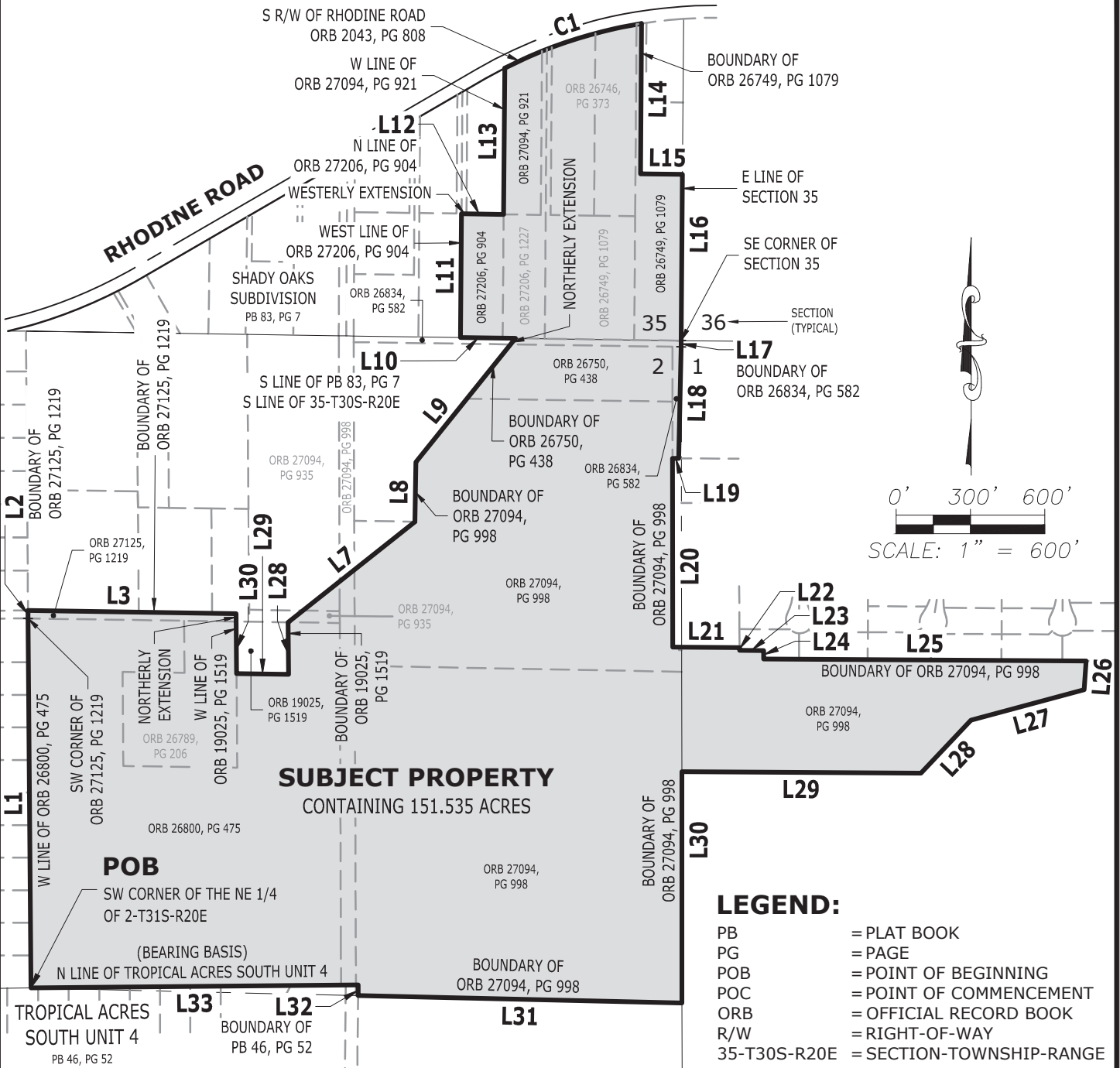
DR HORTON (2nd TAKE)  
23 LOTS  
11 - 50s  
12 - 60s

TBD  
5 LOTS  
3 - 50s  
2 - 60s



THIS IS NOT A SURVEY

**SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST  
SECTIONS 1 & 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST  
HILLSBOROUGH COUNTY, FLORIDA**



**EISENHOWER PROPERTY GROUP**

**BELMOND - CDD LIMITS**

SCALE 1" = 600'	DATE 07/24/2020	JOB No. 00067-2018-1191		
DRAWN CSL	CHECKED GB	SECTION 35 1 & 2	TOWNSHIP 30 S 31 S	RANGE 20 E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION  
Sketch and Legal Description not valid without the original  
signature and seal of a Florida licensed Surveyor and Mapper.



4921 Memorial Highway  
One Memorial Center, Suite 300  
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**GREG BAKSIS**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # LS6956  
CERTIFICATE OF AUTHORIZATION No. LB 2610

13

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°25'53"W	1,491.99'
L2	N00°25'56"W	32.01'
L3	S89°09'38"E	840.21'
L4	S00°25'56"E	242.06'
L5	S89°09'38"E	210.05'
L6	N00°25'56"W	210.05'
L7	N51°35'05"E	653.38'
L8	N00°44'25"E	240.25'
L9	N38°46'36"E	641.90'
L10	N89°10'28"W	221.23'
L11	N00°26'05"E	499.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S89°10'28"E	169.96'
L13	N00°26'05"E	590.83'
L14	S00°26'05"W	606.65'
L15	S89°10'28"E	169.91'
L16	S00°26'05"W	671.42'
L17	S00°04'36"E	25.00'
L18	S01°15'36"W	450.30'
L19	N89°39'20"W	25.00'
L20	S00°04'36"E	762.33'
L21	S89°40'21"E	269.67'
L22	S01°53'55"W	11.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S89°41'01"E	96.95'
L24	S00°36'30"E	34.73'
L25	S89°39'14"E	1,301.52'
L26	S03°50'47"W	115.91'
L27	S74°51'16"W	472.86'
L28	S43°32'15"W	294.04'
L29	N89°40'27"W	965.32'
L30	S00°03'32"E	933.40'
L31	N88°43'13"W	1,308.10'
L32	N00°36'25"E	43.61'
L33	S89°27'14"W	1,321.52'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	583.28'	1,865.66'	17°54'47"	N71°59'00"E	580.91'

## SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF TROPICAL ACRES SOUTH UNIT 4 ACCORDING TO PLAT BOOK 46, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING SOUTH 89°27'14" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

EISENHOWER PROPERTY GROUP

BELMOND - CDD LIMITS



4921 Memorial Highway  
One Memorial Center, Suite 300  
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Q:\SURVEY\00067\2018\1191\Production\Drawings\BELMOND-CDD LIMITS-S&L.dwg, July 29, 2020 1:05 PM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

**LEGAL DESCRIPTION:** (BY ARDURRA)

A PARCEL OF LAND BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 26800, PAGE 475, OFFICIAL RECORD BOOK 26789, PAGE 206, OFFICIAL RECORD BOOK 26750, PAGE 438, OFFICIAL RECORD BOOK 27094, PAGE 921, OFFICIAL RECORD BOOK 27206, PAGE 1227, OFFICIAL RECORD BOOK 26749, PAGE 1079, OFFICIAL RECORD BOOK 26746, PAGE 373, AND A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 27125, PAGE 1219, OFFICIAL RECORD BOOK 27094, PAGE 935, OFFICIAL RECORD BOOK 27094, PAGE 998, OFFICIAL RECORD BOOK 26834, PAGE 582, AND OFFICIAL RECORD BOOK 27206, PAGE 904, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, AND SECTION 1 AND SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 00°25'53" WEST, ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26800, PAGE 475 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 1,491.99 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27125, PAGE 1219 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°25'56" WEST, ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 27125, PAGE 1219, A DISTANCE OF 32.01 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, SOUTH 89°09'38" EAST, A DISTANCE OF 840.21 FEET; THENCE SOUTH 00°25'56" EAST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19025, PAGE 1519 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND SAID WEST LINE, RESPECTIVELY, A DISTANCE OF 242.06 FEET; THENCE SOUTH 89°09'38" EAST, ALONG THE BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19025, PAGE 1519, A DISTANCE OF 210.05 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, NORTH 00°25'56" WEST, A DISTANCE OF 210.05 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 51°35'05" EAST, A DISTANCE OF 653.38 FEET; THENCE NORTH 00°44'25" EAST, ALONG THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 240.25 FEET; THENCE CONTINUE ALONG SAID BOUNDARY AND THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26750, PAGE 438 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ITS NORTHERLY EXTENSION, RESPECTIVELY, NORTH 38°46'36" EAST, A DISTANCE OF 641.90 FEET; THENCE NORTH 89°10'28" WEST, ALONG THE SOUTH LINE OF SHADY OAKS SUBDIVISION ACCORDING TO PLAT BOOK 83, PAGE 7 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE SOUTH LINE OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 221.23 FEET; THENCE NORTH 00°26'05" EAST, ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27206, PAGE 904 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 499.62 FEET; THENCE SOUTH 89°10'28" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27206, PAGE 904, AND SAID NORTH LINE, RESPECTIVELY, A DISTANCE OF 169.96 FEET; THENCE NORTH 00°26'05" EAST, ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 921 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 590.83 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE

(CONTINUED ON NEXT SHEET)

EISENHOWER PROPERTY GROUP

BELMOND - CDD LIMITS



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**LEGAL DESCRIPTION:** (BY ARDURRA)

(CONTINUED FROM PREVIOUS SHEET)

OF RHODINE ROAD ACCORDING TO OFFICIAL RECORD BOOK 2043, PAGE 808 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, 583.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,865.66 FEET, A CENTRAL ANGLE OF 17°54'47", AND A CHORD BEARING AND DISTANCE OF NORTH 71°59'00" EAST 580.91 FEET TO THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26749, PAGE 1079 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26749, PAGE 1079 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°26'05" WEST, A DISTANCE OF 606.65 FEET; 2) SOUTH 89°10'28" EAST, A DISTANCE OF 169.91 FEET; 3) SOUTH 00°26'05" WEST, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 671.42 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE ALONG THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26834, PAGE 582 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°04'36" EAST, A DISTANCE OF 25.00 FEET; 2) SOUTH 01°15'36" WEST, A DISTANCE OF 450.30 FEET; 3) NORTH 89°39'20" WEST, A DISTANCE OF 25.00 FEET; THENCE ALONG THE AFORESAID BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 27094, PAGE 998 THE FOLLOWING TWELVE (12) COURSES: 1) SOUTH 00°04'36" EAST, A DISTANCE OF 762.33 FEET; 2) SOUTH 89°40'21" EAST, A DISTANCE OF 269.67 FEET; 3) SOUTH 01°53'55" WEST, A DISTANCE OF 11.50 FEET; 4) SOUTH 89°41'01" EAST, A DISTANCE OF 96.95 FEET; 5) SOUTH 00°36'30" EAST, A DISTANCE OF 34.73 FEET; 6) SOUTH 89°39'14" EAST, A DISTANCE OF 1,301.52 FEET; 7) SOUTH 03°50'47" WEST, A DISTANCE OF 115.91 FEET; 8) SOUTH 74°51'16" WEST, A DISTANCE OF 472.86 FEET; 9) SOUTH 43°32'15" WEST, A DISTANCE OF 294.04 FEET; 10) NORTH 89°40'27" WEST, A DISTANCE OF 965.32 FEET; 11) SOUTH 00°03'32" EAST, A DISTANCE OF 933.40 FEET; 12) NORTH 88°43'13" WEST, A DISTANCE OF 1,308.10 FEET; THENCE NORTH 00°36'25" EAST, ALONG THE BOUNDARY OF TROPICAL ACRES SOUTH UNIT 4 ACCORDING TO PLAT BOOK 46, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 43.61 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, SOUTH 89°27'14" WEST, A DISTANCE OF 1,321.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 151.535 ACRES.

EISENHOWER PROPERTY GROUP

BELMOND - CDD LIMITS



4921 Memorial Highway  
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## BELMOND RESERVE

Amenity Layout

PREPARED FOR:  
13 FEBRUARY 2020  
1"=20'

00 10 20 40





## **Appendix C PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES CONSTRUCTION COST ESTIMATE**

**Belmond Reserve Community Development District**  
**Public Improvement and Community Facilities Cost Estimate**  
(366 Units)

<b>Description</b>	<b>Phase 1</b> (251 Units)	<b>Phase 2/Phase 3</b> (115 Units)
District Roads	\$1,021,715	\$456,985
Water Management and Control	\$3,590,477	\$207,622
Water Supply	\$676,482	\$158,715
Sewer and Wastewater Management	\$1,373,463	\$322,239
Professional Services and Permitting Fees	\$667,760	\$274,040
Off-Site Improvements	\$1,798,100	
Environmental	\$148,100	
TECO Electrical Service/Feeder/Relocations	\$250,000	\$150,000
Verizon/Spectrum Relocation	\$50,000	\$20,000
Landscape/Hardscape/Irrigation	\$500,000	
Amenity	\$2,000,000	
<b>Development Total</b>	<b>\$12,076,097</b>	<b>\$1,589,601</b>
<b>Total Development Cost</b>	<b>\$13,665,698</b>	

BELMOND RESERVE  
COMMUNITY  
DEVELOPMENT  
DISTRICT

FIRST SUPPLEMENTAL  
ASSESSMENT  
METHODOLOGY REPORT -  
2020 ASSESSMENT AREA



Report Date:  
September 29, 2020

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<u>EXHIBIT</u>	<u>ITEM</u>	<u>Page #</u>
A	Assessment Plat/Roll	10
B	Legal Description	11

## I. INTRODUCTION

This *First Supplemental Assessment Methodology Report – 2020 Assessment Area* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated December 20, 2019 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of the 2020 Project of the District’s Capital Infrastructure Program.

## II. DEFINED TERMS

“2020 Assessment Area” – all property within the District that receives a special benefit from the 2020 Project being more particularly defined as 151.535 gross acres within the Development planned for 366 units.

“Assessable Property” – all property within the 2020 Assessment Area of the District that receives a special benefit from the 2020 Project.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“Developer” – Belmond Reserve Development, LLC and Rhodine Holdings, LLC.

“Development” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Belmond Reserve Community Development District, 187 gross acres with the Development plan for 376 Units.

“Engineer’s Report” – *Supplemental Report of the District Engineer – 2020 Assessment Area for Belmond Reserve Community Development District*, dated September 15, 2020.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Platted Units” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the Developer to dissimilar Lot products and size for the development of the vertical construction.

“2020 Project” – The portion of the CIP relating to public infrastructure for the 2020 Assessment Area identified with the Engineer’s Report.

“Unplatted Parcels” – gross acreage intended for subdivision and platting pursuant to the Development plan for the 2020 Assessment Area.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.





“Master Report” or “Report” – The *Master Assessment Methodology Report*, dated December 20, 2019 as provided to support benefit and maximum assessments on private developable property within the District.

### III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the 2020 Project;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the 2020 Project, as outlined by the Engineer’s Report.

The basis of benefit received by properties within the District relates directly to the 2020 Project allocable to Assessable Property within the 2020 Assessment Area within the District. It is the District’s 2020 Project that will create the public infrastructure which enables the assessable properties within the 2020 Assessment Area to be developed and improved. Without these public improvements, which include off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape - the development of lands within the 2020 Assessment Area could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within the 2020 Assessment Area as a result of the benefit received from the 2020 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2020 (the “Bonds”) to finance the construction and/or acquisition of a portion of the 2020 Project which will provide special benefit to the assessable parcels within the 2020 Assessment Area after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the 2020 Assessment Area. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

### IV. DISTRICT OVERVIEW

The District area encompasses 186.84 +/- acres and is located in Hillsborough County, Florida, within Section 2, Township 31 South, and Range 20 East. The primary developer of the Assessable Properties is Belmont Reserve Development, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates 366 single family lots. The public improvements



as described in the Engineer's Report include off-site improvements, storm water, utilities (water and sewer), roadways and landscape/hardscape.

## **V. CAPITAL IMPROVEMENT PROGRAM (CIP)**

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop the District. As designed, the 2020 Project representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the 2020 Assessment Area. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots within the 2020 Assessment Area. As a system of improvements, all private benefiting landowners within the 2020 Assessment Area benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the 2020 Assessment Area will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the 2020 Project. The 2020 Project includes off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape. The cost of the 2020 Project is estimated to be \$13,665,698 and approximately \$9,249,509 of which will be funded by issuance of the Bonds as generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

## **VI. DETERMINATION OF SPECIAL ASSESSMENT**

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The 2020 Project contains a "system of improvements" for the Development which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third





requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the 2020 Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the 2020 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the 2020 Assessment Area that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

## **VII. ALLOCATION METHODOLOGY**

Table 1 outlines EAUs assigned for residential product types under the current Development plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefitting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit with respect to the 2020 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these



costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the 2020 Project are demonstrated on Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

## **VIII. ASSIGNMENT OF ASSESSMENTS**

This section sets out the manner in which special assessments will be assigned and to establish a lien on land within the 2020 Assessment Area. With regard to the Assessable Property the special assessments are assigned to all property within the 2020 Assessment Area on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. As of the date of this report, no lots have been platted. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the 2020 Assessment Area are assumed to receive benefit from the 2020 Project and all of the Assessable Property would be assessed to repay the Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the 2020 Assessment Area. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within the 2020 Assessment Area receives from the 2020 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as set forth in Table 4. If land is sold in bulk to a third party prior to platting, then the District will assign Series 2020 Assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors set forth in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 366 lots associated with the 2020 Project are platted and fully-developed; if such a condition was to occur; the true-up provisions described below would be applicable.



The third condition is the “completed development state.” In this condition all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the 2020 Assessment Area representing 337 EAUs.

#### IX. FINANCING INFORMATION

The District will finance a portion of the 2020 Project through the issuance of the Bonds secured ultimately by benefiting properties within the 2020 Assessment Area. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 3.

#### X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within the 2020 Assessment Area may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of developable acres within the 2020 Assessment Area. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the 2020 Assessment Area. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within the 2020 Assessment Area to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the 2020 Assessment Area to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.



All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

#### XI. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the 2020 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM				
PRODUCT	LOT SIZE	UNIT MIX	PER UNIT EAU <sup>(2)</sup>	TOTAL EAUs
Single Family	50	177	0.83	148
Single Family	60	189	1.00	189
<b>TOTAL</b>		<b>366</b>		<b>337</b>
<sup>(1)</sup> EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots. <sup>(2)</sup> Any development plan changes will require recalculations pursuant to the true-up provisions within this report.				



TABLE 3

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - SERIES 2020 LONG TERM BONDS		
Average Coupon Rate		3.95%
Term (Years)		31
Principal Amortization Installments		30
<b>ISSUE SIZE</b>		<b>\$10,410,000</b>
Construction Fund		\$8,449,509
Amenity Project Funds		\$800,000
Capitalized Interest (Months) <sup>(1)</sup>	6	\$216,796
Debt Service Reserve Fund	100%	\$593,550
Premium		(\$48,230)
Underwriter's Discount	2.0%	\$208,200
Cost of Issuance		\$190,175
<b>ANNUAL ASSESSMENT</b>		
Annual Debt Service (Principal plus Interest)		\$593,586
Collection Costs and Discounts @	6.0%	\$37,888
<b>TOTAL ANNUAL ASSESSMENT</b>		<b>\$631,474</b>
<sup>(1)</sup> Based on 6 months capitalized interest.		



TABLE 4

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS								
ALLOCATION METHODOLOGY - SERIES 2020 LONG TERM BONDS <sup>(1)</sup>								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
Single Family 50'	0.83	147.50	43.83%	177	\$4,563,076	\$276,797	\$25,780	\$1,563.83
Single Family 60'	1.00	189.00	56.17%	189	\$5,846,924	\$354,677	\$30,936	\$1,876.60
TOTAL		336.50	100%	366	10,410,000	631,474		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 6 months Capitalized Interest.

<sup>(2)</sup> Includes principal, interest, discounts and collection costs.

## EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$10,410,000.00 payable in 30 annual installments of principal of \$3,917.15 per gross acre. The maximum par debt is \$68,697.00 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan with respect to the 2020 Project will initially be allocated on a per acre basis within Assessment Area Two of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$10,410,000.00		
ANNUAL ASSESSMENT:	\$593,585.53	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	151.54		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$68,697.00		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$3,917.15	(30 Installments)	
Landowner Name, Hillsborough County Folio ID & Address Belmond Reserve Development, LLC & Rhodine Holdings LLC Per Legal 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609	Gross Unplatted	PER PARCEL ASSESSMENTS	
		Total	Total Annual
	Assessable Acres	PAR Debt	Before Gross Up
	151.54	\$10,410,000.00	\$593,585.53
	Totals:	151.54	\$10,410,000.00 \$593,585.53



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THIS IS NOT A SURVEY

**LEGAL DESCRIPTION:** (BY ARDURRA)

A PARCEL OF LAND BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 26800, PAGE 475, OFFICIAL RECORD BOOK 26789, PAGE 206, OFFICIAL RECORD BOOK 26750, PAGE 438, OFFICIAL RECORD BOOK 27094, PAGE 921, OFFICIAL RECORD BOOK 27206, PAGE 1227, OFFICIAL RECORD BOOK 26749, PAGE 1079, OFFICIAL RECORD BOOK 26746, PAGE 373, AND A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 27125, PAGE 1219, OFFICIAL RECORD BOOK 27094, PAGE 935, OFFICIAL RECORD BOOK 27094, PAGE 998, OFFICIAL RECORD BOOK 26834, PAGE 582, AND OFFICIAL RECORD BOOK 27206, PAGE 904, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, AND SECTION 1 AND SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 00°25'53" WEST, ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26800, PAGE 475 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 1,491.99 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27125, PAGE 1219 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°25'56" WEST, ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 27125, PAGE 1219, A DISTANCE OF 32.01 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, SOUTH 89°09'38" EAST, A DISTANCE OF 840.21 FEET; THENCE SOUTH 00°25'56" EAST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19025, PAGE 1519 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND SAID WEST LINE, RESPECTIVELY, A DISTANCE OF 242.06 FEET; THENCE SOUTH 89°09'38" EAST, ALONG THE BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19025, PAGE 1519, A DISTANCE OF 210.05 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, NORTH 00°25'56" WEST, A DISTANCE OF 210.05 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 51°35'05" EAST, A DISTANCE OF 653.38 FEET; THENCE NORTH 00°44'25" EAST, ALONG THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 240.25 FEET; THENCE CONTINUE ALONG SAID BOUNDARY AND THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26750, PAGE 438 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ITS NORTHERLY EXTENSION, RESPECTIVELY, NORTH 38°46'36" EAST, A DISTANCE OF 641.90 FEET; THENCE NORTH 89°10'28" WEST, ALONG THE SOUTH LINE OF SHADY OAKS SUBDIVISION ACCORDING TO PLAT BOOK 83, PAGE 7 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE SOUTH LINE OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 221.23 FEET; THENCE NORTH 00°26'05" EAST, ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27206, PAGE 904 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 499.62 FEET; THENCE SOUTH 89°10'28" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27206, PAGE 904, AND SAID NORTH LINE, RESPECTIVELY, A DISTANCE OF 169.96 FEET; THENCE NORTH 00°26'05" EAST, ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 921 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 590.83 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE

(CONTINUED ON NEXT SHEET)

EISENHOWER PROPERTY GROUP

BELMOND - CDD LIMITS



4921 Memorial Highway  
One Memorial Center, Suite 300  
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THIS IS NOT A SURVEY

**LEGAL DESCRIPTION:** (BY ARDURRA)

(CONTINUED FROM PREVIOUS SHEET)

OF RHODINE ROAD ACCORDING TO OFFICIAL RECORD BOOK 2043, PAGE 808 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, 583.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,865.66 FEET, A CENTRAL ANGLE OF 17°54'47", AND A CHORD BEARING AND DISTANCE OF NORTH 71°59'00" EAST 580.91 FEET TO THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26749, PAGE 1079 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26749, PAGE 1079 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°26'05" WEST, A DISTANCE OF 606.65 FEET; 2) SOUTH 89°10'28" EAST, A DISTANCE OF 169.91 FEET; 3) SOUTH 00°26'05" WEST, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 671.42 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE ALONG THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26834, PAGE 582 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°04'36" EAST, A DISTANCE OF 25.00 FEET; 2) SOUTH 01°15'36" WEST, A DISTANCE OF 450.30 FEET; 3) NORTH 89°39'20" WEST, A DISTANCE OF 25.00 FEET; THENCE ALONG THE AFORESAID BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 27094, PAGE 998 THE FOLLOWING TWELVE (12) COURSES: 1) SOUTH 00°04'36" EAST, A DISTANCE OF 762.33 FEET; 2) SOUTH 89°40'21" EAST, A DISTANCE OF 269.67 FEET; 3) SOUTH 01°53'55" WEST, A DISTANCE OF 11.50 FEET; 4) SOUTH 89°41'01" EAST, A DISTANCE OF 96.95 FEET; 5) SOUTH 00°36'30" EAST, A DISTANCE OF 34.73 FEET; 6) SOUTH 89°39'14" EAST, A DISTANCE OF 1,301.52 FEET; 7) SOUTH 03°50'47" WEST, A DISTANCE OF 115.91 FEET; 8) SOUTH 74°51'16" WEST, A DISTANCE OF 472.86 FEET; 9) SOUTH 43°32'15" WEST, A DISTANCE OF 294.04 FEET; 10) NORTH 89°40'27" WEST, A DISTANCE OF 965.32 FEET; 11) SOUTH 00°03'32" EAST, A DISTANCE OF 933.40 FEET; 12) NORTH 88°43'13" WEST, A DISTANCE OF 1,308.10 FEET; THENCE NORTH 00°36'25" EAST, ALONG THE BOUNDARY OF TROPICAL ACRES SOUTH UNIT 4 ACCORDING TO PLAT BOOK 46, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 43.61 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, SOUTH 89°27'14" WEST, A DISTANCE OF 1,321.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 151.535 ACRES.

EISENHOWER PROPERTY GROUP

BELMOND - CDD LIMITS



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## RESOLUTION 2021-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2020 SPECIAL ASSESSMENT REVENUE BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2020 SPECIAL ASSESSMENT REVENUE BONDS; ADOPTING THE SUPPLEMENTAL ENGINEER'S REPORT; ADOPTING THE FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Belmond Reserve Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated December 20, 2019 (the "**Engineer's Report**");

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") will issue its \$10,410,000 Special Assessment Revenue Bonds, Series 2020 (the "**Series 2020 Bonds**") to finance the 2020 Assessment Area (the "**2020 Project**");

**WHEREAS**, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2020 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2020 Bonds;

**WHEREAS**, the Series 2020 Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated December 20, 2019 and adopted pursuant to Resolution No. 2020-31 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

**WHEREAS**, now that the final terms of the Series 2020 Bonds have been established, it is necessary to approve the First Supplemental Assessment Methodology Report – 2020 Assessment Area dated September 29, 2020 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit A**; and the Supplemental Report of the District Engineer – 2020 Assessment Area dated September 15, 2020 (the "**Supplemental Engineer's Report**") attached hereto as **Exhibit B**.

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

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
  - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
  - b. The Supplemental Engineer's Report is hereby approved and ratified.

- c. The 2020 Project will serve a proper, essential, and valid public purpose.
  - d. The 2020 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2020 Project to be financed with the Series 2020 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
  - e. The Series 2020 Bonds will finance the construction and acquisition of a portion of the 2020 Project.
  - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
4. **Assessment Lien for the Series 2020 Bonds.** The special assessments for the Series 2020 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
5. **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.
6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 9th day of October, 2020.

**Attest:**

**Belmond Reserve Community  
Development District**

\_\_\_\_\_  
Brian Lamb  
Secretary / Assistant Secretary

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

Exhibit A – First Supplemental Special Assessment Methodology Report – 2020 Assessment Area dated September 29, 2020  
Exhibit B– Supplemental Report of the District Engineer – 2020 Assessment Area dated September 15, 2020

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**August 6, 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, August 6, 2020 at 2:00 p.m. via conference call at 1-866-906-9330 with access code 4863181.**

**1. CALL TO ORDER**

Debby Nussel called the Public Hearing and Regular Meeting of the Board of Supervisors of the Belmond Reserve Community Development District to order on **Thursday, August 6, 2020 at 2:48 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:**

Debby Nussel	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Tonja Stewart	District Engineer, Stantec

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**

Mrs. Nussel directed the Board to recess to the public hearing.

**4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**

**A. Open Public Hearing on Proposed Fiscal Year 2021 Budget**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**B. Staff Presentations**

Mrs. Nussel went over each item in the budget and read the totals for each section.

**C. Public Comments**

There were no public comments.

**D. Consideration of Resolution 2020-35; Adopting Fiscal Year 2021 Budget**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2020-35.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**E. Close Public Hearing on Proposed Fiscal Year 2021 Budget**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**5. RETURN TO REGULAR MEETING**

Ms. Nussel directed the Board to return to the regular meeting.

**6. BUSINESS ITEMS**

**A. Consideration of Resolution 2020-36; Re-Designating Officers**

Mrs. Nussel went over that the resolution with the Board.

MOTION TO:	Approve Resolution 2020-36, adding Gene Roberts as an Assistant Secretary.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**B. Consideration of Resolution 2020-37; Setting FY 2021 Meeting Schedule**

Mrs. Nussel reviewed the resolution and meeting schedule with the Board.

MOTION TO:	Approve Resolution 2020-37.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**C. General Matters of the District**

**7. CONSENT AGENDA ITEMS**

**A. Consideration of Board of Supervisors Regular Meeting Minutes June 4, 2020**

**B. Consideration of Operations and Maintenance Expenditures May 2020**

**C. Consideration of Operations and Maintenance Expenditures June 2020**

**D. Review of Financial Statements for Month Ending June 30, 2020**

The Board reviewed the Consent Agenda items.

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

## **8. VENDOR AND STAFF REPORTS**

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

There were no additional reports from staff.

## **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 Luce  
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**

\_\_\_\_\_  
**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	9870	\$ 1,000.00		Management Services - July
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,000.00</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	93154 071520	\$ 1,644.00		O&M Assessments - 07/15/20
<b>Regular Services Sub-Total</b>		<b>\$ 1,644.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 2,644.00</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: 9870  
Invoice Date: Jul 1, 2020  
Page: 1

**Bill To:**  
Belmond Reserve CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Belmond Reserve CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		7/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - July		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>

# 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	
07/15/20	BELMOND CDD	
Billing Date	Sales Rep	Customer Account
07/15/2020	Deirdre Almeida	303847
Total Amount Due		Ad Number
\$1,644.00		0000093154

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/15/20	07/15/20	0000093154	Times	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.00 IN	\$1,640.00 \$4.00

51300 - 4801  
FL

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/15/20	BELMOND CDD	
Billing Date	Sales Rep	Customer Account
07/15/2020	Deirdre Almeida	303847
Total Amount Due		Ad Number
\$1,644.00		0000093154

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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


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

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

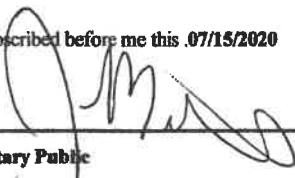
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in **Tampa Bay Times: 7/15/20** 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

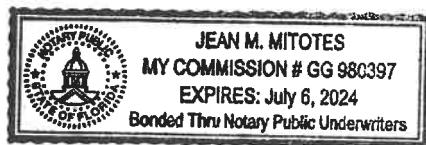
Sworn to and subscribed before me this **.07/15/2020**



Signature of Notary Public

Personally known     X     or produced identification

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



# Notice of Public Hearing and Board of Supervisors meeting of the Belmond Reserve Community Development District

The Board of Supervisors (the "Board") of the Belmond Reserve Community Development District (the "District") will hold a public hearing and a meeting on August 6, 2020, at 2:00 p.m. at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

\*Please note that pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Orders 20-112 and 20-123 and as it may be further 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 the District's website for the latest information: <http://belmondreservecdd.com/>.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2020-2021 proposed budget and the proposed levy of its annually

recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at [Gene.Roberts@merituscorp.com](mailto:Gene.Roberts@merituscorp.com) or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

## 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>					
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
<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

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2020 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which

may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to 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 aid in contacting the District Manager's office.

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

Gene Roberts  
District Manager



## 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	9926	\$ 1,000.00		Management Services - August
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,000.00</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	18767	\$ 344.60		Professional Services - General - thru 08/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 344.60</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Supervisor: Albert Viero	AV080620	\$ 200.00		Supervisor Fee - 08/06/20
Supervisor: Jeff Hills	JH080620	200.00		Supervisor Fee - 08/06/20
Supervisor: Nick Dister	ND080620	200.00		Supervisor Fee - 08/06/20
Supervisor: Ryan Motko	RM080620	200.00		Supervisor Fee - 08/06/20
Supervisor: Steve Luce	SL080620	200.00	<b>\$ 1,000.00</b>	Supervisor Fee - 08/06/20
Tampa Bay Times	93182 072220	461.00		Budget Hearing - 07/22/20
<b>Regular Services Sub-Total</b>		<b>\$ 1,461.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 2,805.60</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
--------	---------------------------	--------	-----------------	----------------------

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: 9926  
Invoice Date: Aug 1, 2020  
Page: 1

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

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Belmond Reserve CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		8/1/20

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

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

\$344.60

Belmond Reserve Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

August 25, 2020

Client: 001542

Matter: 000001

Invoice #: 18767

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2020

LR 51400 3107

## SERVICES

Date	Person	Description of Services	Hours	
7/16/2020	LB	REVIEW PROPOSED BUDGET; PREPARE DRAFT RESOLUTION ADOPTING FY BUDGET FOR 2020-2021 AND DRAFT DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	
7/21/2020	LB	FINALIZE RESOLUTION ADOPTING FINAL BUDGET AND DEVELOPER BUDGET FUNDING AGREEMENT FOR FY 2020-2021; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTION AND DEVELOPER BUDGET FUNDING AGREEMENT FOR AUGUST 6TH PUBLIC HEARING/BOARD MEETING.	0.2	
8/5/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.2	
8/6/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	
Total Professional Services			1.5	\$307.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.5	\$157.50
LB	Lynn Butler	1.0	\$150.00

August 25, 2020  
Client: 001542  
Matter: 000001  
Invoice #: 18767

Page: 2

## DISBURSEMENTS

Date	Description of Disbursements	Amount
6/11/2020	XPRESS DELIVERIES, LLC- Courier Service-	\$35.75
8/14/2020	Photocopies (9 @ \$0.15)	\$1.35
Total Disbursements		\$37.10
Total Services		\$307.50
Total Disbursements		\$37.10
Total Current Charges		\$344.60

**PAY THIS AMOUNT**

**\$344.60**

*Please Include Invoice Number on all Correspondence*

**BELMOND RESERVE CDD**  
**MEETING DATE: August 6, 2020**

DMS: *Deborah Nussel*

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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

SL080620

# 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	
07/22/20	BELMOND CDD	
Billing Date	Sales Rep	Customer Account
07/22/2020	Deirdre Almeida	303847
Total Amount Due		Ad Number
\$461.00		0000093182

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/22/20	07/22/20	0000093182	Times	Legals CLS	Budget Hearing	1	2x55 L	\$459.00
07/22/20	07/22/20	0000093182	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x55 L	\$0.00 \$2.00

5/300 - 4801  
6/2

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	
07/22/20	BELMOND CDD	
Billing Date	Sales Rep	Customer Account
07/22/2020	Deirdre Almeida	303847
Total Amount Due		Ad Number
\$461.00		0000093182

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

Received

JUL 29 2020

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

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

**STATE OF FLORIDA**  
**COUNTY OF Hillsborough**

Before the undersigned authority personally appeared **Delvire 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: Budget Hearing**, was published in **Tampa Bay Times: 7/22/20** 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 not 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 **07/22/2020**

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced

**Notice of Public Hearing and Board of Supervisors  
meeting of the Belmond Reserve  
Community Development District**

The Board of Supervisors (the "Board") of the Belmond Reserve Community Development District (the "District") will hold a public hearing and a meeting on August 6, 2020, at 2:00 p.m. at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

\*Please note that pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Orders 20-112 and 20-123 and as it may be further 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 the District's website for the latest information: <http://belmondreservecd.com/>.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2020-2021 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at: [Brian.Lamb@merituscorp.com](mailto:Brian.Lamb@merituscorp.com) or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to 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 aid in contacting the District Manager's office.

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

Brian Lamb  
District Manager

Run Date: July 22, 2020

0000093182

# Belmond Reserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 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 8/31/2020

(In Whole Numbers)

	<u>General Fund</u>	<u>Total</u>
Assets		
Cash-Operating Account	<u>321</u>	<u>321</u>
Total Assets	<u><u>321</u></u>	<u><u>321</u></u>
Liabilities		
Accounts Payable	<u>23,963</u>	<u>23,963</u>
Total Liabilities	<u><u>23,963</u></u>	<u><u>23,963</u></u>
Fund Equity & Other Credits	(23,642)	(23,642)
Contributed Capital		
Total Liabilities & Fund Equity	<u><u>321</u></u>	<u><u>321</u></u>

**Belmond Reserve CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2019 Through 8/31/2020  
(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>				
Legislative				
Supervisor Fees	0	3,000	(3,000)	0 %
Financial & Administrative				
District Manager	19,100	8,000	11,100	58 %
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	14,160	(4,160)	(42)%
Bank Fees	425	117	308	73 %
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	6,487	(2,237)	(53)%
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>38,642</b>	<b>337,358</b>	<b>90 %</b>
Excess of Revenues Over (Under) Expenditures	0	(23,642)	(23,642)	0 %
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>(23,642)</b>	<b>(23,642)</b>	<b>0 %</b>



Belmond Reserve CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 08/31/20

Reconciliation Date: 8/31/2020

Status: Locked

Bank Balance	321.35
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	321.35
Balance Per Books	<u>321.35</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: 08/31/20  
Reconciliation Date: 8/31/2020  
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CD008	8/31/2020	Bank Fee	15.00	
Cleared Checks/Vouchers			15.00	