

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.belmont2cdd.org

May 9, 2023

**Board of Supervisors
Belmont II Community
Development District**

AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Belmont II Community Development District will be held on **Tuesday, May 16, 2023 at 9:30 a.m. at the Offices of Lennar Homes, 4301 W Boy Scout Blvd., Suite 600, Tampa FL 33607.** The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Acceptance of Resignation of Laura Coffey
 - B. Appointment of New Board Supervisor
 - C. Consideration of Resolution 2023-04; Redesignating Officers of the District Tab 1
 - D. Presentation of Registered Voter Count Tab 2
 - E. Consideration of Entrance Monument Proposal..... Tab 3
 - F. Consideration of Entrance Roundabout Proposal Tab 4
 - G. Consideration of Palm Removal Proposal Tab 5
 - H. Consideration of Tree Staking Proposal Tab 6
 - I. Consideration of Annuals Proposal Tab 7
 - J. Consideration of Updated Landscape Maintenance Proposal..... Tab 8
 - K. Consideration of Resolution 2023-05; Approving FY 2023/2024 Proposed Budget & Set Public Hearing..... Tab 9
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors Regular Meeting held on March 21, 2023 Tab 10
 - B. Consideration of Operation & Maintenance Expenditures for March 2023 Tab 11
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape and Irrigation Report
 - D. Aquatic Report Tab 12
 - E. District Manager Tab 13
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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) 933-5571.

Sincerely,

Debby Wallace

Debby Wallace
Regional District Manager

Tab 1

RESOLUTION 2023-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT II
COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, Belmont II 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 Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
Debby Wallace is appointed Assistant Secretary.
Matthew Huber is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 16th DAY OF MAY 2023.

**BELMONT II COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 9

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Belmont II Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELMONT II COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill

issued by the District in November of 2023, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

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

DATE: July 18, 2023

HOUR: 9:30 a.m.

LOCATION: _____

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

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

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

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 16TH DAY OF MAY, 2023.

ATTEST:

**BELMONT II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget



Rizzetta & Company

Belmont II Community Development District

Belmont2CDD.org

Proposed Budget for Fiscal Year 2023-2024

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Rizzetta & Company

**Proposed Budget
Belmont II Community Development District
General Fund
Fiscal Year 2023/2024**

1	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 650,677	\$ 650,677	\$ 647,378	\$ 3,299	\$ 1,095,122	\$ 447,744	
6	Off Roll	\$ -		\$ -		\$ -	\$ -	
7	Developer Contributions	\$ -	\$ 240,385	\$ 345,269	\$ (104,884)	\$ -	\$ (345,269)	
8	Interest Earnings		\$ -		\$ -			
9	TOTAL REVENUES	\$ 650,677	\$ 891,062	\$ 992,647	\$ (101,585)	\$ 1,095,122	\$ 102,475	
10								
11	TOTAL REVENUES AND BALANCE FORWARD	\$ 650,677	\$ 891,062	\$ 992,647	\$ (101,585)	\$ 1,095,122	\$ 102,475	
12								
13								
14	EXPENDITURES - ADMINISTRATIVE							
15								
16	Legislative							
17	Supervisor Fees	\$ 3,800	\$ 8,200	\$ 12,000	\$ 3,800	\$ 12,000	\$ -	5 Paid Supervisors.
18	Financial & Administrative							
19	Administrative Services	\$ 2,387	\$ 4,774	\$ 4,774	\$ -	\$ 5,012	\$ 238	
20	District Management	\$ 10,661	\$ 21,322	\$ 21,322	\$ -	\$ 22,388	\$ 1,066	
21	District Engineer	\$ 1,433	\$ 10,000	\$ 25,000	\$ 15,000	\$ 25,000	\$ -	
22	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
23	Trustees Fees	\$ 6,407	\$ 8,500	\$ 8,500	\$ -	\$ 8,500	\$ -	
24	Assessment Roll	\$ 5,304	\$ 5,304	\$ 5,304	\$ -	\$ 5,569	\$ 265	
25	Financial & Revenue Collections	\$ 1,910	\$ 3,819	\$ 3,819	\$ -	\$ 4,010	\$ 191	
26	Accounting Services	\$ 9,547	\$ 19,094	\$ 19,094	\$ -	\$ 20,049	\$ 955	
27	Auditing Services	\$ -	\$ 5,425	\$ 5,425	\$ -	\$ 5,800	\$ 375	Contract with BTEG&F FY23 \$5800
28	Arbitrage Rebate Calculation	\$ 450	\$ 900	\$ 900	\$ -	\$ 900	\$ -	\$450 for each bond series.
29	Public Officials Liability Insurance	\$ 2,667	\$ 2,667	\$ 2,977	\$ 310	\$ 3,450	\$ 473	Egis estimate.
30	Legal Advertising	\$ 2,522	\$ 4,550	\$ 4,550	\$ -	\$ 4,550	\$ -	
31	Dues, Licenses & Fees	\$ 225	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
33	Website Hosting, Maintenance, Backup &	\$ 2,137	\$ 2,800	\$ 2,800	\$ -	\$ 2,800	\$ -	
34	Legal Counsel		\$ -					
35	District Counsel	\$ 6,496	\$ 15,590	\$ 30,000	\$ 14,410	\$ 30,000	\$ -	
36								
37	Administrative Subtotal	\$ 61,946	\$ 120,620	\$ 152,640	\$ 32,020	\$ 156,203	\$ 3,563	
38								
39	EXPENDITURES - FIELD OPERATIONS							
40								
41	Electric Utility Services							
42	Utility Services	\$ 13,930	\$ 27,860	\$ 20,000	\$ (7,860)	\$ 30,000	\$ 10,000	
43	Street Lights	\$ 48,200	\$ 125,000	\$ 140,000	\$ 15,000	\$ 150,000	\$ 10,000	TECO Street Lighting Agreements
46	Water-Sewer Combination Services		\$ -					
47	Utility - Irrigation	\$ 2,566	\$ 15,000	\$ 23,000	\$ 8,000	\$ 23,000	\$ -	Most recent bills + 2F.
48	Stormwater Control		\$ -					
49	Aquatic Maintenance	\$ 4,530	\$ 18,500	\$ 20,000	\$ 1,500	\$ 27,000	\$ 7,000	Sitex \$18,120 + \$4,350 midge fly 3 mos + add'l midge fly
50	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
51	Pond Bank Repairs					\$ 5,000	\$ 5,000	
52	Other Physical Environment		\$ -					
53	General Liability Insurance	\$ 3,259	\$ 3,259	\$ 3,638	\$ 379	\$ 4,200	\$ 562	Egis Estimate
54	Property Insurance	\$ 4,168	\$ 4,168	\$ 4,014	\$ (154)	\$ 6,300	\$ 2,286	Egis Estimate
55	Entry & Walls Maintenance & Repair	\$ 250	\$ 5,000	\$ 10,000	\$ 5,000	\$ 10,000	\$ -	Pressure washing, landscape lighting/monument repairs.
56	Fence Repairs	\$ 1,200	\$ 5,000	\$ 5,000	\$ -	\$ 10,000	\$ 5,000	Fence repairs.
57	Landscape Maintenance (Belmont II only)	\$ 87,525	\$ 162,000	\$ 175,000	\$ 13,000	\$ 175,000	\$ -	Currently \$13,445/month or \$161,340 per year
58	Well Maintenance	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ -	\$ (3,500)	REMOVE
59	Pump Station Monitoring	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ -	\$ (1,200)	REMOVE
60	Irrigation Repair	\$ 470	\$ 2,500	\$ 10,000	\$ 7,500	\$ 10,000	\$ -	
61	Landscape - Mulch	\$ -	\$ 5,000	\$ 10,000	\$ 5,000	\$ 10,000	\$ -	
62	Landscape - Annuals					\$ 2,500	\$ 2,500	Parcel 2F Townhome Entryway
63	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ 5,000	\$ 10,000	\$ 5,000	\$ 10,000	\$ -	
64	Contingency		\$ -					
65	Miscellaneous Contingency	\$ -	\$ 20,000	\$ 30,000	\$ 10,000	\$ 30,000	\$ -	Interlocal True-up or Unanticipated Expenses
66								
67	Field Operations Subtotal	\$ 166,098	\$ 398,287	\$ 467,852	\$ 69,565	\$ 505,500	\$ 37,648	
68								
69								
70	TOTAL EXPENDITURES BELMONT CDD II ONLY	\$ 228,044	\$ 518,907	\$ 620,492	\$ 101,585	\$ 661,703	\$ 41,211	
71								
72	INTERLOCAL BUDGET LINE ITEMS*					CDD II PORTION		TOTAL INTERLOCAL BUDGET FROM BELMONT CDD
73	Parks & Recreation							
74	Management Contract I/L	\$ 24,600	\$ 49,200	\$ 49,200	\$ -	\$ 63,960	\$ 14,760	\$156,000
75	Security Monitoring Services I/L	\$ 1,156	\$ 2,312	\$ 2,312	\$ -	\$ 2,311	\$ (1)	\$5,637
76	Pool Maintenance - Contract I/L	\$ 4,367	\$ 8,733	\$ 8,733	\$ -	\$ 10,302	\$ 1,569	\$25,128
77	Pool Maintenance - Repairs I/L	\$ 615	\$ 1,230	\$ 1,230	\$ -	\$ 1,230	\$ -	\$3,000
78	Pool Permits IL	\$ 123	\$ 246	\$ 246	\$ -	\$ 246	\$ (0)	\$600
79							\$ -	
80	Utilities						\$ -	
81	Electric I/L	\$ 2,665	\$ 5,330	\$ 5,330	\$ -	\$ 5,535	\$ 205	\$13,500
82	Garbage - Recreation Facility I/L	\$ 718	\$ 1,435	\$ 1,435	\$ -	\$ 1,640	\$ 205	\$4,000
83	Water and Sewer	\$ 4,920	\$ 9,840	\$ 9,840	\$ -	\$ 18,359	\$ 8,519	\$44,777
84	Holiday Decorations I/L	\$ 2,255	\$ 4,510	\$ 4,510	\$ -	\$ 1,025	\$ (3,485)	\$2,500
85	Internet, Cable and Phone	\$ 534	\$ 1,066	\$ 1,066	\$ -	\$ 1,411	\$ 345	\$3,441
86	Maintenance & Repair - I/L	\$ 3,690	\$ 7,380	\$ 7,380	\$ -	\$ 7,380	\$ -	\$18,000
87	Property Insurance I/L	\$ 3,459	\$ 6,918	\$ 6,918	\$ -	\$ 6,858	\$ (60)	\$16,726
88	Facility Supplies I/L	\$ 2,050	\$ 4,100	\$ 4,100	\$ -	\$ 2,050	\$ (2,050)	\$5,000
89	Dog Waste Station Supplies I/L	\$ 2,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
90	Pest Control I/L	\$ 534	\$ 1,068	\$ 1,068	\$ -	\$ 1,513	\$ 445	\$3,690
91	Special Events I/L	\$ 2,460	\$ 4,920	\$ 4,920	\$ -	\$ 7,380	\$ 2,460	\$18,000
92							\$ -	
93	Other Physical Environment						\$ -	
94	Field Operations I/L	\$ 5,125	\$ 10,250	\$ 10,250	\$ -	\$ 11,275	\$ 1,025	\$27,500
95	Landscape Maintenance - Contract	\$ 73,488	\$ 133,250	\$ 133,250	\$ -	\$ 149,650	\$ 16,400	\$365,000
96	Irrigation Maintenance and Repairs	\$ 4,100	\$ 8,200	\$ 8,200	\$ -	\$ 8,200	\$ -	\$20,000
97	Electric - Other Physical Environment	\$ 205	\$ 410	\$ 410	\$ -	\$ 410	\$ -	\$1,000

**Proposed Budget
Belmont II Community Development District
General Fund
Fiscal Year 2023/2024**

1	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
98	Water - Other Physical Environment	\$ 2,460	\$ 4,920	\$ 4,920	\$ -	\$ 4,920	\$ -	\$12,000
99	Landscape - Mulch I/L	\$ 15,375	\$ 30,750	\$ 30,750	\$ -	\$ 30,750	\$ (0)	\$75,000
100	Landscape - Annuals I/L	\$ 2,255	\$ 4,510	\$ 4,510	\$ -	\$ 4,510	\$ -	\$11,000
101	Fire Ant Treatment I/L	\$ 2,050	\$ 4,100	\$ 4,100	\$ -	\$ 4,100	\$ -	\$10,000
102	Landscape Replacement I/L	\$ 3,844	\$ 15,375	\$ 15,375	\$ -	\$ 12,300	\$ (3,075)	\$30,000
103	Well Maintenance I/L	\$ 726	\$ 1,451	\$ 1,451	\$ -	\$ 1,451	\$ 0	\$3,540
104	Off Duty - Security - I/L	\$ 10,250	\$ 20,500	\$ 20,500	\$ -	\$ 41,820	\$ 21,320	\$102,000
105	Capital Improvements I/L	\$ 8,200	\$ 16,400	\$ 16,400	\$ -	\$ 16,400	\$ -	\$40,000
106	Trash Removal/Porter Services I/L	\$ 4,100	\$ 8,200	\$ 8,200	\$ -	\$ 13,776	\$ 5,576	\$33,600
107	Dog Waste Station Maintenance I/L	\$ -	\$ 4,100	\$ 4,100	\$ -	\$ -	\$ (4,100)	\$0
108	Pump Station Monitoring I/L	\$ 725	\$ 1,451	\$ 1,451	\$ -	\$ 2,042	\$ 591	\$4,980
109	New Well Installation Maintenance I/L - NEW	\$ -	\$ -	\$ -	\$ -	\$ 492	\$ 492	1200
110	Utility Expense - New Well I/L - NEW	\$ -	\$ -	\$ -	\$ -	\$ 123	\$ 123	300
111								
112	TOTAL INTERLOCAL PORTON EXPENDITURES*	\$ 189,099	\$ 372,155	\$ 372,155	\$ -	\$ 433,419	\$ 61,264	\$1,057,119.00
113								
114	TOTAL EXPENDITURES	\$ 417,143	\$ 891,062	\$ 992,647	\$ (101,585)	\$ 1,095,122	\$ 102,475	
115								
116	EXCESS OF REVENUES OVER EXPENDITURES	\$ 233,534	\$ -	\$ -	\$ 0	\$ -	\$ 0	

**Proposed Budget
Belmont II Community Development District
Reserve Fund
Fiscal Year 2023/2024**

Chart of Accounts Classification	Budget for 2023/2024
REVENUES	
Special Assessments	
Tax Roll*	\$ 10,000
TOTAL REVENUES	\$ 10,000
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 10,000
EXPENDITURES	
Contingency	
Capital Reserves	\$ 10,000
Capital Outlay	\$ -
TOTAL EXPENDITURES	\$ 10,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Belmont II Community Development District

Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2019	Series 2020	Budget for 2023/2024
REVENUES			
Special Assessments			
Net Special Assessments	\$359,900.40	\$500,782.48	\$860,682.87
TOTAL REVENUES	\$359,900.40	\$500,782.48	\$860,682.87
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$359,900.40	\$500,782.48	\$860,682.87
Administrative Subtotal	\$359,900.40	\$500,782.48	\$860,682.87
TOTAL EXPENDITURES	\$359,900.40	\$500,782.48	\$860,682.87
EXCESS OF REVENUES OVER EXPENDITURES			\$0.00

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments

\$914,841.49

Notes:

Tax Roll County Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

BELMONT II COMMUNITY DEVELOPMENT DISTRICT**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$1,105,121.79
Hillsborough Co. Collection Cost @	2%	\$23,513.23
Hillsborough Co. Early Payment Discount @	4%	\$47,026.46
2023/2024 Total		\$1,175,661.48

2022/2023 O&M Budget	\$647,378.41
2023/2024 O&M Budget	\$1,105,121.79

Total Difference	\$457,743.38
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2019 Debt Service - TOWNHOMES (AA1)	\$584.61	\$584.61	\$0.00	0.00%
Operations/Maintenance - TOWNHOMES	\$576.94	\$972.71	\$395.77	68.60%
Total	\$1,161.55	\$1,557.32	\$395.77	34.07%
Series 2019 Debt Service - SF 40 (AA1)	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - SF 40	\$832.75	\$1,466.10	\$633.35	76.06%
Total	\$2,108.26	\$2,741.61	\$633.35	30.04%
Series 2019 Debt Service - SF 50 (AA1)	\$1,594.39	\$1,594.39	\$0.00	0.00%
Operations/Maintenance - SF 50	\$1,003.29	\$1,795.03	\$791.74	78.91%
Total	\$2,597.68	\$3,389.42	\$791.74	30.48%
Series 2020 Debt Service - SF 40 (AA2)	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - SF 40	\$832.75	\$1,466.10	\$633.35	76.06%
Total	\$2,108.26	\$2,741.61	\$633.35	30.04%
Series 2020 Debt Service - SF 50 (AA2)	\$1,594.24	\$1,594.24	\$0.00	0.00%
Operations/Maintenance - SF 50	\$1,003.29	\$1,795.03	\$791.74	78.91%
Total	\$2,597.53	\$3,389.27	\$791.74	30.48%
Series 2020 Debt Service - SF 60 (AA2)	\$1,913.16	\$1,913.16	\$0.00	0.00%
Operations/Maintenance - SF 60	\$1,173.83	\$2,123.96	\$950.13	80.94%
Total	\$3,086.99	\$4,037.12	\$950.13	30.78%
Series 2020 Debt Service - Townhomes (AA2)	\$584.61	\$584.61	\$0.00	0.00%
Operations/Maintenance - Townhomes	\$576.94	\$972.71	\$395.77	68.60%
Total	\$1,161.55	\$1,557.32	\$395.77	34.07%
Debt Service - Multifamily	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Multifamily	\$146.95	\$150.38	\$3.43	2.33%
Total	\$146.95	\$150.38	\$3.43	2.33%

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL FIELD BUDGET		\$948,918.79
COLLECTION COSTS @	2%	\$20,189.76
EARLY PAYMENT DISCOUNT @	4%	\$40,379.52
TOTAL O&M ASSESSMENT		<u>\$1,009,488.07</u>

ALLOCATION OF FIELD O&M ASSESSMENT					
FIELD UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER UNIT ⁽¹⁾
140	0.50	70.00	11.40%	\$115,125.72	\$822.33
82	0.80	65.60	10.69%	\$107,889.24	\$1,315.72
123	1.00	123.00	20.04%	\$202,292.33	\$1,644.65
162	0.80	129.60	21.11%	\$213,147.04	\$1,315.72
100	1.00	100.00	16.29%	\$164,465.31	\$1,644.65
38	1.20	45.60	7.43%	\$74,996.18	\$1,973.58
160	0.50	80.00	13.03%	\$131,572.25	\$822.33
0	0.50	0.00	0.00%	\$0.00	\$0.00
805		613.80	100.00%	\$1,009,488.07	
				(\$60,569.28)	
				\$948,918.79	

Net Revenue to be Collected:

(7) The field assessment per unit is calculated by taking the target assessment level provided by the developer (10% increase) less the administrative per unit assessment. The developer will make a contribution (see General Fund) to cover the shortfall.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance/Dry Pond Mowing: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Wall and Fence Maintenance: The District will incur expenditures to maintain the wall and the fencing.

Entry Maintenance: The District will incur expenditures to maintain the entry monuments.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscape Mulch: Expenditures related to mulch replacement.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 10

MINUTES OF MEETING

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

**BELMONT II
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Belmont II Community Development District was held on **Tuesday, March 21, 2023 at 9:30 a.m.** at the offices of Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578.

Present and constituting a quorum were:

Kelly Evans	Board Supervisor; Chair
Laura Coffey	Board Supervisor; Vice-Chair
Lori Campagna	Board Supervisor; Asst. Secretary
Clement Hill	Board Supervisor; Asst. Secretary

Also present were:

Debby Wallace	District Manager; Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel; Kutak Rock LLP
Lidia Sandova	Representative, Fieldstone
Shane Wumkes	Representative, Fieldstone

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Wallace called the meeting to order and read roll call, confirming a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members comments.

THIRD ORDER OF BUSINESS

Consideration of Midge Fly Proposal

On a Motion by Ms. Evans, seconded by Mr. Hill, with all in favor, the Board of Supervisors approved, Sitex proposal for Midge Fly Management Services in the amount of \$4,350.00 for 3 treatments, for the Belmont II Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting Held
February 21, 2023**

On a Motion by Mr. Hill, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' regular meeting held on February 21, 2023, as presented, for the Belmont II Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
December 2022, January and February
2023**

On a Motion by Ms. Evans, seconded by Ms. Coffey, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for December 2022 \$170,927.37, January 2023 \$46,341.42 and February 2023 \$53,478.56, for the Belmont II Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present.

C. Landscape Maintenance Report

Mr. Wumkes provided an update to the Board.

D. Aquatics Report

Ms. Wallace presented the Aquatics report to the Board.

E. District Manager

Ms. Wallace advised the Board that the next regular meeting will be held on April 18, 2023 at 9:30 a.m. at Lennar Homes, 4301 Boy Scout Road, Suite 600, Tampa, FL 33607.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Evans stated there will be a second well being installed along Paseo Al Mar by the bridge and will be part of the interlocal and the responsibility of Belmont CDD for maintenance and monitoring.

Mr. Hill asked about the One Water reclaim water project.

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EIGHTH ORDER OF BUSINESS

Adjournment

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On a Motion by Mr. Hill, seconded by Ms. Evans, with all in favor, the Board of Supervisors adjourned the meeting at 9:44 a.m. for the Belmont II Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 11

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • RIVERVIEW, FLORIDA • (813) 933-5571
MAILING ADDRESS • 3434 COLWELL AVENUE, SUITE 200 • TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures March 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$84,593.21**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Belmont CDD	100071	IA2023-020123	Interlocal Agreement (2022-2023) 02/23	\$ 31,012.88
Clement Eugene Hill	100065	CH022123	Board of Supervisor Meeting 02/21/23	\$ 200.00
Clement Eugene Hill	100077	CH032123	Board of Supervisor Meeting 03/21/23	\$ 200.00
Fieldstone Landscape Services	100072	19304	#12116 Landscape Maintenance 03/23	\$ 13,445.00
Jayman Enterprises, LLC	100069	2419	Service Call 02/23	\$ 125.00
Jayman Enterprises, LLC	100075	2457	Gate Repair 03/23	\$ 125.00
Jayman Enterprises, LLC	100075	2466	Service Call 03/23	\$ 125.00
Kelly Evans	100066	KE022123	Board of Supervisor Meeting 02/21/23	\$ 200.00
Kelly Evans	100078	KE032123	Board of Supervisor Meeting 03/21/23	\$ 200.00

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	100070	3180353	Legal Services 01/23	\$ 1,145.00
Kutak Rock, LLP	100076	3194883	Legal Services 02/23	\$ 1,443.50
Laura Coffey	100067	LC022123	Board of Supervisor Meeting 02/21/23	\$ 200.00
Laura Coffey	100079	LC032123	Board of Supervisor Meeting 03/21/23	\$ 200.00
Lori Campagna	100068	LCP022123	Board of Supervisor Meeting 02/21/23	\$ 200.00
Lori Campagna	100080	LCP032123	Board of Supervisor Meeting 03/21/23	\$ 200.00
Rizzetta & Company, Inc.	100064	INV0000077987	District Management Fees 03/23	\$ 4,184.08
Sitex Aquatics, LLC	100073	7295B TECO	Lake Maintenance 03/23	\$ 1,510.00
TECO	Auto Draft	Acct#221008591739 Auto Draft 02/23	TECO Acct#221008591739 Auto Draft 02/23	\$ 2,066.93

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	Auto Draft	TECO Summary 01/23 183 Auto Draft	Electric Service 01/23	\$ 12,892.22
TECO	Auto Draft	TECO Summary 02/23 183 Auto Draft	Electric Service 02/23	\$ 10,877.97
U.S. Bank	100074	6773338	Trustee Fees Series 2020 12/01/22- 11/30/23	<u>\$ 4,040.63</u>
Total				<u>\$ 84,593.21</u>