



Rizzetta & Company

Belmont II Community Development District

**Board of Supervisors' Meeting
July 22, 2025**

**District Office:
5020 W. Linebaugh Avenue Suite 240
Tampa, FL 33624
813-933-5571**

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 2700 S. Falkenburg Road #2745, Riverview, FL 33578
www.belmont2cdd.org

Board of Supervisors	Jim McGowan	Chair
	Garrison Burr	Vice Chair
	Grady Miars	Assistant Secretary
	La-el Carter	Assistant Secretary
	Jennifer Holliday	Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Greg Woodcock	Stantec

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

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

July 14, 2025

**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, July 22, 2025 at 9:30 a.m. at the Offices of Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578.** The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEM**
 - A.** Public Hearing on Fiscal Year 2025-2026 Final Budget
 - i. Consideration of Resolution 2025-06; Adopting
Fiscal Year 2025-2026 Final Budget Tab 1
 - B.** Public Hearing on Fiscal Year 2025-2026 Levying O&M
Assessments
 - i. Consideration of Resolution 2025-07; Levying O&M
Assessments for Fiscal Year 2025-2026 Tab 2
- 4. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** District Manager
- 5. SUPERVISOR REQUESTS**
- 6. 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,

Matthew Huber

Matthew Huber
Regional District Manager

Tab 1

RESOLUTION 2025-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE BELMONT II COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Belmont II Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Belmont II Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF JULY, 2025.

ATTEST:

**BELMONT II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

FY 2026 Budget



Rizzetta & Company

Belmont II Community Development District

Belmont2CDD.org

Proposed Budget for Fiscal Year 2025-2026

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Rizzetta & Company

Proposed Budget
Belmont II Community Development District
 General Fund
 Fiscal Year 2025/2026

Comments

Chart of Accounts Classification		Actual YTD through 04/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 1,119,508	\$ 1,119,508.00	\$ 1,107,608	\$ 11,900	\$ 1,107,608	\$ -
6							
7	Assessment Revenue Subtotal	\$ 1,119,508	\$ 1,119,508	\$ 1,107,608	\$ 11,900	\$ 1,107,608	\$ -
8							
9	OTHER REVENUES						
10							
11	Interest Earnings	\$ 5,364	\$ 9,195.43	\$ -	\$ 9,195	\$ -	\$ -
12							
13	Other Revenue Subtotal	\$ 5,364	\$ 9,195	\$ -	\$ 9,195	\$ -	\$ -
14							
15	TOTAL REVENUES	\$ 1,124,872	\$ 1,128,703	\$ 1,107,608	\$ 21,095	\$ 1,107,608	\$ -
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
17							
18	EXPENDITURES - ADMINISTRATIVE						
19							
20	Legislative						
21	Supervisor Fees	\$ 2,200	\$ 3,771.43	\$ 12,000	\$ 8,229	\$ 12,000	\$ -
22	Financial & Administrative						
23	Accounting Services	\$ 11,695	\$ 20,048.57	\$ 20,049	\$ 0	\$ 20,049	\$ -
24	Administrative Services	\$ 2,924	\$ 5,012.57	\$ 5,012	\$ (1)	\$ 5,012	\$ -
25	Arbitrage Rebate Calculation	\$ 450	\$ 450.00	\$ 900	\$ 450	\$ 900	\$ -
26	Assessment Roll	\$ 5,569	\$ 5,569.00	\$ 5,569	\$ -	\$ 5,569	\$ -
27	Auditing Services	\$ 5,425	\$ 5,425.00	\$ 5,800	\$ 375	\$ 5,800	\$ -
28	Disclosure Report	\$ 3,500	\$ 6,000.00	\$ 6,000	\$ -	\$ 6,000	\$ -
29	District Engineer	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
30	District Management	\$ 18,060	\$ 30,960.00	\$ 22,388	\$ (8,572)	\$ 22,388	\$ -
31	Dues, Licenses & Fees	\$ 475	\$ 814.29	\$ 175	\$ (639)	\$ 175	\$ -
32	Financial & Revenue Collections	\$ 2,339	\$ 4,009.71	\$ 4,010	\$ 0	\$ 4,010	\$ -
33	Legal Advertising	\$ 617	\$ 1,057.71	\$ 4,550	\$ 3,492	\$ 4,550	\$ -
34	Public Officials Liability Insurance	\$ 2,953	\$ 2,953.00	\$ 3,050	\$ 97	\$ 3,050	\$ -
35	Trustees Fees	\$ 6,398	\$ 6,398.00	\$ 8,500	\$ 2,102	\$ 8,500	\$ -
36	Website Hosting, Maintenance, Backup & Email	\$ 2,237	\$ 3,834.86	\$ 3,200	\$ (635)	\$ 3,200	\$ -
37	Legal Counsel						
38	District Counsel	\$ 30,844	\$ 52,875.43	\$ 30,000	\$ (22,875)	\$ 30,000	\$ -
39							
40	Administrative Subtotal	\$ 95,686	\$ 149,180	\$ 156,203	\$ 7,023	\$ 156,203	\$ -
41							
42	EXPENDITURES - FIELD OPERATIONS						
43							
44	Electric Utility Services						
45	Utility - Street Lights/Landscape Lighting	\$ 86,220	\$ 147,805.71	\$ 150,000	\$ 2,194	\$ 150,000	\$ -
46	Utility Services	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ (10,000)
47	Water-Sewer Combination Services						
48	Utility - Irrigation	\$ 4,561	\$ 7,818.86	\$ 10,000	\$ 2,181	\$ 10,000	\$ -
49	Stormwater Control						
50	Aquatic Maintenance	\$ 12,420	\$ 32,620.00	\$ 32,620	\$ -	\$ 32,620	\$ -
51	Conservation Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
52	Pond Bank Repairs	\$ 4,350	\$ 4,350.00	\$ 5,000	\$ 650	\$ 5,000	\$ -

5 Paid Supervisors.

\$450 for each bond series.

Contract with BTEG&F FY23 \$5800

Egis estimate

TECO

Sitex \$18,120 aquatic + \$14500 midge fly treatment
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Proposed Budget Belmont II Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 04/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
53	Other Physical Environment						
54	Entry & Walls Maintenance & Repair	\$ -	\$ 1,500.00	\$ 1,500	\$ -	\$ 1,500	\$ -
55	Fence Repairs	\$ -	\$ 2,500.00	\$ 2,500	\$ -	\$ 2,500	\$ -
56	General Liability Insurance	\$ 3,609	\$ 3,609.00	\$ 3,710	\$ 101	\$ 3,710	\$ -
57	Irrigation Repair	\$ 1,357	\$ 2,326.29	\$ 10,000	\$ 7,674	\$ 10,000	\$ -
58	Landscape - Annuals	\$ 1,462	\$ 5,000.00	\$ 5,000	\$ -	\$ 5,000	\$ -
59	Landscape - Mulch	\$ 3,735	\$ 5,200.00	\$ 5,200	\$ -	\$ 5,200	\$ -
60	Landscape Maintenance (Belmont II only)	\$ 52,620	\$ 90,205.71	\$ 90,000	\$ (206)	\$ 90,000	\$ -
61	Landscape Replacement Plants, Shrubs, Trees	\$ 175	\$ 5,000.00	\$ 10,000	\$ 5,000	\$ 10,000	\$ -
62	Pressure Washing	\$ -	\$ 1,500.00	\$ 1,500	\$ -	\$ 1,500	\$ -
63	Property Insurance	\$ 6,126	\$ 6,126.00	\$ 6,719	\$ 593	\$ 6,719	\$ -
64	Solar Lighting Cleaning	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
65	Road & Street Facilities						
66	Roadways Repairs and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
67	Sidewalk Repairs and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
68	Street Sign Repairs and Replacement	\$ 325	\$ 557.14	\$ 1,500	\$ 943	\$ 1,500	\$ -
69	Contingency						
70	Miscellaneous Contingency	\$ -	\$ 25,000.00	\$ 50,000	\$ 25,000	\$ 65,310	\$ 15,310
71							
72	Field Operations Subtotal	\$ 176,960	\$ 341,119	\$ 407,749	\$ 66,630	\$ 413,059	\$ 5,310
73							
74	TOTAL EXPENDITURES BELMONT CDD II ONLY	\$ 272,646	\$ 490,299	\$ 563,952	\$ 73,653	\$ 569,262	\$ 5,310
75							
76	EXPENDITURES - INTERLOCAL BUDGET LINE ITEMS					CDD II PORTION	
77							
78	Parks & Recreation						
79	Management Contract I/L	\$ 49,115	\$ 84,197.60	\$ 84,198	\$ -	\$ 90,933	\$ 6,736
80	Pool Maintenance - Contract I/L	\$ 12,628	\$ 21,648.00	\$ 21,648	\$ -	\$ 23,813	\$ 2,165
81	Pool Maintenance - Repairs I/L	\$ 718	\$ 1,230.00	\$ 1,230	\$ -	\$ 1,230	\$ -
82	Pool Permits IL	\$ 144	\$ 246.00	\$ 246	\$ -	\$ 246	\$ -
83	Security Monitoring Services I/L	\$ 1,348	\$ 2,311.17	\$ 2,311	\$ -	\$ 2,199	\$ (112)
84	Utilities						
85	Electric I/L	\$ 3,526	\$ 6,044.22	\$ 6,044	\$ -	\$ 6,704	\$ 660
86	Facility Supplies I/L	\$ 1,196	\$ 2,050.00	\$ 2,050	\$ -	\$ 2,255	\$ 205
87	Garbage - Recreation Facility I/L	\$ 889	\$ 1,523.15	\$ 1,523	\$ -	\$ 2,633	\$ 1,110
88	Holiday Decorations I/L	\$ 861	\$ 1,476.00	\$ 1,476	\$ -	\$ 1,476	\$ -
89	Internet, Cable and Phone	\$ 823	\$ 1,410.81	\$ 1,411	\$ -	\$ 1,411	\$ -
90	Maintenance & Repair - I/L	\$ 4,305	\$ 7,380.00	\$ 7,380	\$ -	\$ 7,380	\$ -
91	Pest Control I/L	\$ 883	\$ 1,512.90	\$ 1,513	\$ -	\$ 1,230	\$ (283)
92	Property Insurance I/L	\$ 5,974	\$ 10,240.57	\$ 10,241	\$ -	\$ 12,079	\$ 1,839
93	Special Events I/L	\$ 4,305	\$ 7,380.00	\$ 7,380	\$ -	\$ 7,380	\$ -
94	Water and Sewer	\$ 16,776	\$ 28,758.22	\$ 28,758	\$ -	\$ 5,002	\$ (23,756)
95	Other Physical Environment						
96	Contingency For True-Up	\$ -	\$ 50,000.00	\$ 50,000	\$ -	\$ 50,000	\$ -
97	Electric - Other Physical Environment	\$ 1,315	\$ 2,255.00	\$ 2,255	\$ -	\$ 2,255	\$ -
98	Field Operations I/L	\$ 6,906	\$ 11,838.75	\$ 11,839	\$ -	\$ 12,431	\$ 592
99	Fire Ant Treatment I/L	\$ 2,392	\$ 4,100.00	\$ 4,100	\$ -	\$ 4,100	\$ -
100	Irrigation Maintenance and Repairs	\$ 4,783	\$ 8,200.00	\$ 8,200	\$ -	\$ 8,200	\$ -
101	Landscape - Annuals I/L	\$ 2,631	\$ 4,510.00	\$ 4,510	\$ -	\$ 4,510	\$ -
102	Landscape - Mulch I/L	\$ 17,938	\$ 30,750.00	\$ 30,750	\$ -	\$ 30,750	\$ -
103	Landscape Maintenance - Contract	\$ 100,696	\$ 172,621.89	\$ 172,622	\$ -	\$ 172,622	\$ -
104	Landscape Replacement I/L	\$ 7,175	\$ 12,300.00	\$ 12,300	\$ -	\$ 12,300	\$ -
105	Off Duty - Security - I/L	\$ 26,553	\$ 45,519.84	\$ 45,520	\$ -	\$ 48,713	\$ 3,193

Comments
Landscape lighting/monument repairs.
CDD Boundary Fence
Egis Estimate
Gallant Man Rd - other areas will be interlocal.
Parcel 2F Townhome Entryways - qtlly rotations
Parcel 2F Townhome Entryways - \$2560 twice/yr
Current Fieldstone Contract \$89,844
Gallant Man Rd and Parcel 2F Townhome Entryways
Sidewalks and Monuments in Parcel 2F
Egis Estimate
Solar Light Poles
Gallant Man Rd
Gallant Man Rd
Gallant Man Rd
Cover increases upon completion of merger
TOTAL INTERLOCAL BUDGET FROM BELMONT CDD
\$221,789
\$58,080
\$3,000
\$600
\$5,364
\$16,351
\$5,500
\$6,423
\$3,600
\$3,441
\$18,000
\$3,000
\$29,462
\$18,000
\$12,200
Add 10% of total interl. budget - not inc in monthly amt below
\$5,500
\$30,319
\$10,000
\$20,000
\$11,000
\$75,000
\$421,029
\$30,000
\$118,813

Proposed Budget Belmont II Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 04/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
106	Pump Station Monitoring I/L	\$ 1,191	\$ 2,041.80	\$ 2,042	\$ -	\$ 3,936	\$ 1,894
107	Trash Removal/Porter Services I/L	\$ 8,366	\$ 14,341.80	\$ 14,342	\$ -	\$ 14,342	\$ -
108	Utility Expense - New Well I/L - NEW	\$ 72	\$ 123.00	\$ 123	\$ -	\$ -	\$ (123)
109	Water - Other Physical Environment	\$ 3,326	\$ 5,701.87	\$ 5,702	\$ -	\$ 6,272	\$ 570
110	Well Maintenance I/L	\$ 1,134	\$ 1,943.40	\$ 1,943	\$ -	\$ 1,943	\$ (0)
111							
112	TOTAL INTERLOCAL PORTON EXPENDITURES	\$ 287,966	\$ 543,656	\$ 543,656	\$ -	\$ 538,346	\$ (5,310)
113							
114	TOTAL EXPENDITURES	\$ 560,612	\$ 1,033,955	\$ 1,107,608	\$ 73,653	\$ 1,107,608	\$ -
115							
116	EXCESS OF REVENUES OVER EXPENDITURES	\$ 564,260	\$ 94,748	\$ -	\$ 94,748	\$ -	\$ -
117							

Comments
\$9,600
\$34,980
\$0
\$15,298
\$4,740
\$1,191,089.00
\$40,696

Belmont II Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2019	Series 2020	Budget for 2025/2026
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			
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	\$0.00	\$0.00

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

Gross assessments	\$914,841.49
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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 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$1,117,608.00	2024/2025 O&M Budget:	\$1,117,608.00
Collection Cost:	2%	\$23,778.89	2025/2026 O&M Budget:	\$1,117,608.00
Early Payment Discount:	4%	\$47,557.79		
2025/2026 Total:		\$1,188,944.68	Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
TOWNHOMES (AA1)	Series 2019 Debt Service	\$584.61	\$584.61	\$0.00	0.00%
	Operations/Maintenance	\$983.53	\$983.53	\$0.00	0.00%
	Total	\$1,568.14	\$1,568.14	\$0.00	0.00%
Single Family 40 (AA1)	Series 2019 Debt Service	\$1,275.51	\$1,275.51	\$0.00	0.00%
	Operations/Maintenance	\$1,483.41	\$1,483.41	\$0.00	0.00%
	Total	\$2,758.92	\$2,758.92	\$0.00	0.00%
Single Family 50 (AA1)	Series 2019 Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%
	Operations/Maintenance	\$1,816.67	\$1,816.67	\$0.00	0.00%
	Total	\$3,411.06	\$3,411.06	\$0.00	0.00%
Townhomes (AA2)	Series 2020 Debt Service	\$584.61	\$584.61	\$0.00	0.00%
	Operations/Maintenance	\$983.53	\$983.53	\$0.00	0.00%
	Total	\$1,568.14	\$1,568.14	\$0.00	0.00%
Single Family 40 (AA2)	Series 2020 Debt Service	\$1,275.51	\$1,275.51	\$0.00	0.00%
	Operations/Maintenance	\$1,483.41	\$1,483.41	\$0.00	0.00%
	Total	\$2,758.92	\$2,758.92	\$0.00	0.00%
Single Family 50 (AA2)	Series 2020 Debt Service	\$1,594.24	\$1,594.24	\$0.00	0.00%
	Operations/Maintenance	\$1,816.67	\$1,816.67	\$0.00	0.00%
	Total	\$3,410.91	\$3,410.91	\$0.00	0.00%
Single Family 60 (AA2)	Series 2020 Debt Service	\$1,913.16	\$1,913.16	\$0.00	0.00%
	Operations/Maintenance	\$2,149.93	\$2,149.93	\$0.00	0.00%
	Total	\$4,063.09	\$4,063.09	\$0.00	0.00%
Multifamily	Operations/Maintenance	\$150.38	\$150.38	\$0.00	0.00%
	Total	\$150.38	\$150.38	\$0.00	0.00%

BELMONT II COMMUNITY DEVELOPMENT DISTRICT																																							
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE																																							
				<div><div>TOTAL ADMIN BUDGET</div><div>COLLECTION COSTS @ 2%</div><div>EARLY PAYMENT DISCOUNT @ 4%</div><div>TOTAL O&M ASSESSMENT</div></div>				<div><div>TOTAL FIELD BUDGET</div><div>COLLECTION COSTS @ 2%</div><div>EARLY PAYMENT DISCOUNT @ 4%</div><div>TOTAL O&M ASSESSMENT</div></div>																															
				<div><div>\$156,203.00</div><div>\$3,323.47</div><div>\$6,646.94</div><div>\$166,173.40</div></div>				<div><div>\$961,405.00</div><div>\$20,455.43</div><div>\$40,910.85</div><div>\$1,022,771.28</div></div>																															
UNITS ASSESSED				ALLOCATION OF ADMIN O&M ASSESSMENT						ALLOCATION OF FIELD O&M ASSESSMENT						PER LOT ANNUAL ASSESSMENT																							
		SERIES 2019		SERIES 2020																																			
LOT SIZE		O&M		DEBT SERVICE ⁽¹⁾		DEBT SERVICE ⁽²⁾		ADMIN UNITS		EAU FACTOR		TOTAL EAU's		% TOTAL EAU's		TOTAL O&M BUDGET		ADMIN PER UNIT		FIELD UNITS		EAU FACTOR		TOTAL EAU's		% TOTAL EAU's		TOTAL O&M BUDGET		FIELD PER UNIT		O&M		SERIES 2019 DEBT SERVICE ⁽³⁾		SERIES 2020 DEBT SERVICE ⁽⁴⁾		TOTAL ⁽⁵⁾	
Townhomes		140		140		0		140		1.00		140.00		12.67%		\$21,053.64		\$150.38		140		0.50		70.00		11.40%		\$116,640.58		\$833.15		\$983.53		\$584.61		\$0.00		\$1,568.14	
SF 40		82		82		0		82		1.00		82.00		7.42%		\$12,331.42		\$150.38		82		0.80		65.60		10.69%		\$109,308.89		\$1,333.03		\$1,483.41		\$1,275.51		\$0.00		\$2,758.92	
SF 50		123		123		0		123		1.00		123.00		11.13%		\$18,497.13		\$150.38		123		1.00		123.00		20.04%		\$204,954.17		\$1,666.29		\$1,816.67		\$1,594.39		\$0.00		\$3,411.06	
Townhomes		160		0		160		160		1.00		160.00		14.48%		\$24,061.31		\$150.38		160		0.50		80.00		13.03%		\$133,303.52		\$833.15		\$983.53		\$0.00		\$584.61		\$1,568.14	
SF 40		162		0		162		162		1.00		162.00		14.66%		\$24,362.07		\$150.38		162		0.80		129.60		21.11%		\$215,951.71		\$1,333.03		\$1,483.41		\$0.00		\$1,275.51		\$2,758.92	
SF 50		100		0		100		100		1.00		100.00		9.05%		\$15,038.32		\$150.38		100		1.00		100.00		16.29%		\$166,629.40		\$1,666.29		\$1,816.67		\$0.00		\$1,594.24		\$3,410.91	
SF 60		38		0		38		38		1.00		38.00		3.44%		\$5,714.56		\$150.38		38		1.20		45.60		7.43%		\$75,983.01		\$1,999.55		\$2,149.93		\$0.00		\$1,913.16		\$4,063.09	
Multifamily ⁽⁶⁾		300		0		0		300		1.00		300.00		27.15%		\$45,114.95		\$150.38		0		0.50		0.00		0.00%		\$0.00		\$0.00		\$150.38		\$0.00		\$0.00		\$150.38	
Total Community		1105		345		460		1105				1105.00		100.00%		\$166,173.40				805				613.80		100.00%		\$1,022,771.28											
LESS: Collection Costs (2%) and Early Payment Discounts (4%):														(\$9,970.40)				(\$61,366.28)																					
Net Revenue to be Collecte														\$156,203.00				\$961,405.00																					
<div><div>⁽¹⁾ Reflects the number of total lots with Series 2019 debt outstanding.</div><div>⁽²⁾ Reflects the number of total lots with Series 2020 debt outstanding.</div><div>⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discounts.</div><div>⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2020 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discounts.</div><div>⁽⁵⁾ Annual assessment that will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).</div><div>⁽⁶⁾ As approved by the Board, the Multifamily units will only be assessed Admininstrative expenses even though they are developed. The Multifamily units do not benefit from the field expenses, and therefore will not be assessed the Field items in the General Fund Budget.</div></div>																																							

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 day 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.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

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.



Rizzetta & Company

Belmont II Community Development District

Belmont2CDD.org

Proposed Budget for Fiscal Year 2025-2026

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Rizzetta & Company

Proposed Budget

Belmont II Community Development District

General Fund

Fiscal Year 2025/2026

Comments

Chart of Accounts Classification		Actual YTD through 04/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 1,119,508	\$ 1,119,508.00	\$ 1,107,608	\$ 11,900	\$ 1,107,608	\$ -
6							
7	Assessment Revenue Subtotal	\$ 1,119,508	\$ 1,119,508	\$ 1,107,608	\$ 11,900	\$ 1,107,608	\$ -
8							
9	OTHER REVENUES						
10							
11	Interest Earnings	\$ 5,364	\$ 9,195.43	\$ -	\$ 9,195	\$ -	\$ -
12							
13	Other Revenue Subtotal	\$ 5,364	\$ 9,195	\$ -	\$ 9,195	\$ -	\$ -
14							
15	TOTAL REVENUES	\$ 1,124,872	\$ 1,128,703	\$ 1,107,608	\$ 21,095	\$ 1,107,608	\$ -
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
17							
18	EXPENDITURES - ADMINISTRATIVE						
19							
20	Legislative						
21	Supervisor Fees	\$ 2,200	\$ 3,771.43	\$ 12,000	\$ 8,229	\$ 12,000	\$ -
22	Financial & Administrative						
23	Accounting Services	\$ 11,695	\$ 20,048.57	\$ 20,049	\$ 0	\$ 20,049	\$ -
24	Administrative Services	\$ 2,924	\$ 5,012.57	\$ 5,012	\$ (1)	\$ 5,012	\$ -
25	Arbitrage Rebate Calculation	\$ 450	\$ 450.00	\$ 900	\$ 450	\$ 900	\$ -
26	Assessment Roll	\$ 5,569	\$ 5,569.00	\$ 5,569	\$ -	\$ 5,569	\$ -
27	Auditing Services	\$ 5,425	\$ 5,425.00	\$ 5,800	\$ 375	\$ 5,800	\$ -
28	Disclosure Report	\$ 3,500	\$ 6,000.00	\$ 6,000	\$ -	\$ 6,000	\$ -
29	District Engineer	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
30	District Management	\$ 18,060	\$ 30,960.00	\$ 22,388	\$ (8,572)	\$ 22,388	\$ -
31	Dues, Licenses & Fees	\$ 475	\$ 814.29	\$ 175	\$ (639)	\$ 175	\$ -
32	Financial & Revenue Collections	\$ 2,339	\$ 4,009.71	\$ 4,010	\$ 0	\$ 4,010	\$ -
33	Legal Advertising	\$ 617	\$ 1,057.71	\$ 4,550	\$ 3,492	\$ 4,550	\$ -
34	Public Officials Liability Insurance	\$ 2,953	\$ 2,953.00	\$ 3,050	\$ 97	\$ 3,050	\$ -
35	Trustees Fees	\$ 6,398	\$ 6,398.00	\$ 8,500	\$ 2,102	\$ 8,500	\$ -
36	Website Hosting, Maintenance, Backup & Email	\$ 2,237	\$ 3,834.86	\$ 3,200	\$ (635)	\$ 3,200	\$ -
37	Legal Counsel						
38	District Counsel	\$ 30,844	\$ 52,875.43	\$ 30,000	\$ (22,875)	\$ 30,000	\$ -
39							
40	Administrative Subtotal	\$ 95,686	\$ 149,180	\$ 156,203	\$ 7,023	\$ 156,203	\$ -
41							
42	EXPENDITURES - FIELD OPERATIONS						
43							
44	Electric Utility Services						
45	Utility - Street Lights/Landscape Lighting	\$ 86,220	\$ 147,805.71	\$ 150,000	\$ 2,194	\$ 150,000	\$ -
46	Utility Services	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ (10,000)
47	Water-Sewer Combination Services						
48	Utility - Irrigation	\$ 4,561	\$ 7,818.86	\$ 10,000	\$ 2,181	\$ 10,000	\$ -
49	Stormwater Control						
50	Aquatic Maintenance	\$ 12,420	\$ 32,620.00	\$ 32,620	\$ -	\$ 32,620	\$ -
51	Conservation Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
52	Pond Bank Repairs	\$ 4,350	\$ 4,350.00	\$ 5,000	\$ 650	\$ 5,000	\$ -

5 Paid Supervisors.

\$450 for each bond series.

Contract with BTEG&F FY23 \$5800

Egis estimate

TECO

Sitex \$18,120 aquatic + \$14500 midge fly treatment
--

Proposed Budget Belmont II Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 04/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
53	Other Physical Environment						
54	Entry & Walls Maintenance & Repair	\$ -	\$ 1,500.00	\$ 1,500	\$ -	\$ 1,500	\$ -
55	Fence Repairs	\$ -	\$ 2,500.00	\$ 2,500	\$ -	\$ 2,500	\$ -
56	General Liability Insurance	\$ 3,609	\$ 3,609.00	\$ 3,710	\$ 101	\$ 3,710	\$ -
57	Irrigation Repair	\$ 1,357	\$ 2,326.29	\$ 10,000	\$ 7,674	\$ 10,000	\$ -
58	Landscape - Annuals	\$ 1,462	\$ 5,000.00	\$ 5,000	\$ -	\$ 5,000	\$ -
59	Landscape - Mulch	\$ 3,735	\$ 5,200.00	\$ 5,200	\$ -	\$ 5,200	\$ -
60	Landscape Maintenance (Belmont II only)	\$ 52,620	\$ 90,205.71	\$ 90,000	\$ (206)	\$ 90,000	\$ -
61	Landscape Replacement Plants, Shrubs, Trees	\$ 175	\$ 5,000.00	\$ 10,000	\$ 5,000	\$ 10,000	\$ -
62	Pressure Washing	\$ -	\$ 1,500.00	\$ 1,500	\$ -	\$ 1,500	\$ -
63	Property Insurance	\$ 6,126	\$ 6,126.00	\$ 6,719	\$ 593	\$ 6,719	\$ -
64	Solar Lighting Cleaning	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
65	Road & Street Facilities						
66	Roadways Repairs and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
67	Sidewalk Repairs and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
68	Street Sign Repairs and Replacement	\$ 325	\$ 557.14	\$ 1,500	\$ 943	\$ 1,500	\$ -
69	Contingency						
70	Miscellaneous Contingency	\$ -	\$ 25,000.00	\$ 50,000	\$ 25,000	\$ 65,310	\$ 15,310
71							
72	Field Operations Subtotal	\$ 176,960	\$ 341,119	\$ 407,749	\$ 66,630	\$ 413,059	\$ 5,310
73							
74	TOTAL EXPENDITURES BELMONT CDD II ONLY	\$ 272,646	\$ 490,299	\$ 563,952	\$ 73,653	\$ 569,262	\$ 5,310
75							
76	EXPENDITURES - INTERLOCAL BUDGET LINE ITEMS					CDD II PORTION	
77							
78	Parks & Recreation						
79	Management Contract I/L	\$ 49,115	\$ 84,197.60	\$ 84,198	\$ -	\$ 90,933	\$ 6,736
80	Pool Maintenance - Contract I/L	\$ 12,628	\$ 21,648.00	\$ 21,648	\$ -	\$ 23,813	\$ 2,165
81	Pool Maintenance - Repairs I/L	\$ 718	\$ 1,230.00	\$ 1,230	\$ -	\$ 1,230	\$ -
82	Pool Permits IL	\$ 144	\$ 246.00	\$ 246	\$ -	\$ 246	\$ -
83	Security Monitoring Services I/L	\$ 1,348	\$ 2,311.17	\$ 2,311	\$ -	\$ 2,199	\$ (112)
84	Utilities						
85	Electric I/L	\$ 3,526	\$ 6,044.22	\$ 6,044	\$ -	\$ 6,704	\$ 660
86	Facility Supplies I/L	\$ 1,196	\$ 2,050.00	\$ 2,050	\$ -	\$ 2,255	\$ 205
87	Garbage - Recreation Facility I/L	\$ 889	\$ 1,523.15	\$ 1,523	\$ -	\$ 2,633	\$ 1,110
88	Holiday Decorations I/L	\$ 861	\$ 1,476.00	\$ 1,476	\$ -	\$ 1,476	\$ -
89	Internet, Cable and Phone	\$ 823	\$ 1,410.81	\$ 1,411	\$ -	\$ 1,411	\$ -
90	Maintenance & Repair - I/L	\$ 4,305	\$ 7,380.00	\$ 7,380	\$ -	\$ 7,380	\$ -
91	Pest Control I/L	\$ 883	\$ 1,512.90	\$ 1,513	\$ -	\$ 1,230	\$ (283)
92	Property Insurance I/L	\$ 5,974	\$ 10,240.57	\$ 10,241	\$ -	\$ 12,079	\$ 1,839
93	Special Events I/L	\$ 4,305	\$ 7,380.00	\$ 7,380	\$ -	\$ 7,380	\$ -
94	Water and Sewer	\$ 16,776	\$ 28,758.22	\$ 28,758	\$ -	\$ 5,002	\$ (23,756)
95	Other Physical Environment						
96	Contingency For True-Up	\$ -	\$ 50,000.00	\$ 50,000	\$ -	\$ 50,000	\$ -
97	Electric - Other Physical Environment	\$ 1,315	\$ 2,255.00	\$ 2,255	\$ -	\$ 2,255	\$ -
98	Field Operations I/L	\$ 6,906	\$ 11,838.75	\$ 11,839	\$ -	\$ 12,431	\$ 592
99	Fire Ant Treatment I/L	\$ 2,392	\$ 4,100.00	\$ 4,100	\$ -	\$ 4,100	\$ -
100	Irrigation Maintenance and Repairs	\$ 4,783	\$ 8,200.00	\$ 8,200	\$ -	\$ 8,200	\$ -
101	Landscape - Annuals I/L	\$ 2,631	\$ 4,510.00	\$ 4,510	\$ -	\$ 4,510	\$ -
102	Landscape - Mulch I/L	\$ 17,938	\$ 30,750.00	\$ 30,750	\$ -	\$ 30,750	\$ -
103	Landscape Maintenance - Contract	\$ 100,696	\$ 172,621.89	\$ 172,622	\$ -	\$ 172,622	\$ -
104	Landscape Replacement I/L	\$ 7,175	\$ 12,300.00	\$ 12,300	\$ -	\$ 12,300	\$ -
105	Off Duty - Security - I/L	\$ 26,553	\$ 45,519.84	\$ 45,520	\$ -	\$ 48,713	\$ 3,193

Comments
Landscape lighting/monument repairs.
CDD Boundary Fence
Egis Estimate
Gallant Man Rd - other areas will be interlocal.
Parcel 2F Townhome Entryways - qtlly rotations
Parcel 2F Townhome Entryways - \$2560 twice/yr
Current Fieldstone Contract \$89,844
Gallant Man Rd and Parcel 2F Townhome Entryways
Sidewalks and Monuments in Parcel 2F
Egis Estimate
Solar Light Poles
Gallant Man Rd
Gallant Man Rd
Gallant Man Rd
Cover increases upon completion of merger
TOTAL INTERLOCAL BUDGET FROM BELMONT CDD
\$221,789
\$58,080
\$3,000
\$600
\$5,364
\$16,351
\$5,500
\$6,423
\$3,600
\$3,441
\$18,000
\$3,000
\$29,462
\$18,000
\$12,200
Add 10% of total interl. budget - not inc in monthly amt below
\$5,500
\$30,319
\$10,000
\$20,000
\$11,000
\$75,000
\$421,029
\$30,000
\$118,813

Proposed Budget Belmont II Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 04/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
106	Pump Station Monitoring I/L	\$ 1,191	\$ 2,041.80	\$ 2,042	\$ -	\$ 3,936	\$ 1,894
107	Trash Removal/Porter Services I/L	\$ 8,366	\$ 14,341.80	\$ 14,342	\$ -	\$ 14,342	\$ -
108	Utility Expense - New Well I/L - NEW	\$ 72	\$ 123.00	\$ 123	\$ -	\$ -	\$ (123)
109	Water - Other Physical Environment	\$ 3,326	\$ 5,701.87	\$ 5,702	\$ -	\$ 6,272	\$ 570
110	Well Maintenance I/L	\$ 1,134	\$ 1,943.40	\$ 1,943	\$ -	\$ 1,943	\$ (0)
111							
112	TOTAL INTERLOCAL PORTON EXPENDITURES	\$ 287,966	\$ 543,656	\$ 543,656	\$ -	\$ 538,346	\$ (5,310)
113							
114	TOTAL EXPENDITURES	\$ 560,612	\$ 1,033,955	\$ 1,107,608	\$ 73,653	\$ 1,107,608	\$ -
115							
116	EXCESS OF REVENUES OVER EXPENDITURES	\$ 564,260	\$ 94,748	\$ -	\$ 94,748	\$ -	\$ -
117							

Comments
\$9,600
\$34,980
\$0
\$15,298
\$4,740
\$1,191,089.00
\$40,696

Belmont II Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2019	Series 2020	Budget for 2025/2026
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			
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	\$0.00	\$0.00

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

Gross assessments	\$914,841.49
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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 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$1,117,608.00	2024/2025 O&M Budget:	\$1,117,608.00
Collection Cost:	2%	\$23,778.89	2025/2026 O&M Budget:	\$1,117,608.00
Early Payment Discount:	4%	\$47,557.79		
2025/2026 Total:		\$1,188,944.68	Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
TOWNHOMES (AA1)	Series 2019 Debt Service	\$584.61	\$584.61	\$0.00	0.00%
	Operations/Maintenance	\$983.53	\$983.53	\$0.00	0.00%
	Total	\$1,568.14	\$1,568.14	\$0.00	0.00%
Single Family 40 (AA1)	Series 2019 Debt Service	\$1,275.51	\$1,275.51	\$0.00	0.00%
	Operations/Maintenance	\$1,483.41	\$1,483.41	\$0.00	0.00%
	Total	\$2,758.92	\$2,758.92	\$0.00	0.00%
Single Family 50 (AA1)	Series 2019 Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%
	Operations/Maintenance	\$1,816.67	\$1,816.67	\$0.00	0.00%
	Total	\$3,411.06	\$3,411.06	\$0.00	0.00%
Townhomes (AA2)	Series 2020 Debt Service	\$584.61	\$584.61	\$0.00	0.00%
	Operations/Maintenance	\$983.53	\$983.53	\$0.00	0.00%
	Total	\$1,568.14	\$1,568.14	\$0.00	0.00%
Single Family 40 (AA2)	Series 2020 Debt Service	\$1,275.51	\$1,275.51	\$0.00	0.00%
	Operations/Maintenance	\$1,483.41	\$1,483.41	\$0.00	0.00%
	Total	\$2,758.92	\$2,758.92	\$0.00	0.00%
Single Family 50 (AA2)	Series 2020 Debt Service	\$1,594.24	\$1,594.24	\$0.00	0.00%
	Operations/Maintenance	\$1,816.67	\$1,816.67	\$0.00	0.00%
	Total	\$3,410.91	\$3,410.91	\$0.00	0.00%
Single Family 60 (AA2)	Series 2020 Debt Service	\$1,913.16	\$1,913.16	\$0.00	0.00%
	Operations/Maintenance	\$2,149.93	\$2,149.93	\$0.00	0.00%
	Total	\$4,063.09	\$4,063.09	\$0.00	0.00%
Multifamily	Operations/Maintenance	\$150.38	\$150.38	\$0.00	0.00%
	Total	\$150.38	\$150.38	\$0.00	0.00%

BELMONT II COMMUNITY DEVELOPMENT DISTRICT																				
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE																				
				<div><div>TOTAL ADMIN BUDGET</div><div>COLLECTION COSTS @2%</div><div>EARLY PAYMENT DISCOUNT @4%</div><div>TOTAL O&M ASSESSMENT</div></div>			<div><div>TOTAL FIELD BUDGET</div><div>COLLECTION COSTS @2%</div><div>EARLY PAYMENT DISCOUNT @4%</div><div>TOTAL O&M ASSESSMENT</div></div>													
				<div><div>\$156,203.00</div><div>\$3,323.47</div><div>\$6,646.94</div><div>\$166,173.40</div></div>			<div><div>\$961,405.00</div><div>\$20,455.43</div><div>\$40,910.85</div><div>\$1,022,771.28</div></div>													
UNITS ASSESSED				ALLOCATION OF ADMIN O&M ASSESSMENT						ALLOCATION OF FIELD O&M ASSESSMENT						PER LOT ANNUAL ASSESSMENT				
LOT SIZE		O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	SERIES 2020 DEBT SERVICE ⁽²⁾	ADMIN UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	ADMIN PER UNIT	FIELD UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER UNIT	O&M	SERIES 2019 DEBT SERVICE ⁽³⁾	SERIES 2020 DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
Townhomes	140	140	140	0	140	1.00	140.00	12.67%	\$21,053.64	\$150.38	140	0.50	70.00	11.40%	\$116,640.58	\$833.15	\$983.53	\$584.61	\$0.00	\$1,568.14
SF 40	82	82	82	0	82	1.00	82.00	7.42%	\$12,331.42	\$150.38	82	0.80	65.60	10.69%	\$109,308.89	\$1,333.03	\$1,483.41	\$1,275.51	\$0.00	\$2,758.92
SF 50	123	123	123	0	123	1.00	123.00	11.13%	\$18,497.13	\$150.38	123	1.00	123.00	20.04%	\$204,954.17	\$1,666.29	\$1,816.67	\$1,594.39	\$0.00	\$3,411.06
Townhomes	160	0	0	160	160	1.00	160.00	14.48%	\$24,061.31	\$150.38	160	0.50	80.00	13.03%	\$133,303.52	\$833.15	\$983.53	\$0.00	\$584.61	\$1,568.14
SF 40	162	0	0	162	162	1.00	162.00	14.66%	\$24,362.07	\$150.38	162	0.80	129.60	21.11%	\$215,951.71	\$1,333.03	\$1,483.41	\$0.00	\$1,275.51	\$2,758.92
SF 50	100	0	0	100	100	1.00	100.00	9.05%	\$15,038.32	\$150.38	100	1.00	100.00	16.29%	\$166,629.40	\$1,666.29	\$1,816.67	\$0.00	\$1,594.24	\$3,410.91
SF 60	38	0	0	38	38	1.00	38.00	3.44%	\$5,714.56	\$150.38	38	1.20	45.60	7.43%	\$75,983.01	\$1,999.55	\$2,149.93	\$0.00	\$1,913.16	\$4,063.09
Multifamily ⁽⁶⁾	300	0	0	0	300	1.00	300.00	27.15%	\$45,114.95	\$150.38	0	0.50	0.00	0.00%	\$0.00	\$0.00	\$150.38	\$0.00	\$0.00	\$150.38
Total Community	1105	345	460		1105		1105.00	100.00%	\$166,173.40		805		613.80	100.00%	\$1,022,771.28					
LESS: Collection Costs (2%) and Early Payment Discounts (4%):				(\$9,970.40)						(\$61,366.28)										
Net Revenue to be Collecte				\$156,203.00						\$961,405.00										

⁽¹⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽²⁾ Reflects the number of total lots with Series 2020 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discounts.

⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2020 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discounts.

⁽⁵⁾ Annual assessment that will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

⁽⁶⁾ As approved by the Board, the Multifamily units will only be assessed Admininstrative expenses even though they are developed. The Multifamily units do not benefit from the field expenses, and therefore will not be assessed the Field items in the General Fund Budget.

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.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

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 2

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT II COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Belmont II Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Hillsborough County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** (“**Assessment Roll**”).

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 22nd day of July, 2025.

ATTEST:

**BELMONT II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A

Budget

Exhibit B

Assessment Roll