



Belmont

Community Development District

Kristen Brooks, Chairman

Shannon Carey, Vice Chairman

Edward Westergaard, Assistant Secretary

Carl Brothers, Assistant Secretary

Roger Jones, Assistant Secretary

February 17, 2021

AGENDA

Belmont Community Development District
AGENDA

Seat 5: Kristen Brooks - C	
Seat 3: Shannon Carey - VC	
Seat 1: Edward Westergaard - AS	
Seat 2: Carl Brothers - AS	
Seat 4: Roger Jones - AS	

Wednesday
February 17, 2021
10:00 a.m.

Vista Palms Clubhouse
5019 Grist Mill Court
Wimauma, FL 33598

Board of Supervisors Meeting

- I. Roll Call
- II. Supervisors Requests & Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- III. Approval of Minutes of the January 20, 2021 Meeting
- IV. Ratification of Amendment to GMS District Management Agreement
- V. Ratification of Letter Authorizing Bank Account Opening and District Signatories
- VI. Consideration of Addendum #2 to the Landscape Maintenance Services Agreement for Gate Dancer Row
- VII. Discussion of Amenity Policies & Procedures with Regard to the Number of Access Cards per Household
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Landscape Manager
 - D. Sitex Aquatics Manager - Report
 - E. Field Manager
 - F. District Manager
- IX. Consideration of Proposals for Amenity Management Services
 - A. Castle Group

- B. Vesta Property Services
- C. Rizzetta & Company
- D. Governmental Management Services
- X. Approval of Operation and Maintenance Expenditures for December 2020
- XI. Supervisors Requests and General Audience Comments (Limited to 3 Minutes)
- XII. Next Scheduled Board Meeting is March 17, 2021 at 10:00 a.m. at Vista Palms Clubhouse
- XIII. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: belmontcdd.com

MINUTES

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
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of Belmont Community Development District was held on **Wednesday, January 20, 2021 at 6:00 p.m.** at the offices of Rizzetta & Company, Inc. located at 9428 Camden Field Parkway, Riverview FL 33578.

Present and constituting a quorum:

Kristen Brooks	Board Supervisor, Chairman
Shannon Carey	Board Supervisor, Vice Chairman
Carl Brothers	Board Supervisor, Assistant Secretary
Edward Westergaard	Board Supervisor, Assistant Secretary
Roger Jones	Board Supervisor, Assistant Secretary

Also present were:

Justin Croom	District Manager, Rizzetta & Company
Lindsay Whelan	District Counsel; Hopping Green & Sams
Deb Sier	District Counsel; Hopping Green & Sams
Greg Woodcock	District Engineer, Cardno
Paula Means	LMP
Deneen Klennke	RASI
Jason Greenwood	GMS
Thomas Giella	Complete IT
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Croom called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

A resident commented on the algae treatment at Pond E.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular Meeting held on
December 16, 2020**

On a Motion by Mr. Jones, seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the minutes from the regular meeting held on December 16, 2020 for the Belmont Community Development District.

FOURTH ORDER OF BUSINESS**Consideration of Operation and
Maintenance Expenditures for November
2020**

On a Motion by Ms. Brooks, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November 2020 \$45,554.40 for the Belmont Community Development District.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Field Services Manager****1. Presentation of the Field Inspection Report**

Mr. Schaub reviewed the field inspection report with the Board. Discussion ensued.

On a Motion by Ms. Brooks, seconded by Mr. Westergaard, with all in favor, the Board of Supervisors approved adding irrigation bubblers for plants that were installed by plant F for the Belmont Community Development District.

Ms. Whelan discussed her research on the existence of landscape maintenance easements at the development entrance and along the Paseo Al Mar and Gatedancer Roadways. An easement with Belmont II CDD for access to the landscape areas adjacent to the townhomes site will be presented later in the meeting and an easement for the front entry tracts is forthcoming. LMP has provided proposals to add these areas to their scope.

On a Motion by Ms. Brooks, seconded by Mr. Brothers, with all in favor, the Board of Supervisors approved the proposal from LMP for landscape enhancements along Highway 301, Paseo Al Mar, and Gatedancer roadways to the monthly agreement for the Belmont Community Development District.

B. Sitex Aquatics**1. Presentation of the Sitex Aquatics Inspection Report**

Mr. Croom reviewed the aquatics inspection report with the Board. Discussion ensued.

C. District Counsel

No Report.

D. District Engineer

Mr. Woodcock updated that Board on several Capital Land Management

85 Projects. Discussion ensued.

86
87 On a Motion by Ms. Brooks, seconded by Mr. Westergaard, with all in favor, the Board of
88 Supervisors approved a not-to-exceed amount of \$1,000.00 for fencing for the Belmont
Community Development District.

89
90 On a Motion by Ms. Brooks, seconded by Mr. Brothers, with all in favor, the Board of
91 Supervisors authorized the addition of a firepit modifications for the Belmont Community
92 Development District.

89
90 **E. District Manager**

91
92 Mr. Croom informed the Board that the next regular meeting will be held on
93 Wednesday, February 17, 2021 at 10:00 a.m. and will be held at the offices of
94 Rizzetta & Company. Located at 9428 Camden Field Parkway, Riverview, FL
95 33578.

96
97 **SIXTH ORDER OF BUSINESS**

97 **Consideration of CDD Land Use**
98 **Requests**

99
100 On a Motion by Ms. Brooks, seconded by Mr. Westergaard with all in favor, the Board
approved the land use request from Ray Ragland for Belmont Community Development
District.

101
102 **SEVENTH ORDER OF BUSINESS**

102 **Public Hearing on Parking Revised**
103 **Enforcement Rules**

104
105 Ms. Whelan presented the revised parking rules providing for a 24-hour tow-away zone near
106 the sport courts.

107
108 On a Motion by Ms. Brooks, seconded by Mr. Westergaard, with all in favor, the Board
109 approved opening the public hearing on the parking enforcement rules, for the Belmont
110 Community Development District.

108
109 There were no public comments.

110
111 On a Motion by Ms. Brooks, seconded by Mr. Brothers, with all in favor, the Board
112 approved closing the public hearing on the parking enforcement rules, for the Belmont
113 Community Development District.

111
112 **1. Presentation of Revised Parking Enforcement Rules**

113
114 The Board asked for revisions to the rules allowing overnight parking permits to be issued to
115 recreational vehicles and boats in addition to vehicles.

116
117 **2. Consideration of Resolution 2021-02, Adopting Revised Parking**

Enforcement Rules

Ms. Whelan presented Resolution 2021-02 which will adopt the revised parking enforcement rules.

On a Motion by Ms. Brooks, seconded by Mr. Brothers, with all in favor, the Board adopted Resolution 2021-02, as revised, for the Belmont Community Development District.

EIGHTH ORDER OF BUSINESS**Consideration of Security System
Change Order**

During a closed session, the Board discussed the overall project updates regarding the security system.

On a Motion by Ms. Brooks, seconded by Mr. Brothers, with all in favor, the Board approved change orders to the security system agreement with Complete IT for the Belmont Community Development District.

NINTH ORDER OF BUSINESS**Ratification of Townhome Right-of-way
Landscape Tract Maintenance Easement
Agreement**

On a Motion by Ms. Brooks, seconded by Mr. Westergaard, with all in favor, the Board ratified the townhome right-of-way landscape tract maintenance easement agreement for the Belmont Community Development District.

TENTH ORDER OF BUSINESS**Ratification of District Management
Agreement with GMS**

On a Motion by Ms. Brooks, seconded by Mr. Westergaard, with all in favor, the Board ratified the District Management Agreement with GMS for the Belmont Community Development District.

ELEVENTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Jones discussed the need for Swine Solutions services.

On a Motion by Ms. Brothers, seconded by Mr. Jones, with all in favor, the Board authorized District Staff to terminate the contract with Swine Solutions for the Belmont Community Development District.

TWELFTH ORDER OF BUSINESS**Adjournment**

On a Motion by Mr. Brooks, seconded by Mr. Westergaard, with all in favor, the Board of Supervisors adjourned the meeting at 7:56 p.m. for the Belmont Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**FIRST AMENDMENT
TO THE AGREEMENT FOR DISTRICT MANAGEMENT SERVICES BETWEEN THE
BELMONT COMMUNITY DEVELOPMENT DISTRICT AND GOVERNMENTAL
MANAGEMENT SERVICES - TAMPA, LLC**

This First Amendment (the “**Amendment**”) is made and entered into this 1st day of February, 2021, by and between:

Belmont Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, located entirely within Hillsborough, Florida, and with a mailing address of 18842 North Dale Mabry Highway, Lutz, Florida 33548 (the “**District**”); and

Governmental Management Services - Tampa, LLC, a Florida corporation, with offices located at 18842 North Dale Mabry Highway, Lutz, Florida 33548 (the “**Manager**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscape improvements and other public infrastructure; and

WHEREAS, the District and the Manager previously entered into that certain *Agreement for District Management Services*, dated December 16, 2020 (the “**Agreement**”) whereby the Manager shall provide certain general management, administrative, accounting and financial services to the District to commence on March 1, 2021 (the “**District Management Services**”); and

WHEREAS, Section 7 of the General Terms and Conditions of the Agreement provide that any amendment or change to the Agreement shall be in writing and executed by both the District and the Manager; and

WHEREAS, the District now desires for the District Management Services to commence beginning February 1, 2021; and

WHEREAS, the Parties accordingly have a need to enter into this Amendment to provide for the provision of the early start date by the Manager.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Amendment.

SECTION 2. AMENDMENT OF AGREEMENT. The District and Manager desire to amend the Fees and Term of Services section of the Agreement such that the District Management Services shall now commence as of February 1, 2021. The District Management Services shall be performed by the Manager from February 1, 2021 through 11:59 P.M. on February 28, 2021 without compensation during this period. For the avoidance of doubt, any compensation to the Manager under the terms of the Agreement for the District Management Services shall commence as of March 1, 2021.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Amendment shall not affect the validity or enforceability of the remaining portions of this Amendment or the Agreement, or any part of this Amendment not held to be invalid or unenforceable.

SECTION 4. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Amendment.

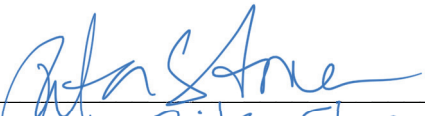
IN WITNESS WHEREOF, the Parties execute this Amendment to be effective the day and year first above written.

**BELMONT COMMUNITY
DEVELOPMENT DISTRICT**

Witness


By: _____
Name: _____
Title: _____

Attest:



Name: Rita Stoner
Title: _____

**GOVERNMENTAL MANAGEMENT
SERVICES-TAMPA, LLC**

By: 

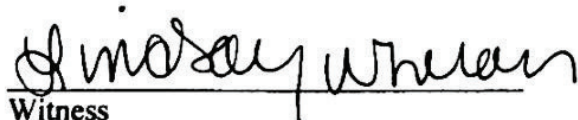
Name: Darrian Mossing
Title: President

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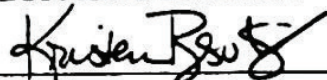
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IN WITNESS WHEREOF, the Parties execute this Amendment to be effective the day and year first above written.


Witness

**BELMONT COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Name: Kristen Brooks
Title: Board Chair

Attest:

**GOVERNMENTAL MANAGEMENT
SERVICES, LLC**

Name: _____
Title: _____

By: _____
Name: _____
Title: _____

SECTION V

Governmental Management Services - Tampa, LLC
18842 North Dale Mabry Highway
Lutz, Florida 33548
Phone: (863) 225-1186

February 1, 2021

RE: Belmont Community Development District

To Whom It May Concern:

The Belmont Community Development District ("District") is transitioning to district management services performed by Governmental Management Services, LLC ("District Manager") as pursuant to the attached agreement. Please let this letter serve as authorization for the District Manager to open operating bank accounts in the District's name and authorizing the below listed persons as signatories.

Amanda Ferguson as Secretary
George Flint as Assistant Secretary
Jason Greenwood as Assistant Secretary and Treasurer
Ariel Lovera as Assistant Treasurer

Thank you for your cooperation in this regard. If you have any questions, please contact the office of the District Manager at (561) 789-8729.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kristen Brooks", with a stylized flourish at the end.

Kristen Brooks
District Chairman

cc: Lindsay Whelan, District Counsel

**AGREEMENT FOR DISTRICT MANAGEMENT SERVICES BETWEEN
BELMONT COMMUNITY DEVELOPMENT DISTRICT AND
GOVERNMENTAL MANAGEMENT SERVICES - TAMPA FLORIDA,
LLC**

Date of Agreement: December 16, 2020

Between: Governmental Management Services- Tampa Florida LLC
18842 North Dale Mabry Highway
Lutz, Florida 33548

(Hereinafter referred to as "Manager");

And: Belmont Community Development District
A unit of special purpose local government located in Hillsborough
County, Florida

(Hereinafter referred to as "District").

SERVICES OF DISTRICT MANAGER

This engagement is for the Manager to provide District Management Services for the District. The duties and responsibilities included in the Base Service Contract as District Management Services ("Contract" or "Agreement") include, but are not limited to the following:

Management Services

- Attend, record and conduct all regularly scheduled Board of Supervisors' meetings including landowners' meetings, continued meetings and workshops
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes
- Ensure District is in compliance with administrative and financial reporting for community development districts
- Correspond and communicate with Board of Supervisors and staff to respond to the various needs of the District and community
- Review and approve agendas for circulation to the Board of Supervisors
- Review and approve annual budget, annual audit, monthly disbursements
- Review annual insurance policy to ensure District maintains proper insurance coverage

Administrative Services

- Provide minutes for all Board of Supervisors' meetings including landowners' meetings
- Prepare agenda packages for transmittal to Board of Supervisors and staff 7 days prior to Board of Supervisors' meeting and ensure website posting of same consistent with ADA and other legal requirements
- Ensure compliance with all administrative statutes affecting the District, which include but are not limited to:
 - Publish and circulate annual meeting notice
 - Report annually the number of registered voters in the District by June 1, of each year
 - Maintain "Record of Proceedings" for the District within Hillsborough County the District is located which includes meeting minutes, agreements, resolutions and other required records
 - Properly notice public meetings in accordance with the appropriate Florida Statutes in the newspaper of general circulation of the District

Website Services

- Provide website services, including independent performance of or the engagement of a third party firm to create an ADA compliant website, consistent with the requirements of Chapter 109 and 190, Florida Statutes, ensuring the website's regulatory compliance under the ADA and other federal law and rulemaking, including but not limited to the Web Content Accessibility Guidelines 2.1 Level AA, as the same may be amended and updated from time to time (as amended and updated from time to time, "WCAG"). Cost of the website creation is not included in this Contract and performance of such is contingent upon the District's approval and funding of the Manager's performance of such remediation services or of approving and executing an agreement with a third party firm.
- Host and maintain the District's website, consistent with the above referenced legal requirements. Specifically, Manager shall:
 - Ensure that new documents and other content, including but not limited to image, video and audio files, uploaded to the District's website are in accessible formats for assistive technologies, as needed, including but not limited to new agenda materials, audit reports, meeting minutes, and other documents required or requested to be added to the website
 - Update the District's Accessibility Policy (as defined herein), which may need to be updated from time to time as legal and regulatory conditions change, for display and use on the website. Said "Accessibility Policy" shall contain, at a minimum, a commitment to accessibility for persons with disabilities, the District's engagement of Manager for ADA-specific services, in an effort to maintain the website's ADA compliance, the accessibility standard used and

applied to the website (which shall be, at a minimum, WCAG), and contact information for the Manager or their designee (email and phone number) for users encountering any problems.

- Secure domain name and provide hosting with fail-over, automated, and regular back-up measures to ensure continued functionality and accessibility of the website (collectively, "Hosting"). Hosting shall also include, but not be limited to, a minimum of 15GB of file space, 20Mbps download speed and 5 MBps upload speed, and 95% website uptime, or better, calculated on an annual basis.
 - Respond to the public's requests for website accommodation and provide the necessary assistive support consistent with case law, insurance requirements and regulatory requirements/legal conditions.
 - Provide for the long-term storage of electronic data in compliance with all applicable Florida laws regarding records retention; and
 - Provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Website Services contemplated by this provision.
- Perform, or cause to be performed, at least four (4) quarterly technological and/or human audits per year to ensure the website's compliance with WCAG standards or better and any applicable laws, rules and regulations applicable to the Website. Manager shall remediate any deficiencies identified during each audit within thirty (30) days or sooner, if required by court order or another agreement, and provide a written report to the District summarizing the audit and remediations made, if any. Cost of quarterly technological and/or human audits is not included in this contract and performance of such is contingent upon the District's approval and funding of the Manager's performance of such remediation services or of approving and executing an agreement with a third party firm.

Accounting and Financial Reporting Services

- Establish Governmental Fund Accounting System in accordance with the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet, income statement(s) with budget to actual variances.
- Prepare accounts payable and present to Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit proposed budget to local governing authorities 60 days prior to adoption.
- Prepare year-end adjusting journal entries in preparation for annual audit by Independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.

- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
 - Complete annual financial audit report within 9 months after the fiscal year end
 - Circulate annual financial audit report and annual financial report to appropriate governmental agencies
 - Prepare annual public depositor report
 - Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
 - Transmit Public Facilities Report to the appropriate agencies
 - Procure necessary insurance for the District, which includes liability, property, workers' compensation, etc.

Other Services: Contract Administration

- Provide maintenance contract administration for the District recreational facilities and other District improvements maintenance contracts to ensure contractors are providing services in accordance with contracts approved by the Board of Supervisors.
- Provide contract administration for amenity facilities management and maintenance, contract administration for contracts regarding the District's amenity facilities to ensure that contractors are performing in accordance with the terms of the contract with the District approved by the Board of Supervisors.
- Provide contract administration for any and all interlocal agreements entered into by the District with other governmental entities, including but not limited to other special districts and Hillsborough County, to ensure that the parties thereto are performing in accordance with the terms of the respective interlocal agreement approved by the Board of Supervisors
- Provide contract administration for contracts regarding any and all other contracts not otherwise set forth herein but approved by the Board of Supervisors to ensure that terms of the contracts are being adhered to by the parties thereto.

FEES AND TERM OF SERVICES

All services will be completed on a timely basis in accordance with the District needs and statutory requirements. The Base Services and Other Services Elected by District shall commence on March 1, 2021.

The District agrees to compensate the Manager in accordance with the fee schedule set forth in the attached Exhibit A. Payment for these services shall be payable in equal monthly installments at the beginning of each month except as otherwise noted on Exhibit A.

In addition, the District agrees to reimburse the Manager for expenses incurred as part of performing the duties and responsibilities outlined in this contract. These expenses include, but are not limited to: reproduction, printing and binding, long distance telephone, facsimile transmission, postage and express mail, legal advertising and supplies. All expenses shall be at the cost incurred by Manager, and in all cases shall be consistent with the provisions of Chapter 112, F.S., to the extent applicable.

This agreement shall automatically renew each Fiscal Year of the District, unless otherwise terminated by either party. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Fiscal Year Budget.

DISTRICT RESPONSIBILITIES

The District shall provide for the timely services of its legal counsel, engineer and any other consultants, contractors or employees, as required, for the Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District.

TERMINATION OF THIS CONTRACT

This Contract may be terminated as follows:

1. By the District for "good cause," which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Manager which termination may be immediate; or
2. By the Manager or District, for any reason, upon 60 days written notice.

In the event this Contract is terminated in either manner above stated, the Manager will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

GENERAL TERMS AND CONDITIONS

1. All invoices are due and payable when received.

2. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida.
3. In the event that any provision of this contract shall be determined to be unenforceable or invalid by a court such unenforceability or invalidity shall not affect the remaining provisions of the Contract, which shall remain in full force and effect.
4. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Manager, without the approval of the District.
5. The Manager agrees to pay, discharge, defend (if required by the District), indemnify and hold the District and its supervisors, agents, employees, representatives, successors and assigns harmless from and against any and all demands, claims, causes of action, proceedings, obligations, settlements, liabilities, damages, injunctions, penalties, liens, losses, charges and expenses of every kind or nature (including, without limitation, reasonable fees of attorneys and other professionals retained by the District in the event Manager fails to retain counsel to represent the District, its supervisors, agents, employees, representatives, successors and assigns, who is reasonably acceptable to the District), incurred by the District or its supervisors, agents, employees, representatives, successors and assigns arising out of or in connection with: (i) any management services to be provided by the Manager pursuant to this Contract; (ii) any failure by Manager to perform any of its obligations under this Contract; (iii) any accident, injury or damage to property or persons, if caused by the acts or omissions of Manager or Manager's officers, partners, employees, contractors, subcontractors, invitees, representatives, or agents; (iv) any and all accidents or damage that may occur in connection with Managers or Manager's officers, employees, contractors, subcontractors, invitees, representatives, or agents' use of the District property; (v) any failure of Manager or Manager's officers, employees, contractors, subcontractors, invitees, representatives, or agents to comply with any applicable codes, laws, ordinances, or governmental requirements, agreements, approvals, or permits affecting District property. The provisions of this paragraph shall survive the expiration or sooner termination of this Contract.
6. Nothing contained in this Contract shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Contract shall inure to the benefit of any third party for the purpose of allowing any claim which

would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

7. Any amendment or change to this Contract shall be in writing and executed by all parties.

NOTICES

All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt. If sent to the District, notice shall be to:

Belmont Community Development District
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: Lindsay Whelan

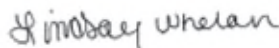
If notice is sent to Manager, it shall be sent to:

Governmental Management Services - Tampa Florida, LLC
18842 North Dale Mabry Highway
Tampa, Florida 33548
Attn: Jason Greenwood

This Contract shall represent the entire agreement between the Manager and the District. Both Manager and District understand and agree with the terms and conditions as set forth herein.

Approved by:

Board of Supervisors
Belmont CDD



Attest

By: 

Chairman, Board of Supervisors

Governmental Management
Services- Tampa Florida, LLC

NOTICES

All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt. If sent to the District, notice shall be to:

Belmont Community Development District
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: Lindsay Whelan

If notice is sent to Manager, it shall be sent to:

Governmental Management Services - Tampa Florida, LLC
18842 North Dale Mabry Highway
Tampa, Florida 33548
Attn: Jason Greenwood

This Contract shall represent the entire agreement between the Manager and the District. Both Manager and District understand and agree with the terms and conditions as set forth herein.

Approved by:

**Board of Supervisors
Belmont CDD**

Attest

By: _____
Chairman, Board of Supervisors

Governmental Management
Services- Tampa Florida, LLC

Witness

By: Darin Messing
Its: President

EXHIBIT A

DISTRICT MANAGEMENT FEE SCHEDULE

Base Services:

Management Services, Administrative Services, Accounting and Field Services

- Annual Fee \$ 39,000 (plus reimbursables)

Other Services Elected by District:

- Annual Assessment Roll Administration Fee \$2,500 (billed upon certification of assessment roll)
- Dissemination Agent \$3,500 for 1st Bond Issuance (\$1,000 for each addition series)
- Annual Website Maintenance* \$2,500*
- Pre-paid Assessment Collection Fee \$150

Other Available Services:**

- Bond Issuance Cost \$15,000 (per bond issue)
- Assessment Methodology Preparation \$15,000 (per methodology)
- SERC preparation/Petition Assistance \$2,500 (per SERC)
- Estoppel Letters \$150

*Does not include creation of ADA compliant website

**Services are available upon request of the District

See attached Proposal for detail of fees.

SECTION VI



P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM

ADDENDUM #2
LANDSCAPE MAINTENANCE SERVICES AGREEMENT
FOR
BELMONT CDD
(GATE DANCER ROW)

LMP agrees to service additional maintenance area Gate Dancer ROW in conjunction with the specifications outlined in the landscape maintenance services agreement that went into effect October 1, 2020. The area added through this addendum is **highlighted on the included map.**

Contract shall be amended as an additional billing amount of \$225.00, per month changing the monthly invoicing amount from \$18,407.75 to \$18,632.75. This change in billing is effective _____, 2021 and will remain in effect as part of the landscape maintenance services agreement.

In witness whereof the parties to this agreement have signed and executed this addendum effective the, _____ day of _____, **2021**

Belmont CDD

Landscape Maintenance Professionals, Inc.

Signature of Representative

Signature of Owner or Agent

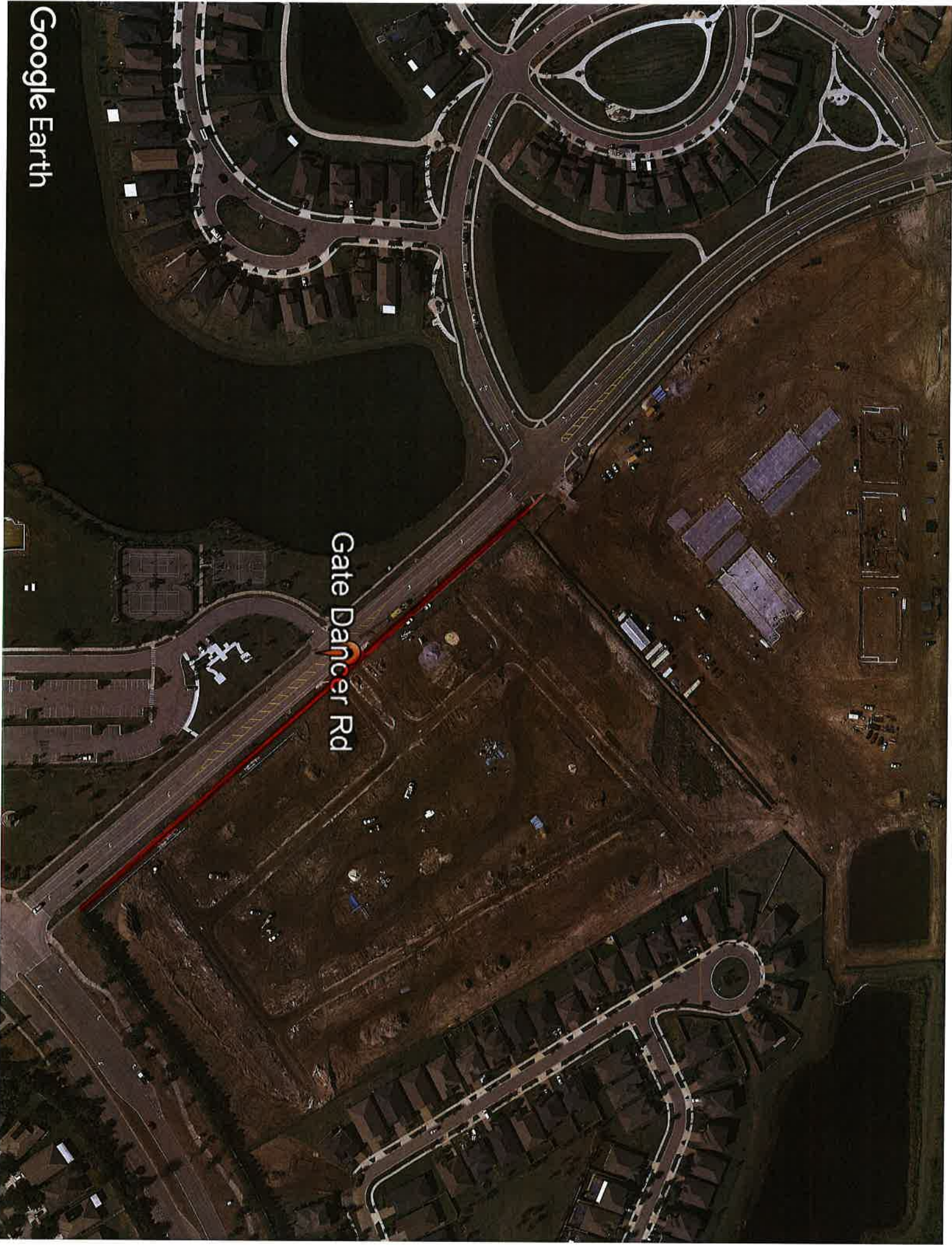
Title

Scott A. Carlson / Vice-President
Title

Date

Date

Gate Dancer Rd



SECTION VIII

SECTION D

Belmont CDD



Monthly Report
Inspection Date: 2/1/21

Prepared For:
Jason Greenwood
Governmental Management Services

Prepared By:
Brian Fackler
P: 407-402-6536
E: bfackler@sitexaquatics.com



Monthly Report

Ponds 1,2



Ponds received treatment for shoreline grasses and invasive species as needed. Pond 1 had a follow up treatment on the cattails.

Pond 3,4



Ponds received treatment for shoreline grasses and invasive species as needed. Pond 4 was treated for shoreline vegetation.



Monthly Report

Ponds, 5,6



Ponds received treatment for shoreline grasses and invasive species as needed. Pond 5 was treated for algae and spikerush

Ponds, 7,8,9



Ponds received treatment for shoreline grasses and invasive species as needed. Pond 7 was treated for algae and cattails and pond pond 9 had algae dead vegetation removed



Monthly Report

Pond 10,11,12 13,14



Ponds received treatment for shoreline grasses and invasive species as needed. Pond 14 has been treated for algae and spike rush



Monthly Report

MONTHLY SUMMARY

All ponds with algae have been treated. Pond 9 had Algae manually removed. All shoreline vegetation has been treated and trash has been picked up in and around the ponds as well.

As always please feel free to reach out to myself or one of my staff should you have any questions or concerns.

Regards
Brian Fackler
Field Operations Manager
Sitex Aquatics Ilc

Belmont CDD Phase 2



Monthly Report
Inspection Date: 2/1/21

Prepared For:
Jason Greenwood
Governmental Management Services

Prepared By:
Brian Fackler
P: 407-402-6536
E: bfackler@sitexaquatics.com



Monthly Report

Ponds 200,210



Ponds received treatment for shoreline grasses and invasive species as needed. 200 algae treated

Pond 220,230



Ponds received treatment for shoreline grasses and invasive species as needed. 220 and 230 algae treated



Monthly Report

MONTHLY SUMMARY

All shoreline vegetation and algae has been treated and trash has been picked up in and around the ponds.

As always please feel free to reach out to myself or one of my staff should you have any questions or concerns. Merry Christmas!

Regards
Brian Fackler
Field Operations Manager
Sitex Aquatics LLC

SECTION IX

SECTION A



Unparalleled Property Services

Property Services Proposal

Belmont Community Development District

February 8, 2021



Dear Board of Directors:

Thank you for the opportunity to provide this proposal for professional management services. I am confident that Castle has the experience and expertise to attend to all of your amenity management needs and will exceed your expectations.

Castle's management philosophy is to combine the best people in the industry with excellent management systems and support both with cutting edge technology.

Our 1,700 employees serve over 300 communities throughout Florida including many like Belmont Community Development District. We manage a select number of communities and can provide a level of service not currently seen at the Belmont CDD. We call this Royal Service®.

Our Royal Service® focus is on the Resident Experience – what it feels like to live in a Castle Managed community. Our team prides itself on providing Royal Service® to **Every Resident – Every Interaction – Every Time**. This level of service can only be provided by the Best People. We attract and retain the Best People by routinely being named one of the “Best Places to Work”, an achievement of which we are extremely proud.

One of the many reasons we have become the premier choice in the community management business is the fact that we have the ability to tailor our services to meet the unique needs of each community. Castle caters to the desires of our communities while providing unequalled support to your on-site team.

The Castle Distinctions outlined in this document define why our service is unparalleled in the industry and why Castle is the best choice to be your management partner. Your management team will be led by an experienced Regional Director. The Regional Director's role is to measure your onsite team's progress along with the Board's satisfaction. Our goal is to ensure that the Board of Directors and the residents are afforded a “worry free” environment that is consistently maintained to the highest standards. We believe that every resident of Belmont CDD will appreciate the noticeable difference when the facilities are professionally managed by Castle.

Our team has the experience, knowledge and training to deliver exceptional Royal Service® to your residents and community. Your community is considering a critical change as it weighs the merits of contracting with a new management company. The decisions you make today will affect the CDD for years to come. You require a professional, diligent, organized, knowledgeable and pro-active company. Castle Group is the premier choice to meet those needs.

Please call me at 954-660-1866, if you have any questions or would like to schedule a tour of our offices. Thank you again for your consideration.

Sincerely,

James Donnelly
Founder & Chief Executive Officer

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Who We Are



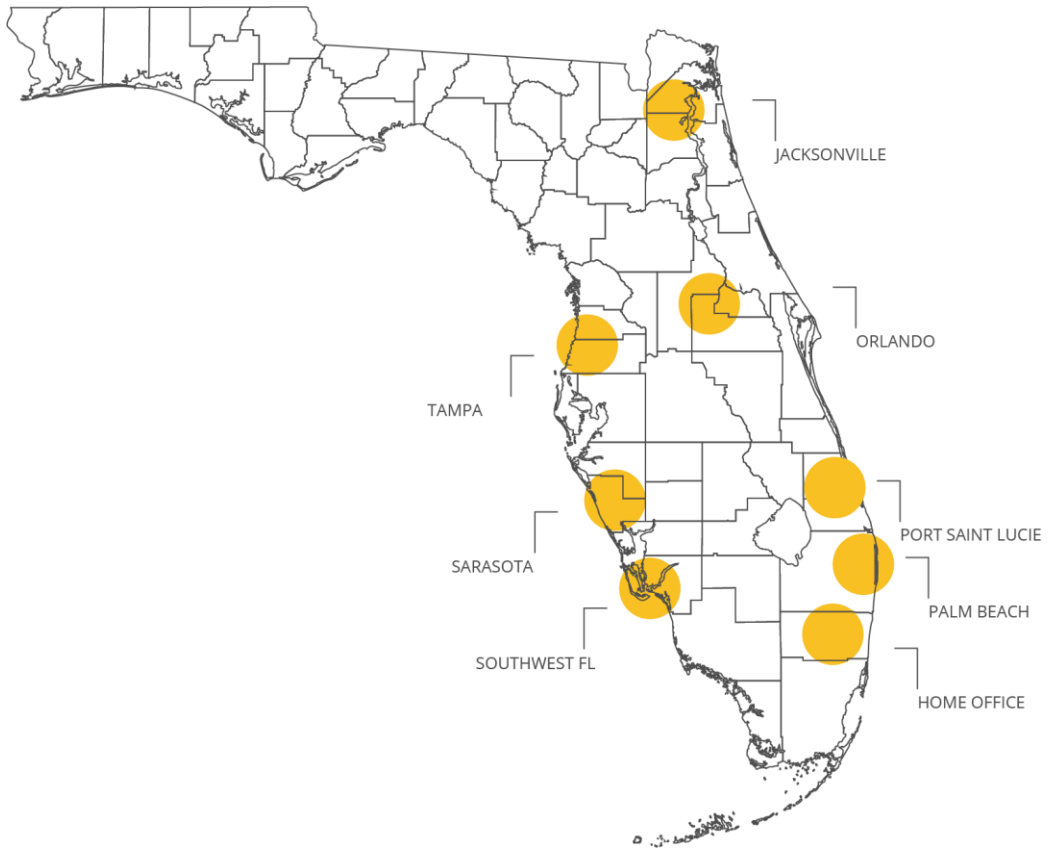
Castle is a Community Management Company that is just the right size for Belmont CDD. We offer the personal, detailed service of a small company, while retaining all of the resources of a large company.

Castle employs over 1,700 dedicated team members who proudly service our communities. Our menu of services includes financial and administrative management, lifestyle services, maintenance, janitorial, front desk/ concierge and technology solutions. Our professional property services best practices are highly flexible and customized to fit your community. Each community we manage is unique and our approach will be tailored to suit your individual needs.

Castle's full-service expertise allows our Managers to better supervise the vendors who perform services at the Communities that we manage. Of the management companies in Florida, there are few with the size, scope of services, experience, dedication and expertise to effectively manage the facilities of Belmont CDD.

Your Manager will be supported by a team of industry experts, which includes a Director of Engineering, Transition Manager, Recruiting Specialists, Training Coordinators and Technology Specialists. Regardless of the issues facing your community our team has the capability and expertise to assist. The team will be led by a Regional Director who supervises the on-site Castle team and will be at the property weekly. Our Regional Director will have an intimate knowledge of the community as well as a relationship with the Board of Directors.

Office Locations





Castle Group

The Pursuit of Excellence

With more than 40 years of experience in the Florida Property Management industry, Castle is the premier provider of property management solutions.

Founded in 1980, Castle Group has become a strong and dynamic, full-service management company focused squarely on the success of each of our Communities. We are the preferred service provider for more than 300 Communities.

We are never satisfied with the status quo. To facilitate this concept throughout our organization we developed Castle University, our in-house live and online training program that ensures our teams are constantly progressing and using industry best practices.

Our philosophy of Constant and Never-Ending Improvement has resulted in broad recognition of our achievements:

Castle Group is the only People First® certified company in the community management industry. This is a 12-week leadership program for Castle's supervisory team. We were recently highlighted in Jack Lannon's latest book, "The People First Effect" for our commitment to the People First® principles.

- Castle Group was once again named one of the Best Places to Work by the South Florida Business Journal in 2019, marking the 5th time we have received the award. This distinction allows Castle to attract and retain the best talent for Belmont CDD.
- Castle Group was voted a FLCAJ Readers' Choice Award Winner for the 7th year in a row for our ongoing commitment to delivering quality management to communities throughout Florida.



SOUTH FLORIDA BUSINESS JOURNAL



2019 BEST PLACES TO WORK





The Castle Difference

People

Castle strives to attract, train and retain the top employees in the management industry. We accomplish this through a highly detailed selection process and continuous training. Being voted a “Best Place to Work” by the South Florida Business Journal has reinforced this sentiment.

Systems

We understand that timely and relevant information is critical to the success in operating a property. Castle believes communication between Castle, the Directors and Residents is key. Castle has the ability to customize a Dashboard that will allow the Board online access to key operational information as well as any specific metrics they would like to monitor.

Technology

Castle’s focus on technology is unmatched in the community management industry. We employ a staff of programmers whose sole focus is to create tools that increase efficiency in the communities we manage. This is accomplished by overlapping best practices and customized technology solutions for each of our customers.





The Castle Constitution represents the foundation of the Company. Much of Castle Group's success can be attributed to the implementation of our Constitution and the level of importance placed on incorporating these values into our daily operations.

Our Core Purpose:

To be proud of everything we do.

Our Vision:

To enhance the lives of our team, customers and the community through the provision of unparalleled property services.

Our Values:



INTEGRITY



TOLERANCE



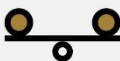
TEAM



CONTRIBUTION



PERSONAL
GROWTH



LIFE
BALANCE



INNOVATION



FUN

Royal Service®

Our focus is to create an unparalleled Resident Experience for owners living in Castle-managed communities. After attending the Ritz Carlton's Legendary Service School James Donnelly and his team created Castle's Royal Service® Standards. In recent years, the team attended the Disney Institute and brought back a number of applicable best practices that have since been added to the original program.

Royal Service® has many detailed components. Ultimately, it's about creating an environment where each Resident feels important and cared for. We warmly welcome and greet our Residents and strive to anticipate and fulfill their needs. Castle Group is dedicated to providing Royal Service® to all of our residents, allowing each resident and guest to experience it through our professionalism and high attention to detail. We are the only management company that places this strong of a focus on the Resident Experience. We are committed to constant improvement and growth through enhancing our services, techniques, and technology in order to benefit our residents and our team. It is our goal to create memorable moments when interacting with Directors, residents, and vendors.





Leadership Team

James Donnelly

Founder and Chief Executive Officer



James is the Founder and Chief Executive Officer of the Castle Group. With over 30 years of experience serving residential communities, James is an accountant and prominent speaker in the industry. James is also a passionate community leader and benefactor of numerous philanthropic organizations. Most recently, James was appointed to the Nova Southeastern University Board of Trustees and became a member of The Florida Council of 100. He is currently the Chair of the Community Foundation Board of Directors, immediate past Chair of the Broward Workshop, and sits on the Board of Advisors of the LeMieux Center for Public Policy at Palm Beach Atlantic University. In 2019, James received the Sun Sentinel's Excalibur Business Leader of the Year for Broward County and the Terry Stiles South Florida Leadership Award presented by the Greater Fort Lauderdale Chamber of Commerce. In 2014, James was inducted into the Hall of Fame at Nova Southeastern University's H. Wayne Huizenga School of Business and Entrepreneurship.

Craig Vaughan

President



Craig is a dynamic and creative financial resource for all of our clients. He is both an accountant and a Licensed Community Association Manager. Often described as Castle's "culture driver", Craig is extremely proud of his role in leading Castle to be both a Great Place to Work, as recognized by the South Florida Business Journal, and a Good to Great Company, as recognized by the Greater Miami Chamber of Commerce.

Robert Donnelly

Chief Operating Officer



As one of Castle Group's founding partners, Rob has been in charge of operations since the company's inception. Rob's attention to detail and focus on implementing Castle's systems has helped drive Castle Group to its current position as one of the leading companies in the industry. Rob's favorite acronym at Castle is CANI: Constant and Never-ending Improvement, and he is often referred to as the "nuts and bolts" guy at Castle. He has earned the industry's highest accreditation, the PCAM, and also holds LCAM, AMS and CMCA titles, as well as a Real Estate Broker's License.



Local Leadership



Fiona DiDomenico
Regional President



Les Nichols
Regional Director



Jeff Zittel
Regional Director



Joshua Ladyzhensky
Account Manager



Gustavo Auler
Transition Manager



Distinctions

We strongly believe that Belmont CDD would benefit from a partnership with Castle Group based on the following Castle Service Distinctions:

People

Community Management is a service business which makes it critical to have the best people. To obtain the best people we employ a team of recruiters that actively source new teammates. These teammates come from within the industry, but also from closely related ones such as hospitality and management. The work doesn't stop there! Once you have the best people on the team you have to incorporate a state-of-the-art training system, which we have created. This training system is managed and delivered by our People First certified facilitators who ensure that our team is able to maximize their talents.

Castle's Royal Service® Standards

Castle's Royal Service® program was created after attending the Ritz Carlton's Legendary Service School. This approach is designed to ensure that every Resident of Belmont CDD feels the warmth and respect they deserve when utilizing the facilities and grounds. As an organization we've implemented a number of SLAs (Service Level Agreements) and KPIs (Key Performance Indicators) that assist us in measuring that we are delivering on what we've promised to you. As an example, Castle's state of the art Resident Services Call Center achieves a 95% live answer rate. When residents call, they can speak to one of our bilingual Resident Service Specialists and receive an answer immediately.

Owner Operated

Castle is owner operated by Florida Residents. We have all of the resources and necessary experience to meet your goals and objectives. You have direct access to Castle's owners every day.

Specialists

Castle made a strategic decision several years ago that we could not be all things to all properties. We have identified that communities that require onsite staff best fit what we can offer. Therefore, we specialize in properties just like Belmont CDD. Further, we focus on communities within the state of Florida and are actively involved with local agencies to improve and enhance the community we all call home.



Experience

Castle Group's Executive Team is the longest tenured and most experienced in the Community Management Industry. Our depth of knowledge will provide numerous benefits to Belmont CDD. The expertise of our team includes best practices in Resident Services, Financial Services, Facility Management, Project Management, Engineering, Food and Beverage, Transition, Recruiting, Training, Technology and Safety.

Reporting

We understand that timely and relevant information is critical to the success in operating a property. Clear communication is key in ensuring that the relationship between Castle, the Directors, and Residents runs smoothly and that the community itself stays well informed. Castle has the ability to customize a Dashboard that will allow the Board online access to key operational information as well as any specific metrics they would like to monitor.

Customization

Castle tailors its Property Management Solution to suit the individual needs of the community. We are keenly aware that no two properties, as similar as they may seem, are alike. We will periodically survey residents to ensure that their needs are being met and to gather important data on requested enhancements to the property for the Board of Directors.

Technology

Castle's focus on technology is unmatched in the community management industry. We employ 8 full-time IT personnel whose sole focus is creating tools to enhance the efficiency of our management systems. This is accomplished by overlapping industry leading best practices and software with customized technology solutions for each of our customers.



Pricing and Scope of Services

Castle will deliver the Facilities Management services outlined in the attached Scope of Services section of this document. Castle has presented the staffing model based on the RFP and the pay rates are estimated based on the respective market compensation rates. Should the staffing needs of the District change in the future, we will work with you to accommodate your needs. The annual increase for the management fee is 3%.

*Health insurance is provided at cost (district's share is \$495 per month) for those full-time employees who elect to participate in Castle Group's Cigna PPO plan.

Proposal Fees **For** **Belmont Community Development District**

ANNUAL MANAGEMENT FEE:					\$ 30,000
PERSONNEL:					
Position	Hourly Pay / Annual Salary	Hours	Payroll Burden	Number of Staff	Total
Clubhouse Manager/Maintenance	\$ 45,000		29%	1	\$ 58,050
Event Coordinator	\$ 16.00	780	29%	1	\$ 16,099
Seasonal Pool Monitors	\$ 14.00	690	29%	46hrs/week (15 wks)	\$ 12,461
				TOTAL	\$ 86,611
PROPOSAL TOTAL					\$ 116,611
<i>*Health insurance is provided at cost (association's share is \$495 per month) for those full-time employees who elect to participate in Castle Group's Cigna health plan.</i>					



Scope of Services Administrative

Daily

- Initiate work-orders.
- Review and examine the property and make recommendations to the Board.
- Assure that contracts and agreements between the CDD and subcontractors are performed in accordance with their terms.
- Provide twenty-four hour emergency service 365 days per year.
- Maintain a complete set of office files including legal documents, owner correspondence, insurance, and rules and regulations.
- Ensure that all residents, conform with all by-laws and promote a pleasant and harmonious relationship within the property at all times.

Annually

- Review the insurance coverage of the Association and obtain recommendations as to its adequacy. Obtain proposals for comparison to present policy prior to renewal date. Coordinate insurance claims from incident to collection from insurance company.

As Needed

- Obtain specifications and acquire bids and proposals for any major work to be performed and prepare for review by the Board of Directors.
- Attend District Meetings.
- Attend to onsite administrative and event needs.



Scope of Services Maintenance

Maintenance duties include, but are not limited to:

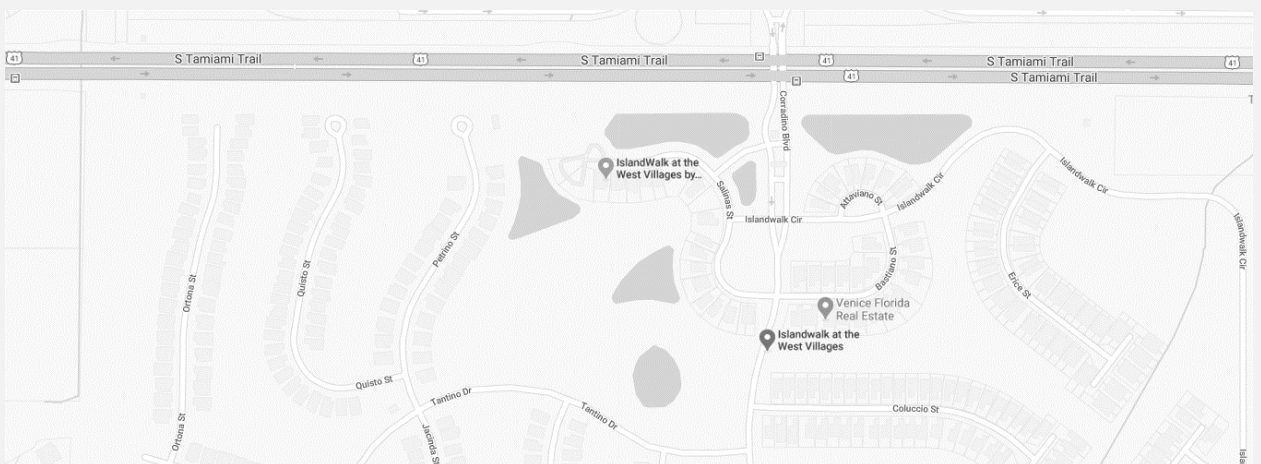
- Daily walk-through of property to ensure an aesthetically pleasing environment with fully functioning equipment and amenities.
- Monitor the functions of service contractors and building repair and maintenance contractors for the community.
- Responsible for stocking, ordering and organizing an inventory of parts, supplies and materials.
- Provide reports detailing property condition, safety issues and any other noteworthy items.
- Using the established guidelines, prepare and implement a preventative maintenance program for the facilities. Documents procedures and processes followed.
- Ensures that all personnel are properly trained, perform their assigned duties and have proper equipment/supplies to perform their job.
- Review and complete work orders.
- Make general carpentry, electrical, plumbing, mechanical, and other minor community/building repairs as long as a permit is not required to complete the job.
- Checks all lighting daily.
- Painting or touch up of all common areas as needed.
- Pressure wash decks, sidewalks, entrances, and A/C and heat pump pads as necessary to maintain neat appearance.
- Maintain any applicable recreational amenities (i.e. tennis courts, basketball court, pool, playground, walking paths, etc.).
- Create and execute the Hurricane Preparedness Plan for the property.
- Respond to emergencies in the community as needed, and on-call 24/7. Maintains thorough knowledge and understanding of the emergency equipment and procedures established by Management.

References



IslandWalk at the West Villages – Venice, FL

Mr. Mike Wasyluk
Elected Resident
(614) 271-3814
mjwaz1@aol.com

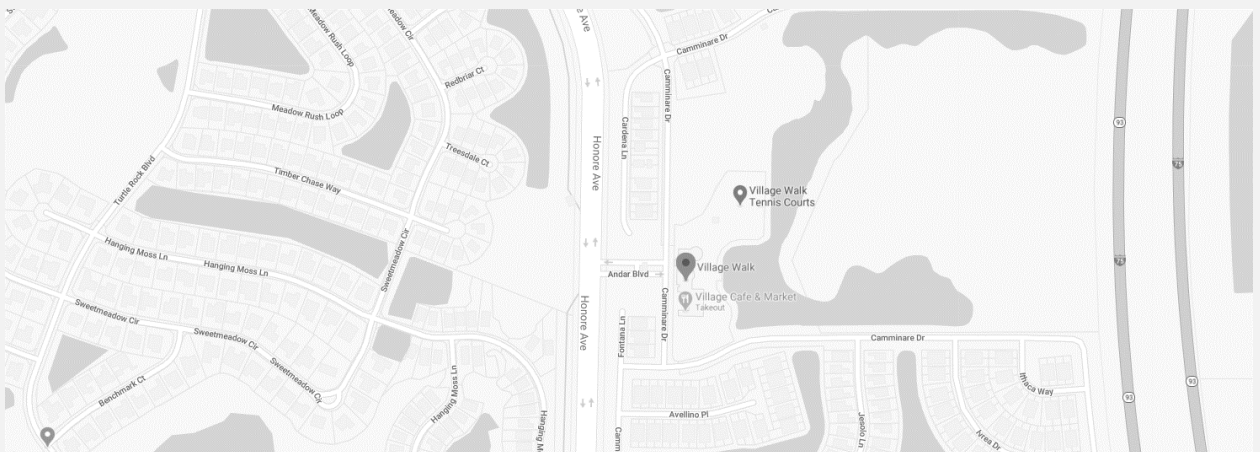


References



VillageWalk of Sarasota – Sarasota, FL

Mr. Dan Behnisch
President
(214) 213-0807
president@vwhoa.org

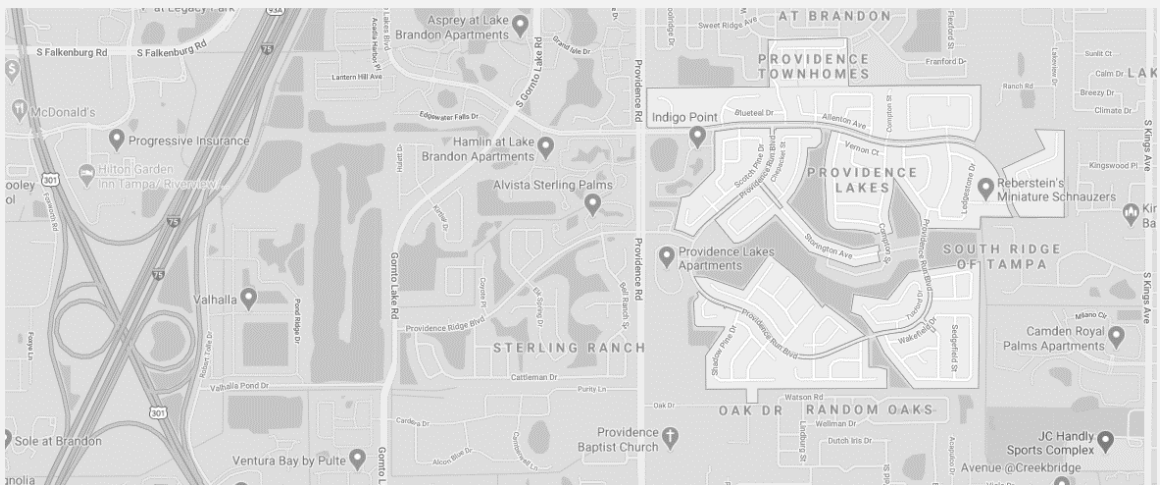


References



Providence Lakes – Brandon, FL

Ms. Iraida Quinones
President
(813) 516-9181
iraidaqui@gmail.com





Castle's formal reporting to the Community includes:

- Weekly Updates
- Monthly Managerial Reports
- Annual Property Review
- Ad Hoc Reports

Weekly Updates

We have found that our Boards of Directors like to receive a weekly update. Our District Coordinator will send, via email, a weekly report comprised of the top issues concerning your community each week. The "Weekly Update E-Mail" is a snapshot designed to keep all Board members thoroughly informed.

Monthly Management Reports

The Board can expect to receive a monthly management reporting package. These reports would contain the following information:

Standard Monthly Management Reporting Package

The monthly management reporting package includes:

- Management Report
- Work Order History - detail report
- Bids/Recommendations

Annual Property Review

We provide an annual review of the Association's operations including improvements, activities, staffing, and vendor performance.



New Account Transition Process

Once the Management Services Agreement is signed, Belmont CDD enters into our Transition program. The most important thing for the Board of Directors to know is that Castle has extensive experience, a proven system and standard operating procedures in place to ensure a smooth transition. Our dedicated Transition Team takes care of the entire process with no transition costs to the community. This team is led by Castle's Director of Transition. They will oversee the transition process and will conduct periodic weekly visits to your community. The transition process typically takes 90 days and is broken into 3 distinct phases:

Pre-Launch: *From contract signing until the official start date*

Once an agreement is signed a new account checklist is generated. This checklist tracks the most critical items needed to ensure a seamless transition. This system ensures designation of task ownership, contains progress tracking metrics, and is utilized by the Transition Team during weekly progress meetings with our Executives.

During this stage, all of the records are uploaded into Jenark and reporting is customized per the Board's direction. The primary focus of this phase is to gather all of the back-office documentation and set up the Community in our system. This assimilation of data typically takes 30 days.

Launch: *From official start date to day 30*

The launch phase is comprised of the first 30 days that we are physically on the property. Our Transition Team will be on-site to support the Manager in implementing Castle systems, policies, and procedures. The goal is to allow the Manager and on-site team to focus on the facilities, residents and the Board of Directors while the Transition Team handles all things related to transition.

The Manager will be provided with an Action List, which will be comprised of tasks related to documented areas of improvement as well as inherited open tasks. With the Board's direction, the list will be prioritized. This initiative allows for the new staff to immediately begin making improvements and adding value to the community. The Action List will be updated regularly and sent to the Board of Directors on a weekly basis.



Transition

During the launch phase the Manager will work with the Board of Directors to obtain answers to the most Frequently Asked Questions (FAQs) about your facilities.

This information will then be placed into a centralized database for our onsite and Resident Services staff to utilize. The team will be able to efficiently and accurately provide one touch resolution to resident inquiries.

The community will be set up on any and all applicable automated systems. In addition, as part of this process, Castle will challenge every line item in the Community's budget to determine where cost savings can be achieved without affecting service levels.

Transition: *From day 31 to day 90*

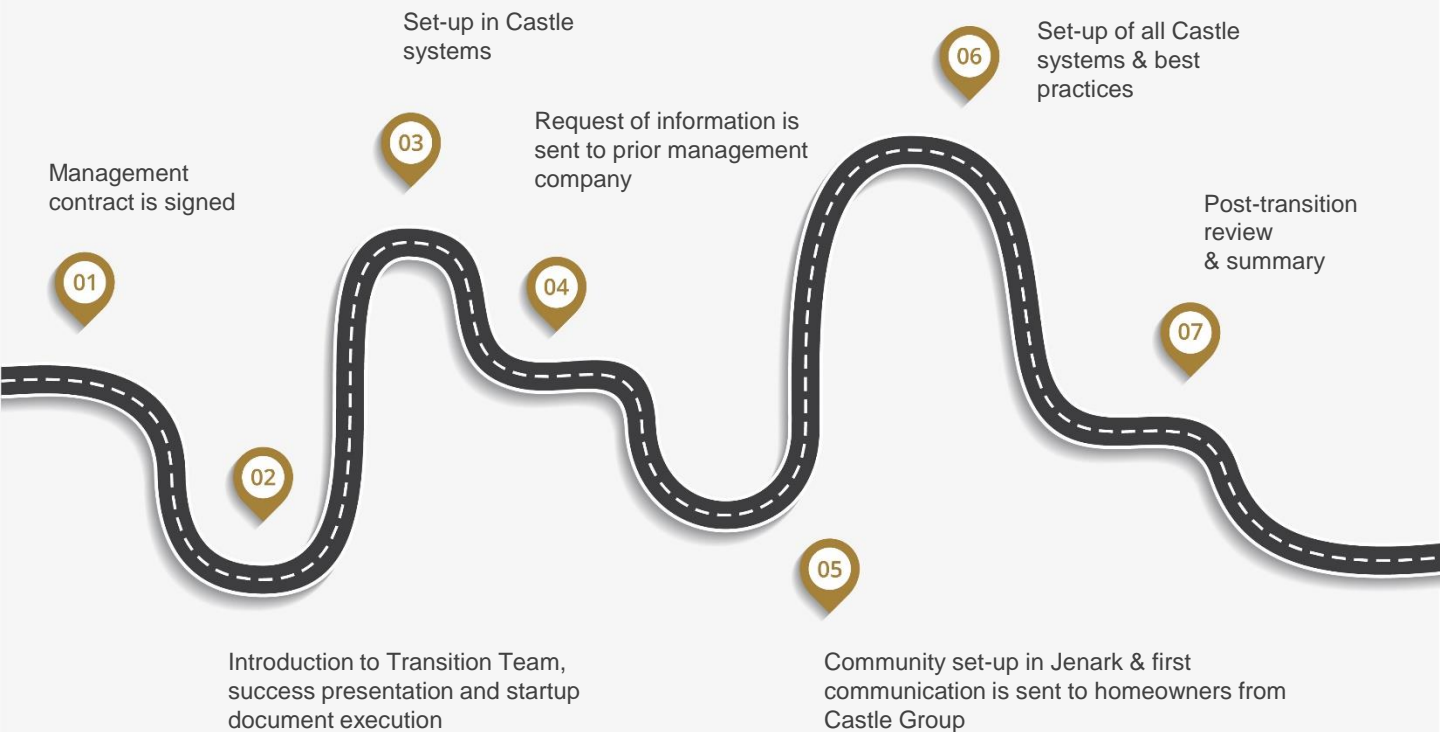
Throughout the transition process, our Home Office team conducts a thorough inventory of every Facility document. This extensive process is essential in guaranteeing that your vital Facility history is preserved accurately.

The final phase of transitioning a new account occurs after we have been on site for 30 days. This is when quality control checks are completed in order to ensure that all systems have been implemented and are running smoothly.

This process is overseen by Castle's dedicated Transition Team. This team of professionals will work alongside the Board of Directors, your Manager, and your Regional Director to ensure that your transition is handled effectively and seamlessly.



Roadmap



WE ARE PROUD TO OFFER OUR
UNPARALLELED PROPERTY SERVICES
TO YOUR COMMUNITY.

THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,

A handwritten signature in white ink, appearing to read 'James Donnelly', with a stylized flourish at the end.

JAMES DONNELLY
FOUNDER & CEO

SECTION B



AMENITY MANAGEMENT
SERVICES



VESTA PROPERTY SERVICES, INC.

245 RIVERSIDE AVENUE, SUITE 300

JACKSONVILLE, FL 32202

904.355.1831

www.VestaPropertyServices.com



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EXECUTIVE SUMMARY

Vesta Property Services, Inc. is pleased to present to the Belmont Community Development District with the following Proposal. Our Proposal provides the District with insight into Vesta's qualifications, distinctives and capabilities as well as examples of our recent response to the challenges of managing during the pandemic. Our detailed Proposal is a reflection of Vesta's our desire to serve the District to the fullest extent possible.

In the community management industry, it's relatively easy to manage well during the "good times" or "normal times." But what truly tests and separates companies is how they deal with very challenging and unprecedented times, like today's pandemic. We've included several specific examples of how we've dealt with these challenges, to better illustrate our overall, current capabilities for Belmont.

Above all, **Vesta offers the highest level of service and unsurpassed value for the District.** We are able to deliver the best combination of:

- Experience and Expertise (as the leading amenity management company throughout Florida for the past 25+ years);
- Personnel, Oversight and Support (both on-site at Belmont as well as from companywide, regional and from local area accounts standpoint);
- Competitive Pricing;
- Financial Capability (evidenced by our company's extensive financial resources and outstanding balance sheet ratios);
- Training and Development as well as Reporting and Engagement (shown by the detailed examples of actual tools that we utilize at our managed communities);

We appreciate this opportunity of the District's consideration of Vesta, and we would be happy to attend a future Board Meeting to provide a brief overview of our Proposal and answer the Board's questions.

QUALIFICATIONS AND DISTINCTIVES



Vesta Property Services, Inc. is a private company headquartered in Jacksonville, Florida, with over a quarter-century of experience, employing over 1,400 associates who serve over 700 managed associations and districts from Jacksonville to Key West, Florida. Vesta provides community and amenities management, financing, and ancillary services to developers of planned-unit communities and associations in connection with resort-style clubhouses, golf courses, amenity and infrastructure facilities, and commercial office buildings, serving more than 300,000 Florida residents and unit owners.

Our **mission** is to bring planned-communities to life and help sustain them in perpetuity by providing comprehensive community management services, vibrant lifestyle experiences, and affordable, direct financing of resort-style amenities for developers (upon community inception) and residents (upon community turnover, renovation, or expansion.)

By putting the needs of our residents first, everything else that is important to Vesta falls into place, including offering an attractive place both for our associates to enjoy an engaging, exciting, and successful career and for our stakeholders to earn a satisfactory return-on-investment. In return, Vesta enjoys strong, long-term loyalty by our clientele, associates, and investors by fulfilling our mission in this balanced manner.

Due to this approach, Vesta is:

- the established **trailblazer and leader** of Florida's community management industry;
- **financially sound** with a 25-year track record of thriving in wide-ranging economic environments and originating hundreds-of-millions of dollars in loans for communities;
- **well-positioned** for decades of continued, excellent service and success.

As a result, Vesta is:

- large enough to provide outstanding oversight/support and other valuable resources for our frontline associates and assistance to our CDD Board Members that we serve.
- small enough to preserve our family-like culture, close interpersonal ties, and truly care about each individual associate, client-community, and their residents.

PROFESSIONAL AFFILIATIONS

Vesta's professional memberships and strong affiliations that support our commitment to staying on the cutting-edge of our industry are:

- Community Associations Institute (CAI)
- Urban Land Institute (ULI)
- International Council on Active Aging (ICAA)
- State of Florida Property Management Association (SFPMA).





VESTA'S THREE KEY QUALITIES

1. Comprehensive Expertise & Deep Engagement

We provide a broad range of services for planned communities through friendly and passionate service professionals who personally engage with our residents every day. Our wide array of services includes association management; resort and recreation facilities management, maintenance, lifestyle programming and turnkey food & beverage operations; and amenities financing.

“Vesta takes great pride in their work and their expertise in amenity management is top-notch. I recommend their services to anyone seeking an all-inclusive solution for their amenity management needs.”

- Peter Pollicino
Board Chairman,
Durbin Crossing Community Development District

2. Exceptional, Long-term Relationships

Vesta is marked by deep, long-term relationships featuring close ties between our customers, our management team and other key associates, and our vendors. For example, we still serve *our very first customer*, Kings Point Delray, after 26 years and last year received A 5-year renewal of our management agreement, under the leadership of Ms. Lisa Manzione, our General Manager who has been there for 20 years! The vast majority of our most prized client communities are the many for whom we have served well over a decade.



VESTA'S THREE KEY QUALITIES

3. Community Management, Lifestyle & Finance Services Under One Umbrella

Vesta has redefined property management with our customized community management services, superior resort-style operations and programming, and affordable, direct financing for communities. We offer a single place where these key needs can be met; our three-dimensional approach is The Vesta Difference:

- **Community Management Services** With over 650 managed associations, Vesta is one of Florida's top Homeowners Association management companies. Our management solutions – specifically tailored to each community we serve – set us apart from our competition. Vesta's frontline talent, unique developer experience, and decades of in-depth industry knowledge and experience in the daily operations and maintenance of community property combine to deliver the quality results that help us achieve our near 100% annual customer retention rate.
- **Amenities & Lifestyle Services** – We manage resort-style amenities and dynamic lifestyle programs ranging from running recreation leagues to carrying out popular events to facilitating theatrical productions to providing turnkey restaurant management. Our cohesive approach ensures every element of lifestyle curation is part of a seamless operation, with no stress on the community's residents or budget. We work directly with CDDs and HOAs to become their one point of contact, and Vesta's on-site associates are overseen and supported by our Regional Operations Managers and shared services.
- **Finance Services** – For over 25 years, Vesta has originated loans with low closing costs and provided comprehensive financial tools, exemplary fiscal management, and expert strategic planning and consulting services for our clients. Whether a developer is considering an early sale of the community amenities, extensive capital projects or improvements, or waiting until turnover to sell the amenities to its residents, we provide a range of financing solutions and expertise from start to finish.



AMENITY MANAGEMENT SERVICES

The following is an overview of our core amenity management services:

Clubhouse and Amenities Management

Experience the peace of mind that comes from knowing your community is being truly cared for by Vesta. Our expertise and daily dedication to managing, maintaining, and enhancing the look, feel, and value of your resort-style amenities and common areas are unsurpassed in our industry.

Resident Relations and Special Events Management

Celebrations, competitions, games, and parties enhance residents' lives and make fond memories. Across Florida, Vesta facilitates such lifestyle enhancements as live theater shows, community plays, live music, dive-in movies, luxurious weddings, summer camps and swim meets. Every community that we serve benefits from our wide-ranging events management expertise as well as our focus on ensuring strong "resident relations" through an emphasis on welcoming hospitality and personal engagement as well as utilizing a cohesive, integrated communication platform.

Aquatics Staffing & Programming

Vesta has been Florida's leading aquatics specialist for communities and clubs since 1995. Our turnkey water park operations provide a variety of swimming programs, staffing, and maintenance services that keep pools safely thriving with activity. By providing quality maintenance and staffing for community pools, we handle the daily details, so residents can swim, relax, and enjoy the water.

Food and Beverage Services

From coffee bars and cafes to full-service restaurants, our industry-trained professionals ensure everything from poolside snack bars to full-service dining operations in your community run smoothly. Creating places where residents can gather to meet friends and build lasting memories is a highlight of our job.



AMENITY SUPPORT SERVICES

SUPPORT SERVICES:

Accounting

Vesta deploys an experienced Assistant Controller to supervise the accounting responsibilities of the Northeast Region of our Amenity Division. We also deploy a Regional Accounting Manager to work closely with our on-site managers to ensure that invoices to the District are consistent with our contracted scope of work and accurate. We also provide detailed tracking of all of our lifestyle program activity and financials for our client communities.

Human Resources

Recruiting, testing, training and rewarding are all part of the employment lifecycle. Acquiring, and retaining talented associates is a complex process; Vesta makes it look easy. Through a variety of resources including our professional HR department and our deep connections throughout Florida, Vesta ensures that all hiring and operating requirements are met while we seek the right person with the right attitude and skillset to fit each position.

Information Technology

Vesta deploys a companywide IT team to provide further support for our frontline associates' IT-related needs. Our team is managed out of our Jacksonville corporate headquarters.

VESTA'S VALUE PROPOSITION FOR BELMONT

Due to our over a quarter-century of experience and expertise in the management of amenities for many of Florida's most-outstanding planned-communities, we know that there are five key areas of greatest importance to our extensive Community Development District clientele:

- Experience
- Personnel, Oversight, and Support
- Price
- Training and Development
- Reporting and Engagement

The following material addresses each of these areas and provides an in-depth explanation of Vesta's overall value for Belmont Community Development District.

EXPERIENCE

Length of time Vesta has been in business

Vesta Property Services, Inc. began (as “Point Management”) in 1991.

Since its founding in the fall of 1994, Amenity Companies has been the trailblazer and leader in providing contracted amenity and recreation facility operations for planned communities in Florida, touching the lives of hundreds of thousands of people for well over 25 years. Since then, we have continuously and successfully handled large, amenity facility-management contracts throughout the state, specializing in serving Florida’s Community Development Districts since 1997. Communities have also contracted with us to benefit from our consulting expertise on behalf of new facility construction and extensive renovation projects.

In 2011, Amenity Companies joined Vesta Property Services, Inc. - Florida’s pioneer and leader in combining Amenities Financing and Management, Lifestyle Programming, Community Association Management, and District Management services under one company umbrella.

- Vesta has been continuously contracting with Community Development Districts throughout Florida since 1997.
- Combined amenity management contracts just from CDDs have averaged a total of \$6m./year during the past ten years.
- Vesta currently serves 28,282 individual households throughout Florida.



EXPERIENCE

SAMPLE List of communities (700+ homes) with amenities, currently managed by Vesta

- Aberdeen CDD
- Anthem Park CDD
- Bartram Springs CDD
- Durbin Crossing CDD
- Glen St. Johns CDD
- Grand Haven CDD
- Heritage Isle
- Heritage Landing CDD
- Kings Point Delray
- Kings Point Sun City
- Julington Creek Plantation CDD
- LakeShore Ranch CDD
- Lakeside Plantation CDD
- MiraBay (Harbor Bay CDD)
- Queen's Harbour
- RiverTown (Rivers Edge CDD)
- Renaissance at West Villages
- Samara Lakes
- Sampson Creek CDD
- Shearwater (Trout Creek CDD)
- Tison's Landing CDD
- Trails CDD

"I am writing with enthusiasm to recommend Vesta Property Services. I have been serving on the Board of the Bartram Springs CDD for approximately 10 years now and have had the pleasure of working with Vesta for every one of those years. I now serve as Chairman of the Board and I have no intention of ever going out for bid or making any changes with Vesta. They are extremely quick to react to any problems that arise, and their work has been nothing less than stellar. Whether it is a Vesta employee on property, Amenity Manager, General Manager or the President, I have direct access to each of them and they always respond.

They truly care about the community and the residents and are always looking for ways to enhance the quality-of-life for them. We have recently, and still ongoing, undertaken several, major amenity construction projects and the staff of Vesta have been instrumental in assisting with and ensuring the success of these projects. I could not give a higher recommendation."

– Kevin Colcord; Board Chairman, Bartram Springs CDD

EXPERIENCE

List all Community Development Districts served, including the size and dollar amount of the annual contracts with each District.

NAME of CDD	Size (# residential units)	Annual Dollar Amount
Aberdeen	2,200	\$200,000
Anthem Park	700	94,000
Bartram Springs	1,300	300,000
Brandy Creek	583	171,000
Durbin Crossing	2,600	375,000
Glen St Johns	825	35,000
Grand Haven	1,900	530,000
Harbor Bay	1,200	700,000
Heritage Landing	1,200	400,000
Julington Creek Plantation	5,800	1,500,000
LakeShore Ranch	720	165,000
Lakeside Plantation	745	163,000
Rivers Edge I	600	200,000
Rivers Edge II	300	200,000
Sampson Creek	800	45,000
South Haven	500	80,000
Trout Creek	650	100,000
Tison's Landing	680	87,500
Two Creeks	600	50,000
Trails	750	65,000

“Over the past nine months, I have worked with DPFG Management & Consulting, LLC, and Vesta Property Services in my capacity as a supervisor of the Harbor Bay CDD. I cannot speak for the rest of the Board members or the Board, but I can offer my personal opinion. My impression is that our MiraBay community has enjoyed an impressive elevation in the quality of amenities, programming, landscaping, maintenance, in-house repair, outside repair contracting, financial services, and overall efficiency.

This team continues to effectively perform the critical task of implementing federal, state, and county guidelines for the use of our amenities, even in the challenging time of COVID-19. Equally impressive is how they keep our residents informed of the operations of the Harbor Bay CDD. Their superb weekly, attention-getting informative emails and a revitalized website further enhance our communications with MiraBay residents.”

**- Michael Maurer, Board Supervisor
Harbor Bay Community Development District**

EXPERIENCE

REFERENCES

Bartram Springs CDD

Contact: Kevin Colcord – Board Chairman

Contact Phone: (904) 451-6808

Project Type: Planned community of 1,300 homes
(100% built out)

Location: Jacksonville, Florida

Scope of Services: Amenity Management, Field
Operations Mgmt., Maintenance Services,
Lifestyle Programs, and Lifeguard Services.

Contract Value: \$400,00

Vesta On-Site Staff: 15

Dates Serviced: 2005 - present

Durbin Crossing CDD

Contact: Peter Pollicino – Board Chairman

Contact Phone: (973) 713-7384

Project Type: Planned community of 2,600 homes

Location: Saint Johns, Florida

Scope of Services: Amenity Management, Field Operations
Management, Grounds Maintenance Management, Maintenance
Services, Events & Programs, Lifeguard Services, and Facility
Monitoring.

Contract Value: \$375,000

Vesta On-Site Staff: 15

Dates Serviced: 2008 – present.



EXPERIENCE

REFERENCES (CONTINUED)

Heritage Landing CDD

Contact: Robert Och, Board Supervisor and Resident

Email: robertochcdd@gmail.com

Cell: (904) 250-7602

Project Type: Planned community of 1,250 homes (100% built)

Location: Saint Johns, Florida

Scope of Services: Amenity Management & Staffing, Field Operations Management and Grounds Maintenance Management, Maintenance Services, Programs, Lifeguard Services, and Facility Monitoring.

Contract Value: \$400,000

Vesta On-Site Staff: 15

Dates Serviced: 2006 – present.



Kings Point Sun City

Contact: Liz Argott – past Board Member

Contact Phone: (813) 362-6549

Project Type: Planned community of 5,200 homes (100% built)

Location: Sun City Ctr, FL

Scope of Services: Clubhouse Operations & Management, IT and Communications Services, Maintenance Services, Resident Programs and Events, Theater Operation, Community CCTV Monitoring, Gatehouse Staffing, & turnkey Restaurant Operation.

Contract Value: \$1M

Vesta On-Site Staff: 100+

Dates Serviced: 2006 - present



EXPERIENCE

REFERENCES (CONTINUED)

Harbor Bay CDD (“MiraBay”)

Contact: Paul Curley, CDD Board Supervisor

Email: paulecurleycdd@gmail.com

Tel. (610) 745-9155

Project Type: Planned-community of 1,650 homes (75% built)

Location: Apollo Beach, Florida

Scope of Services: Amenity Management & Staffing, Field

Operations Management and Grounds Maintenance

Management, Maintenance Services, Programs, Lifeguard

Services, and Food & Beverage Operations.

Contract Value: \$700,000

Vesta On-Site Staff: 20

Dates Serviced: Dec. 2019 – present.



“I am the former Chairman of the Harbor Bay CDD, aka MiraBay. Our community switched from Rizzetta/WTS to Vesta during my third year as a Supervisor. If you are considering a switch in Management Companies, I wholeheartedly recommend that you consider Vesta.

No matter the size of your community, I believe Vesta will over-invest in your management team, both in terms of the onsite personnel they assign to your community but also in the back-up support they provide to your onsite personnel.

I have found Vesta to be ethical, resident-oriented, and creative in their approach to programming and solving problems.”

Paul Curley

Former Chairman, Harbor Bay CDD

EXPERIENCE

REFERENCES (CONTINUED)

LakeShore Ranch CDD

Contact: John Rose, Board Chairman

Email: jhroselol@gmail.com

Project Type: Planned-community of 750 homes (95% built)

Location: Land O'Lakes, Florida

Scope of Services: Amenity Management & Staffing, Maintenance Services, and Lifestyle Programs and Events.

Contract Value: \$160,000 Vesta On-Site Staff: 6

Dates Serviced: 2015 – present.



WestLake

Contact: Scott Gambone; Minto Communities

Email: Sgambone@mintousa.com Tel. (813) 342-3830

Project Type: Planned-community of 4,500 homes (20% built)

Location: Palm Beach County, Florida

Scope of Services: Amenity Management & Staffing, HOA

Mgmt./Grounds Maintenance Management, Maintenance

Services, Programs, Lifeguard Services, and Food & Beverage Operations. Contract Value: \$400,000

Vesta On-Site Staff: 20 Dates Serviced: Dec. 2018 – present.



EXPERIENCE

SAMPLE Vesta's Response to COVID-19

“On Friday, March 13, we received word in the Amenity Office that we needed to shut down all scheduled special events. By Monday, March 16 we were closed to residents, and staff was performing a deep clean of the facilities. On Wednesday, March 18, we were sending staff home for an unknown period of time. With the exception of the Amenity Manager, Office Manager, two Facilitators and our Court Maintenance Technician, the Amenity Center was totally quiet.

As a team, we immediately began brainstorming methods to maintain the Amenities and stay connected to the residents. We created a work schedule for our most essential employees, so the pools and courts could be maintained and remain secure. With every update that was sent from the District, we remained communicative with the residents by answering their questions and hearing their concerns. As people were told to “shelter in place,” we looked at options to remain “high-touch” with residents during this unusual time of distance and isolation.

Waterside Café

The Management Team created a proposal to offer a carry out and delivery option from the Waterside Café for our residents. This was a two-fold effort: working together while keeping each other safe, as well as providing the service in such a way that kept the residents safe. Working in conjunction with Vesta's Corporate support team and in accordance with CDC recommendations, we launched *Totally Touchless Takeaway & Delivery* from the Café, utilizing a Vesta company vehicle among other resources, on April 24th. This launch included:

- Health and Safety training for staff including creating socially distanced workspaces, acquiring the appropriate PPE, utilizing a timer for handwashing, glove change, and mask change reminders, and a new deep-clean procedure for the kitchen and all applicable areas of the Café.
- Sourcing a car through Vesta Corporate, branding with Waterside Café vehicle magnets, properly screening, ensuring staff utilize the vehicle, creating an operating procedure for checking the vehicle in and out for every shift, properly sanitizing the vehicle pre and post shift, and equipping drivers with PPE and sanitizer to ensure safe delivery of food items.
- Creating a sound logistical system for takeaway orders, including order placement, no cash payment/tipping options, traffic management, order inspection/quality control, and placement of food in the resident's vehicle while maintaining proper distance.
- Creating the same system for delivery orders, which includes all of the above plus additional processes for drop-off at residents' homes.
- Creation of menus that made good budgetary sense as we restocked the kitchen, while still appealing and of good value to residents.”

EXPERIENCE

SAMPLE Vesta's Response to COVID-19 (continued)

SignUpGenius

The screenshot shows the mobile app interface. At the top, the status bar indicates 'T-Mobile LTE', '4:10 PM', and '53%' battery. The app header is orange with the 'SignUpGenius' logo. Below the header, there's a search bar with 'Tennis' entered. A dropdown menu shows 'Group: Show More Sign Ups' and 'SignUps: Wednesday 7/15'. A 'Go' button is to the right. Below the search bar, there's a section for 'Village Center' with a photo of a tennis court. The text reads: 'TENNIS WEDNESDAY 7/15'. Below this, there's a paragraph: 'Reservations can be made up to a day in advance, and online sign ups open at 8AM. Please review the available slots below and click on the button to sign up.' Another paragraph follows: 'We are now welcoming Guests of Grand Haven Residents to use the Amenities! Please see the Facility Attendant at the podium after 10AM to sign the Guest Waiver and the COVID-19 Waiver (both are attached below and can be printed and signed prior to arrival). The Resident will need to show their Member Card and the guests will need to show their ID for verification as well. Upon completion, Guests will receive a pass that will allow them use of the Amenities.' A final paragraph states: 'We are asking ALL RESIDENTS to sign the COVID-19 waiver as well. Please sign and bring to an attendant, or ask for one at the podium for signing.'

The screenshot shows the details for the 'Tennis' event. At the top, the status bar indicates 'T-Mobile LTE', '4:10 PM', and '53%' battery. The app header is orange with the 'SignUpGenius' logo. Below the header, there's a section for 'Tennis' with a photo of a tennis court. The text reads: 'Location: Tennis', 'Related Files: 2 files SHOW', 'Created by: VA Vesta Amenity'. Below this, there's a green button that says 'I need to change my sign up'. A section titled 'Times are shown in EDT' shows '07/15/2020 (Wed.)' and '8:00AM - 9:30AM'. Below this, there's a section for 'Court 1' with a 'Sign Up' button. Below that, there's a section for 'Court 2' with a 'Sign Up' button. At the bottom, there's a section for 'Court 3' with a photo of a person and the text 'Ferrara Pelligrini Lautz Stowe'.

The screenshot shows the 'Sign Me Up For' section. At the top, the status bar indicates 'T-Mobile LTE', '4:10 PM', and '53%' battery. The app header is orange with the 'SignUpGenius' logo. Below the header, there's a section for 'Village Center' with a photo of a tennis court. The text reads: 'TENNIS WEDNESDAY 7/15'. Below this, there's a green button that says 'Sign Me Up For'. A section titled '07/15/2020 8:00am - 9:30am' shows the event times. Below this, there's a section for 'Court 1' with a 'My Comment:' field and a 'Sign Up' button. Below that, there's a section for 'My Contact Info' with fields for 'First Name*', 'Last Name*', and 'Email Address*'. Below these fields, there's a link that says 'Already have a SignUpGenius account? Login'. At the bottom, there's a green button that says 'Sign Up Now!'.

EXPERIENCE

SAMPLE Vesta's Response to COVID-19 (continued)

COVID-ERA LIFESTYLE PROGRAMMING



WELCOME TO THE 2020 ISOLATION OLYMPICS

Keeping you **MOTIVATED** and **MOVING** during this time of social distance!

THE RULES:

- I. There are three categories of activity—Cardio, Strength, and Wellness. You can complete in any or all of the categories. These activities will remain the same all month, but there will be **BONUS ACTIVITIES** for **EXTRA POINTS** announced throughout the game.
- II. Points totals have been assigned to each activity, and points will be calculated weekly. We will be relying heavily on an honor system of self-reporting participation in events. Remember that the point of these games is to encourage fun, healthy activity! Let's all be positive and play nice!
- III. Score cards will be due to Sue by Midnight every Friday, and can be submitted via email. Points will be tallied and the leaderboard sent to the group via email and Facebook by noon on Sundays. (Due to the start date, the first leaderboard will be just 5 days worth of points).
- IV. Are you active on Facebook? If so, request your invitation to our Secret Facebook Group!
- V. Participants can join the fun at any point during the month.
- VI. Final scorecards need to be emailed by Midnight on Thursday, April 30th. Winners will be announced via eblast. We will have prizes based on points earned, and we will also award a number of Honorable Mentions as well. Awards will be presented at a special reception at the Waterside Café, just as soon as we are able to reopen!

2020 ISOLATION OLYMPICS



DAILY DIGEST: THURSDAY

IN THE KITCHEN CHALLENGE WAS A HIT! Yesterday's Bonus Challenge was to recreate a Waterside Café favorite, using **ONLY** ingredients you already had in the kitchen, and you are **DOING IT!!** Here are just a few submissions:



Laura McBride
Summer Bliss



Linda Winks
Blackened Fish



Sharon Hogue
Asian Salad with Shrimp

REMEMBER! YOU HAVE UNTIL FRIDAY NIGHT AT MIDNIGHT TO LET ME KNOW YOU'VE DONE YOUR 121 JUMPING JACKS AND THAT YOU CREATED A WATERSIDE FAVORITE!

BONUS ACTIVITY CHALLENGE #3
1 Hour of activity NOT INCLUDED ON THE SCOREBOARD
10 POINTS!!

I know some of you are swimming, playing tennis in the cul de sac, doing basketball drills, jumping rope, and lots of YARDWORK...
Send me a SWEATY SELFIE or an EMAIL DESCRIPTION of how you filled ONE HOUR OF ACTIVITY NOT ON THE SCORECARD!!

2020 ISOLATION OLYMPICS



DAILY DIGEST: THURSDAY

WEEK ONE LEADERBOARD UPDATE! 33 COMPETITORS TURNED IN A SCORECARD

Top Ten Points Earners:

Laura McBride 92
Jenny Scott 84
Brad Scott 80.5
John Polizzi 70.5
Meredith Johnson 65.5
John Manuck 63
Sharon Hogue 60.5
Louise Dycke 59.5
Bob Aiken 55
Art Dycke 54

WEEK TWO STARTS NOW!
We will have
FOUR BONUS OPPORTUNITIES!
Lots of chances for you to earn more points!

Didn't play in Week One? That's okay—
You can join in at any point
during the games!

EXPERIENCE

SAMPLE Vesta's Response to COVID-19 (continued)

COVID-ERA LIFESTYLE PROGRAMMING

Now that we have residents back in the Amenity Centers, we have reviewed our most popular events to see if it is possible to offer them now but in a new, “socially-distant” way.

On July 30th we will be having *VIRTUAL TRIVIA with ROSS*. Utilizing Zoom, Ross Ruben will be able to host up to 15 teams and provide an engaging and fun night of Trivia for residents.

We will be offering a special Trivia Night specials menu and are bringing back Waterside Delivery for the night, all in hopes of offering the resident a very high-touch experience even during this low-touch era.

As we are able to safely resume other activities, we have begun planning some new Amenity events, including both a Tennis and Pickleball social out at the courts, an Aqua Fitness Instructor Appreciation Pool Party, a Bocce Brunch, and an Isolation Olympics Awards Happy Hour.



PERSONNEL

CORPORATE, DIVISIONAL & REGIONAL OVERSIGHT AND SUPPORT

Vesta's depth of personnel goes well beyond the on-site staff, as it also includes a group of experienced, supportive and interwoven professionals who share "best practices" and solutions from across our many managed-communities and varied areas of operations.

This approach enables Vesta to deliver specialized support within the areas of our team's specific expertise and ensures that all of our clients and managers benefit from that knowledge, relevant experience, professional development, and training.



Roy Deary, President, District Services Division



Since founding the "Amenity Companies" in 1994, Roy has over a quarter-century of experience in planned-community operations and services throughout Florida and has been a pioneer in serving Community Development Districts since 1997, beginning with the opening and management of Julington Creek Plantation's first amenity complex. Roy brought his companies to Vesta in 2011 through a stock purchase and then helped oversee Vesta's Property Management division from 2012-2014. After that, he became president of Vesta's Amenity & Lifestyle Division, joined by an excellent team of general managers and hundreds of outstanding associates in managing, maintaining, and programming dozens of first-class community amenities.

In 2020 he was named president of Vesta's newly-formed District Services Division, with a continued focus on leading and serving Vesta's amenity management services on behalf of its CDD clientele, and he has continued to serve as a corporate officer of Vesta since 2011.

He was a three-time Florida high school state swim champion as a member of Jacksonville Episcopal H.S.'s two-time state championship teams, competed in the NCAA men's swimming championships while earning his Bachelor of Science in Business Administration degree from the University of Arkansas, and competed in the U.S. Olympic Trials in 1984.

Roy is proud to be in his tenth year with Vesta and continuing his lifelong passion for excelling as a team in pursuit of lofty goals and service to others.

PERSONNEL

CORPORATE, DIVISIONAL & REGIONAL OVERSIGHT AND SUPPORT

Jay King, Vice President of Operations, District Services Division



Jay has over 25 years of leadership experience with the U.S. Navy, The Home Depot, CSX Transportation, and Vesta. He is a current CDD Board Vice Chairman with over 7 years of experience, including heading up \$1.4 million in capital project management, as well as social media engagement, district financials and annual resident surveying for the Bartram Springs CDD Board. Jay has been a Senior Manager of Vesta since 2018.

As a long-time real estate investor, Jay remains active in the many Greater- Jacksonville area communities in which he owns property. To further his investments in these communities, Jay serves on their HOA Boards.

He is committed to a culture that puts Customer Service first and a Regional Team that works primarily within the communities they serve, rather than mainly from a remote regional office. As part of his role as a Division Vice President, Jay provides direct regional support to the Durbin Crossing, Grand Haven, Julington Creek Plantation, and MiraBay managed-Communities of Vesta.

***“Again, I can’t tell you how much I appreciate your partnership, thoughtfulness, & engagement,
– it is like no other company out there.
I appreciate you very much.”***

- **Jennifer Kilinski,
District Counsel,
Julington Creek Plantation CDD
Wednesday, April 29, 2020**

PERSONNEL

CORPORATE, DIVISIONAL & REGIONAL OVERSIGHT AND SUPPORT

Dan Fagen, Director of Operations, District Services Division



Dan has over 25 years of successful experience in the management of fitness and amenity operations at exclusive, local yacht-and-country clubs including Epping Forest Yacht Club, Deerwood Country Club, and San Jose Country Club. Dan joined Vesta in 2006 as the on-site Amenity Manager of Heritage Landing CDD and oversaw and developed a robust amenity complex and programs for the residents. He then was promoted to Director of Amenity Services for Vesta in 2008.

Mr. Fagen's experience also includes large asset and equipment purchases, event programming, and the management of staff such as maintenance personnel, personal trainers and group training instructors. Dan provides direct regional support to the Aberdeen, Bartram Springs Heritage Landing, Queen's Harbour, and Rivertown managed communities for Vesta, as well as close coordination between our amenity managers and internal administrative functions.

Scott Smith, Director of Operations, District Services Division



Scott has over 20 years of experience in Hospitality, Amenity and CDD Management within the state of Florida. Before joining Vesta Property Services, Scott worked with Rizzetta & Company serving as their Regional Manager of Community Services overseeing all Amenity and Field operations across the state. Prior to that he served as Amenity Services Manager overseeing and supporting the amenity management staff. He also served as an onsite Director of Operations for the MiraBay Homeowners Association. Scott started with the company in 2006 as an Associate District Manager in Tampa.

Prior to joining Rizzetta & Company, Inc., Scott worked for Universal Studios Florida as a General Operations and Procedures trainer for 4 years. He has worked closely with Visit Tampa Bay to help promote Tampa as a destination for potential convention groups. He is also a Licensed Real Estate Agent in the State of Florida and a graduate of the Leadership Tampa Bay Class of 2019-2020.

PERSONNEL

CORPORATE, DIVISIONAL & REGIONAL OVERSIGHT AND SUPPORT

Steve Howell, Director of Field Operations & Maintenance, District Services Division



With over 20 years in the outdoor services industry including sales and service of pond and lake management and landscape management, as our Regional Field Operations & Maintenance Director Steve seeks to ensure that every resident enjoys a “resort-like” look and feel within the communities they live. He is committed to a team approach and takes every opportunity to promote learning every aspect of responsible and outstanding Field Operations within our company. After receiving his Business degree from Georgia Southern University, he has successfully worked in various roles throughout the Southeast in resort management, contract service, owner/operator of a residential rehabilitation company, and now oversight and support of various communities and Field Operations Managers within the Northeast Region of Vesta. He is also the on-site Field Operations Manager for Vesta at Durbin Crossing CDD. Steve provides direct regional support to the Glen St Johns, Bartram Creek, Cross Creek, and Tison’s Landing Communities.

Jason Davidson, Director of Standard Operating Procedures, District Services Division



Jason has 10 years of experience in both Amenity Operations and Facility Maintenance and has worn multiple hats within the Community Management Field. He has worked at Julington Creek Planation as the Facilities Director for 9 years after which becoming the General Manager at RiverTown. While at JCP he oversaw the community events, assisted with the on-site restaurant, guest services, fitness, and everyday operations. Jason has maintained facilities as well as started them from the ground up.

Jason has assisted with the development of RiverTown’s Amenities as well as implemented initial policies and procedures. With determination and commitment, he strives to meet the goals and visions of all aspects of Amenity Operations. Jason is currently responsible for developing and implementing standard operating procedures to ensure consistency of best practices throughout the region. Jason provides direct regional support to the Two Creeks and Winchester Ridge Communities.

PERSONNEL

CORPORATE, DIVISIONAL & REGIONAL OVERSIGHT AND SUPPORT

Lisa Kagan, Human Resources Business Partner



With over eleven years working in Human Resources Management, in addition to seven years' operational experience in the amenity management industry, Lisa brings a combination of HR and operational knowledge to her role as HR Business Partner with Vesta. Prior to assuming the HRBP role, Lisa was an Area General Manager for Vesta, overseeing multiple amenity operations in the Tampa Bay area. Lisa's past experience in Human Resources has been with several Fortune 500 companies, acting as a strategic business partner in all areas of HR including employee and labor relations, performance management, training and organizational development, compensation, benefits, talent acquisition and HRIS. She was an Area HR Manager for Delta Airlines and Nestle Waters, and a Vice President for Chase Manhattan in their Auto Finance division.

Lisa obtained her bachelor's degree from Emory University and an MBA from Tulane University. She has a Florida LCAM license and several industry certifications. Lisa enjoys partnering with Vesta's associates and managers to ensure the HR programs fully support Vesta's business objectives. She is excited about the growth and continued success of the company and enjoys being part of such a great organization.

Ross Ruben, Lifestyle Director, District Services Division



With over 20 years in the entertainment, events, and recreation industry, Ross excels as our Regional Lifestyle Director. Always eager to get out in front of a crowd at our events, he has a diverse background which includes acting for theatre, DJ, and MC work for top entertainment companies across the country, as well as 8 years as a full-time professional stuntman for film and television.

Since earning a degree from Hofstra University, Ross has worked for companies including MTV Networks, Anheuser Busch, Universal Studios, and the YMCA. He is constantly striving to bring new and exciting programming and events to our client-communities. Ross provides direct regional support to our Celestina community.

PERSONNEL

REGIONAL AND LOCAL OVERSIGHT AND SUPPORT

We know from experience that unexpected staffing emergencies, HR issues, and other operational challenges can occur, and Vesta is able to resolve these in a timely, effective, and professional manner by tapping into an array of statewide, regional, and local resources:

- A regional office in Ruskin.
- A local HR Business Partner as a member of our statewide HR team of associates, to provide talent acquisition assistance and other local support.
- Vesta has been managing nearby Kings Point Sun City Center's clubhouses and lifestyle programs and employing over 150 on-site associates there for over a dozen years, which provides a large, nearby employment base for additional support and training of all of our regional associates.
- Our Director of Operations, Scott Smith, will oversee Vesta's relationship with Belmont and bring to it a wealth of local experience, knowledge, and helpful resources from within the area.
- With MiraBay joining our unrivaled family of managed communities, Vesta will leverage our depth of staffing talent in the immediate area to support and benefit Belmont CDD.



In sum, Vesta's extensive regional and local resources will further enhance our level of day-to-day staffing, management, and overall service for Belmont CDD in a manner that no other company is able to match.

PRICE

Position	Details	Pricing		
		Year 1	Year 2	Year 3
Amenity Manager	Full Time/Hourly	\$61,392.04	\$63,122.21	\$65,720.73
Event Planner	Part Time/Hourly 15 hours per week	\$18,413.30	\$19,019.88	\$19,930.62
Seasonal Attendants	Part Time/Hourly 46 hours per week for 15 weeks	\$13,030.95	\$13,840.15	\$14,647.24
TOTAL		\$92,836.29	\$95,982.23	\$100,298.58

TRAINING & DEVELOPMENT

SAMPLE Employee Training and Development

Competency	Description	Self-Rating (1-5)
Resident Interactions	Focuses on the resident's specific needs and professionally handles their requests in a timely and accurate manner.	
Profit Consciousness	Uses a working knowledge of the department and team to operate in an economical manner and provides suggestions for further efficiencies	
Continuous Improvement	Displays an ongoing commitment to self-development through coachability and constant learning.	
Develop the Business	Provides suggestions for improving the resident experience	
Leverage Technology	Leverages technology to deliver operational services more efficiently and effectively.	
Initiative	A measure of self-starting ability and facility of creative thinking and innovation.	
Decision Making	Decisiveness, degree of good judgement used, and effectiveness of decisions made, and conclusions reached.	
Planning/Organizing Ability	Employee's ability to plan, organize, schedule and delegate work effectively.	
Human Relation Skills	Employees ability to handle situations involving subordinates, peers, supervisor and the public. Includes the ability to participate on a team, in group activities, and to act as a team player.	
Safety Focus	Adheres to all workplace and OSHA safety laws, regulations, standards, and practices.	
Team Cohesion	Works with the other team members to plan and execute a high-level service in a respectful and collaborative manner.	
Effective Communication	Speaks to individuals or team effectively, takes into account the audience and nature of the information. Listens to others, attends to non-verbal cues and responds appropriately and professionally	

Amenity Training	Descriptions
Daily Shift Turnover Meetings	These meetings are a brief meeting that cover high points, get the openers and closers on the same page, cover policy adjustments, double check team checklists and provide new information to standardize the resident experience. Meetings are conducted at 12pm at Village Center and 12:30pm at Creekside
Team Training (24 hrs a year)	These trainings are done monthly at the all-team meeting and have a rotating training topic that is covered and role-played for greater understanding
CPO & Clay Court Training	These outside training sessions are Vesta's contribution to individuals through industry specific courses that provide the team with tested and certified skills and abilities to best-perform their jobs.
Annual Employee Review	This is an initiative where the General Manager and employee's immediate supervisor conduct an individualized review by working through each employee's self assessment and creating goals to focus on for the coming year.
Quick Coaching	The focus of this training tool is to provide immediate feedback for the employee as they interact with the residents. Their interactions are evaluated both face to face and over the phone. They are scored and coached on opportunities as well as highpoints.
Periodic Testing on GH Rules and Policies	This is an online quiz that is reviewed with the team then they complete a test to assess their knowledge. This is implemented for current employees and new hires

BOARD ENGAGEMENT: WEEKLY MANAGER'S UPDATES

Weekly Update to the Board. 6.27.20

Like most of my reporting after a CDD Board meeting, my update will be brief but will include the Open Action Items from the last meeting. Please let me know if you think I am missing any from the list.

iVenture Serverless Migration and Equipment Replacement Project

This is slated to begin on Monday June 29th in the form of prep work (setting up back end of Office 365) and preparing any files that need to be moved to the new system. We will be using Microsoft Teams for our file sharing and communications, and Outlook for our email. Staff will be vetting all usernames with iVenture and ensuring all required documents/information are properly archived and retained. I do not yet have a timeframe for project completion this should be revealed to me next week.

iVenture 5-year Plan

I have provided the 5-year plan that iVenture created and sent it as an attachment in the same email I sent the Weekly update. Please see the attachment and let me know if you have any questions.

CivicRec mobile App

I have given approval to Civic Rec to fully publish our community app. I will update the Board immediately as soon as I am told it is live. I will then send out communications to the community to showcase the app and explain its usage. Residents will then be able to download and ultimately utilize the app.

Alcohol License

Supervisor Gavin was kind enough to sign necessary paperwork for us to submit a document required in order for Vesta to obtain a liquor license that is to be used at the Recreation Center.

We also obtained a map that was required for our application submittal. These have been provided to Jason Davidson of Vesta to file accordingly. As far as we know these are all that has been required of us to provide at this point. I will update as I have more information on the matter.

Group Fitness Pricing

Staff is meeting on Monday to discuss the Group Fitness Situation as well as the After-School Care that we spoke of at the meeting. We will begin to prepare our information to share with the Board after these discussions. I will provide you all needed information to consider prior to the next Meeting Agenda as we have it available to share.

Open Action Items 6.23.20

- Bring to the Board at the July meeting ideas to improve the status of Group Fitness including its pricing and its offerings. Provide three categories including what the program was run historically, its current status, and option moving forward. **Staff is creating this item to be included in the July agenda.***
- Clarify the iVenture 5-year plan, some items were missing from the GM report due to formatting. **Included as an attachment on the Weekly update to the Board email sent 6/27/20***
- Explain how we would ensure nonresidents would not utilize other parts of the facility should they be allowed entry for Group Fitness. **Will be included in the above-mentioned Group Fitness plan.***
- Ensure Jeff Branch's computer is in working order. Ensure he gets whatever he needs to do his job correctly. **iVenture was onsite after the meeting to investigate the troubles Jeff has been having. His computer is also scheduled for replacement with the project slated to begin later next week (server migration and equipment replacement project).***
- Revisit both the Scott Miller Tennis contract and the Loggerhead agreement and determine how to best account for proration of their contract due to facility closures.*
- Look into the calendar/ reservation issue that was observed on the tennis reservation page of our registration system.*

- Matthew Roberts, GM; Julington Creek Plantation CDD



CONCLUSION

In closing, Vesta can be very flexible with the District in carrying out the Board's desires for our contracted scope of services, whether it's just clubhouse management, maintenance and staffing, or also some level of programming for engaging community events and enjoyable lifestyle activities added now or at any point in the future.

Vesta has an extensive, unrivaled track record of fulfilling exactly the type of services that the District has requested, including the successful delivery of an on-site coordinator and other personnel who are extremely focused on the day-to-day maintenance and upkeep of the District's amenities and common areas, as well as Weekly Updates for the Board, usually in the form of an email every Friday afternoon; helpful, proactive reporting at monthly Board Meetings; and cost-effective project management as needed.

As shown in our Proposal, Vesta is large enough to provide unmatched oversight and resources for our frontline associates, which is crucial to our success and our clients' long-term satisfaction and loyalty, while also being small enough and close enough to truly care for Belmont CDD. **Vesta's footprint is statewide, but we are also local and just down the street from Belmont CDD.** With the addition of MiraBay to our one-of-a-kind family of managed communities, Vesta will leverage the depth of our resources there and its close proximity to further benefit our team's service on behalf of your community.

We would be happy to discuss all of this with the Board and provide Belmont Community Development District with the benefits and value of our statewide, quarter-century+ experience in amenities management services. Again, thank you for this opportunity and your consideration of Vesta.

SECTION C



Rizzetta & Company

Belmont Community Development District

Proposal for Amenity Management Services

Presented by: Rizzetta & Company, Inc.

**3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
813.514.0400**

rizzetta.com

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Rizzetta & Company

About Rizzetta & Company

COMPANY INTRODUCTION:

Rizzetta & Company, Inc., is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With over 30 years in the industry, Rizzetta & Company, Inc., is staffed with highly experienced managers and support staff. Each of our eight offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who are dedicated to providing the highest quality services to our clients.

We provide professional expertise in five primary areas – District Services, Association Services, Community Services, Information Technology Services, and Real Estate Services to both Community Development Districts and Community Associations.

OUR MISSION:

To provide high quality service at competitive rates performed with the highest level of integrity, honesty, and professionalism. We strive to add “value” to our clients, which is the combination of high quality service at a fair cost.

MANAGEMENT PHILOSOPHY:

In our opinion, the single most important factor in being successful is customer service. We understand that each client has certain unique characteristics. While all have similarities, our success comes from our ability to understand the nuances of each client and adapt our services as necessary. This approach generates the basis for long-term relationships with clients we have represented for over twenty years.



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BILL RIZZETTA:

Bill Rizzetta is the founder and President of Rizzetta & Company and has been responsible for the overall operation of the firm for over 30 years. In that time, he participated in the establishment and management of over 150 Community Developments Districts in Florida which issued over \$3 Billion in bonds in over 250 separate transactions and managed over 170 Homeowners Associations.

He received his Bachelor's Degree from the U.S.F. College of Engineering and his M.B.A. From U.S.F. School of Business. He has been qualified as an expert witness and provided testimony in: bond validation hearings in circuit court; administrative hearings conducted by the State of Florida, local public hearings required for establishment of CDD's and the levy of special assessments and litigation regarding impact fee assessments.

He built Rizzetta on emphasizing the importance of giving back to the community and financially supports a variety of organizations including The Spring, Joshua House, Meals on Wheels, Athletes & Causes, Tampa Bay Heroes and the Shriners. He previously served on the Board of Directors of the Tampa Lighthouse for the Blind and currently serves on the Board of Directors of the Jason Ackerman Foundation.

COMMUNITY INVOLVEMENT:

Rizzetta & Company is a proud supporter of the following community and charitable organizations.

Joshua House
Children's Home Society
Metropolitan Ministries
The Spring
Monique Burr Foundation
Because of Jason Foundation
Our Heroes

The Shriners Circus
Meals on Wheels
HSCO Charities
Tampa Bay History Center
Visit Tampa Bay
Florida Sheriffs Youth Ranches
Wounded Warrior Project



About Rizzetta Amenity Services

Rizzetta Amenity Services, Inc., is an affiliate of Rizzetta & Company, Inc., which offers an extensive menu of amenity management services for both Community Development Districts and Community Associations.

Our amenity management services are customized and cost effective to meet our client's needs. We offer creative and diverse programs which include numerous activities for both children and adults. We currently manage over twenty-five amenity facilities throughout Florida. Rizzetta Amenity Services was incorporated in 2008.

Please see our complete listing of amenity management services below:



Pre-Opening Services



Onsite Management Services



Recreation Management Services



Lifestyle Programming and Activities

List of Facilities Under Rizzetta Amenity Services Management:

- | | |
|-----------------------|----------------------|
| 1. Asturia | 14. Meadow Pointe IV |
| 2. Ayersworth Glen | 15. Nature Walk |
| 3. Belmont | 16. New River |
| 4. Bexley Ranch | 17. Paseo |
| 5. Concord Station | 18. Carriage Pointe |
| 6. Country Walk | 19. Sterling Hill |
| 7. Grand Hampton | 20. Talavera |
| 8. Forest Creek | 21. Tara |
| 9. Harbourage | 22. The Groves |
| 10. KBar Ranch | 23. The Verandahs |
| 11. KBar Ranch II | 24. Triple Creek |
| 12. Long Lake Reserve | 25. Venetian |
| 13. Meadow Pointe III | 26. Wilderness Lake |



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References



Nina Siegel, Chairman

Country Walk Community Development
District – Wesley Chapel, Florida
Phone Number: (813) 994-4384
Email: seat2@countrywalkcdd.org

Carrie Macsuga, Chairman

Panther Trails Community Development
District – Gibsonton, Florida
Phone Number: (813) 677-8472
Email: macsuga.cdd@gmail.com



Betty Valenti, Chairman

Long Lake Reserve Community Development
District – Wesley Chapel, Florida
Phone Number: (813) 393-5705
Email: bvalenti@mihomes.com



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Corporate Management Team

Gregg Gruhl is the Manager, Amenity Services for Rizzetta & Company, Inc., and oversees and supports the onsite facility management staff for Rizzetta Amenity Services, Inc. (RASI). He was named to the position in April 2016. Mr. Gruhl most recently served as Clubhouse and Amenity Manager for the Country Walk community in Wesley Chapel, Florida. Mr. Gruhl started with Rizzetta Amenity Services in May of 2011 as a Clubhouse and Amenity Manager for the Carriage Point community in Gibsonton, Florida.

Prior to joining Rizzetta Amenity Services Mr. Gruhl served as the Region 3 Tennis Program Coordinator for USTA Florida where he developed the strategic marketing for Adult & Junior League tennis in the USTA Florida Section Region 3 including more than 30 tennis leagues and involving more than 7,000 players.

Prior to that Mr. Gruhl was also the Chief Operating Officer and founding partner of GL Sports Entertainment planning and directing event operations as well as sponsorship sales. He has a wide variety of event experience that ranges from the USTA Pro Circuit, ABA, AVP and Indy Car to MMA, Boxing and Soccer.

In 2005 Mr. Gruhl opened the \$12 million dollar Sports & Field Athletic Club in Wesley Chapel assuming a double duty role by not only being the General Manager of the facility, but also the General Manager of the Tampa Bay Strong Dogs a member of the American Basketball Association. A team owned by Sports & Field.

Mr. Gruhl is also a former Athletic Director of Tampa's prestigious Harbour Island Athletic Club, after serving 22 years as the Director of Tennis at Northdale Golf and Tennis Club. Mr. Gruhl received his Bachelor of Arts from the University of South Florida in 1981. He is one of 3 Founders of the CHAMPS Middle School Foundation.

Mr. Gruhl can be reach at the following office location:

Citrus Park Office
12750 Citrus Park Lane
Suite 115
Tampa, Florida 33625
Phone: 813.933.5571

Email: ggruhl@rizzetta.com



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Deneen Klenke is an Assistant Manager of Amenity Services for Rizzetta & Company, Inc., and assists with the management and support of the onsite personnel for Rizzetta Amenity Services, Inc. (RASI). Deneen has 9+ years of Clubhouse management experience and has worked for RASI as a Clubhouse and Amenities Manager for six of those years. Deneen received her Bachelor of Arts degree in Business Administration from Lenoir-Rhyne College in Hickory, NC.

Ms. Klenke can be reached at the following office location:

Citrus Park Office
12750 Citrus Park Lane
Suite 115
Tampa, Florida 33625
Phone: 813.933.5571

Email: dklenke@rizzetta.com

Kelly Klukowski is an Assistant Manager, Amenity Services for Rizzetta & Company, Inc., and assists with the management and support of the onsite personnel for Rizzetta Amenity Services, Inc. (RASI). Kelly started in 2018 as the Assistant Clubhouse and Amenity Manager for the Meadow Pointe IV community in Wesley Chapel, Florida. She worked at Meadow Pointe IV for two years before recently joining the Amenity Services management team. Kelly received her bachelor's degree from the Zimmerman School of Advertising & Mass Communications from U.S.F.

Miss. Klukowski can be reached at the following office location:

Citrus Park Office
12750 Citrus Park Lane
Suite 115
Tampa, Florida 33625
Phone: 813.933.5571

Email: kklukowski@rizzetta.com



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Scope of Services

INTRODUCTION:

Rizzetta Amenity Services, Inc. (“Consultant”), at the request of the Belmont Community Development District (“District”) is providing a proposal for professional Amenity Management Services. These services are listed by the following categories:

- MANAGEMENT
- PERSONNEL
- RESPONSIBILITIES
- ADDITIONAL SERVICES
- LITIGATION SUPPORT SERVICES

A detailed description of these services is provided below:

MANAGEMENT:

Rizzetta Amenity Services, Inc. shall provide expert general management and oversight of the contract with the District within the agreed to scope of service. These responsibilities include duties associated with managing the personnel, such as recruiting, hiring, training, oversight and evaluation.

As required, the Consultant will attend meetings to provide any updates or address concerns. The Consultant will be available to any board member for open and direct communications regarding any questions they may have.

PERSONNEL:

The Consultant shall provide the services of a Clubhouse Manager, Event Management, and Seasonal Pool Attendants that will be assigned to the District. A general description of this position is provided below:

1. **Clubhouse Manager:** Shall be employed as a full time, salaried position to oversee and supervise the amenity facilities. They are the onsite representative of the Consultant. The Clubhouse Manager shall have the responsibilities of overseeing all personnel along with outside maintenance services, managing resident relations, coordinating with other outside entities as needed, and interacting with the District’s Board of Supervisors and District Manager.
2. **Event Coordinator:** Shall be employed as a part time, hourly position responsible for developing, organizing, promoting, and managing activities and events for the community.
3. **Seasonal Pool Attendants:** Shall be employed as seasonal part-time, hourly position to oversee the pool area.



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RESPONSIBILITIES:

The onsite management personnel will be responsible for the following services, a detailed description of these services is provided below:

General

- A. Personnel shall wear community specific shirts provided by the District, if required, which cost shall be provided by the District.
- B. Management personnel shall be provided a cell phone by the Contractor. This phone will also be used as the contact number for the District for after hour emergencies.
- C. Personnel shall receive mileage reimbursement incurred while performing the District's responsibilities when using a personal vehicle. Mileage shall be reimbursed at the rate approved by the Internal Revenue Service.

Clubhouse Manager

- A. General Management
 - a. Provide professional management and oversight to perform the services set forth in this Scope of Services ("Scope").
 - b. Upon request of the District Board of Supervisors' ("Board") or District staff, attend meetings in-person or via telephone to provide any updates or address concerns.
 - c. Respond promptly to any Board member's communications regarding questions or concerns related to this Scope.
 - d. Administer the recruitment, hiring, training, oversight, and evaluation of facility operations, maintenance (if any), and pool personnel.
 - e. Provide weekly personnel activity reports regarding facility operations, maintenance activities, and pool attendants to the Board of Supervisors.
- B. Facility Management.
 - a. Supervise, manage, and schedule all onsite staff provided by Contractor.
 - b. Oversee and ensure continuous and consistent communications for residents (including upcoming parties, board meetings, property issues, and other questions and concerns).
 - c. Manage and execute the maintenance and recreation budget adopted by the District Board and provide monthly update on all activities.
 - d. Ensure amenity center is kept in pristine condition for residents at all times.
 - e. Report any major issues or cost overruns promptly to the District Manager.
 - f. Ensure all subcontracts and outside vendor maintenance contracts relative to the amenity facilities are performed as described (including but not limited to pool cleaning, security, etc.).
 - g. Administer the access fob program for residents, guests and others using the District's amenity facilities.



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- h. Enforce the District's policies, rules and regulations of the facilities, including administering temporary suspensions of privileges to use the amenity facilities.
 - i. Respond to and document incidents that occur at the amenity facilities.
 - j. Monitor the security cameras.
 - k. Order all necessary supplies to complete required tasks for District maintenance, including routine cleaning equipment. In the event that special services be required, and after approval by the Board, such special services will be provided by a third-party contractor and related expenses shall be billed to the District.
 - l. Solicit at least three (3) separate quotes for vendor contracts for non-routine repairs and maintenance relative to the amenity facilities.
 - m. Conduct monthly water meter readings and online reporting for the District's water use permit to the Southwest Water Management District.
- C. Maintenance Duties.
- a. Maintain amenity center and other community properties, etc. complete minor repairs to the clubhouse for plumbing, electrical, interior and exterior painting, fence paint touchup, clean gutters, and power washing fences and sidewalks.
 - b. Responsible for routine repairs and upkeep to all facilities parking areas, monuments, common area, clubhouse, mail pavilion, community park(s), dock, playground equipment, tennis courts and basketball courts, etc.
 - c. Repair equipment as able and promptly report the need for any repairs not able to be performed by staff.
 - d. Monitor condition of all doors, adjoining fencing and gates and resolve any problems, either through repairs or adjustments or securing services of door/gate contractor.
 - e. Control cobwebs and prevent other debris from accumulating on exterior walls, amenity center fences and gates, lake deck and lake walking bridge. Control ants and bees in common areas beside the clubhouse, playground and pavilions.
 - f. Check, repair, and replace all exterior and interior lighting and replace air conditioner filters as needed (Contractor shall be reimbursed by the District for the purchase of replacement light bulbs and air conditioning filters upon presentation of support for such reimbursement to the District's satisfaction).
 - g. Check and assess conditions of roads, parking lot, sidewalks, curbs, street signs, monuments, and informational signs.
 - h. Pressure wash all pool decks and clubhouses at least once per year, or more often if needed.
 - i. Swimming Pool Decks: blow off entire pool deck, arrange furniture, clean outdoor furniture, empty and clean all waste receptacles, adjust umbrellas, clean BBQ grill(s), and inspect bathrooms, and clean and refill supplies as needed.
 - j. Parking Lot and Amenity Center sidewalks: blow off debris.



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- k. Pick up trash and empty waste receptables around District property.
- l. Attend to dog waste stations- replace bags as necessary and clean outside of trash bins and lids (or manage subcontractor performing such services).
- m. Assess and advise the Facility Manager of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to “normal wear and tear,” “acts of God,” or vandalism, and secure cost estimates for same.
- n. Clean all bathrooms, including the bathrooms at both pools and the park pavilion, at least two (2) times per week. Bathroom cleaning includes but is not limited to, all toilets, bases behinds toilets, urinals, stalls, counters, mirrors, sinks, baby stations and floors. Paper products shall be replaced as needed.
- o. Perform set up and clean-up of District facilities used for parties or events and for all Board meetings. and
- p. Routine cleaning of District facilities, including:
 - i. vacuuming carpet and spot-treating stains as needed.
 - ii. dusting window ledges and blinds, furniture, baseboards, countertops, and lights.
 - iii. cleaning all windows, including window ledges and blinds.
 - iv. cleaning all BBQ grills, picnic tables, and water fountains.
 - v. organizing storage closets, including proper storage, and labeling of all equipment and cleaning supplies.

Event Coordinator

- A. Developing and coordinating the special events, programs, and recreational activities in the community including family events, seasonal and holiday events, small and large group events, charitable and fundraising events.
- B. Responsible for all event advertising and related resident communication. Materials and content must be reviewed and approved by the Clubhouse Manager.
- C. Provide monthly event financial summaries to Clubhouse Manager.
- D. Troubleshoot and smooth issues relating to the successful execution of events.
- E. Manage and adhere to budgeted line items associated with events.
- F. Facilitating communication with residents including timely e-blasts as needed, community calendar, and event signs.
- G. Purchase and display of seasonal, event, and activity decorations.
- H. Purchase (via Consultant supplied debit card) supplies, consumables, and other items for events as approved by the District, and timely review and monthly submission of invoices.
- I. Event Coordinator will report to and discuss purchases and schedule of events with the Clubhouse Manager.
- J. Assist Clubhouse Manager with creation of community newsletter (if directed by the Board) and other event emails to community.
- K. Assist with the general daily operations, management, and organization of all activities.



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- L. Assist as required with CDD Board of Supervisors and District Management requests.
- M. Assist in coordinating the rental of recreational rooms for private parties and activities, collection of deposits and rentals and accurate accounting.
- N. Have a flexible schedule and be available to oversee parties or events at the District's facilities and ensure facilities are cleaned and returned to pre-event or party state. If applicable, facility management will document the reasons for withholding all or a part of a security deposit for damages, failure to clean, or any other reason.

Pool Monitors / Facility Attendants

- A. Ensure a presentable overall appearance of the pool area.
- B. Check Resident access fobs.
- C. Monitor the guest and visitor policies.
- D. Full knowledge/awareness of all rules and regulations of the amenities. Including but not limited to operational hours, age restrictions and food / drink restrictions.
- E. Enforce the rules and regulations of the facility.
- F. Interaction with residents and guests on a day-to-day basis.
- G. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- H. Prepare any incident or accident reports and forward them appropriately.
- I. Empty trash receptacles.
- J. Restock paper products on restrooms.
- K. Sweeping the restrooms and foyer.
- L. Straighten chairs on pool deck.
- M. Report all vandalism or damaged property to District Manager immediately.
- N. Contact the Operations Coordinator with any maintenance issues.



ADDITIONAL SERVICES:

In addition to the Amenity Management Services described above, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include but are not limited to attendance at additional meetings, District presentations and vendor responses.

If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.

LITIGATION SUPPORT SERVICES:

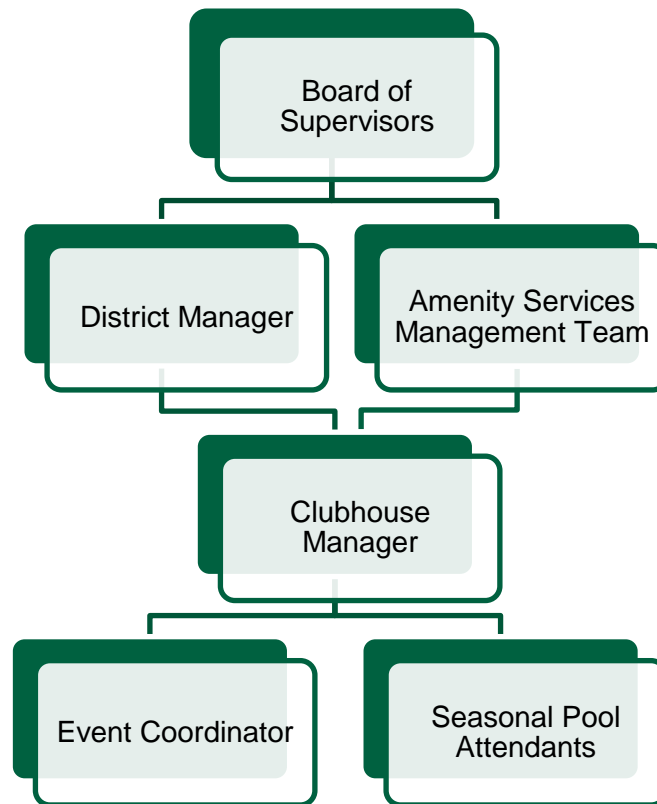
Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

If any litigation support services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.



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Organization Chart



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Schedule of Fees

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week for 12 months.

PERSONNEL:

Clubhouse Manager

Full Time Personnel – 40 hrs/wk

Event Coordinator

Part Time Personnel – 15 hrs/wk

Seasonal Pool Monitors (15 weeks)

Part Time Personnel – 46 hrs/wk

Saturday – Sunday: 12 pm – 8 pm

Monday – Friday: 1 pm – 7 pm

	YEAR 1	YEAR 2	YEAR 3
Budgeted Personnel Total ⁽¹⁾	\$ 81,225	\$ 85,491.	\$ 89,757.
General Management and Oversight ⁽²⁾	\$ 10,800.	\$ 10,800.	\$ 10,800.
Total Services Cost:	\$ 92,025	\$ 96,291.	\$ 100,557.

One-Time Payroll Deposit ⁽³⁾

- Revised payroll deposit \$6,958.80, minus current deposit \$3,520.80.

\$ 3,438.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta Amenity Services, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

(3). Payroll Deposit: A one-time deposit required for use in paying salaries and related costs for personnel assigned and providing services to the District. This payroll deposit is defined as one month of maximum total services costs.



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The District shall be responsible for any of the following costs associated with the operation of the amenity facilities:

Pre-employment Testing: Background and substance abuse reports shall be ordered for candidates identified to fill amenity positions.

Uniforms: Personnel shall wear community specific shirts provided by the District if required.

Cell Phone: Management personnel shall require a cell phone or a cell phone allowance. This phone will also be used as the contact number for the District for after hour emergencies.

Office Equipment: Personnel will require a dedicated computer, printer, and a digital camera as well as convenient access to an onsite copier and fax machine, provided by the District.

Mileage Reimbursement: Personnel shall receive mileage reimbursement incurred while performing the District's responsibilities when using a personal vehicle. Mileage shall be reimbursed at the rate approved by the Internal Revenue Service.



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ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

Job Title:	Hourly Rate:
Principal	\$300.00
Vice President	\$250.00
Chief Financial Officer	\$250.00
Director	\$225.00
Information Technology Manager	\$225.00
Regional District Manager	\$200.00
Financial Services Manager	\$200.00
Accounting Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Clubhouse Manager	\$175.00
Senior Helpdesk Support Engineer	\$175.00
Financial Analyst	\$150.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Accounting Clerk	\$ 85.00
Administrative Assistant	\$ 85.00



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SECTION D



Governmental Management Services

Serving Florida's New Communities

February 9, 2021

Belmont Community Development District
c / o Hopping, Green and Sams, P.A.
Attention: Lindsay Whelan
119 South. Monroe Street,
Suite 300,
Tallahassee, Florida 32301

RE: GMS Proposal for Amenity Management Services

Dear Ms. Whelan:

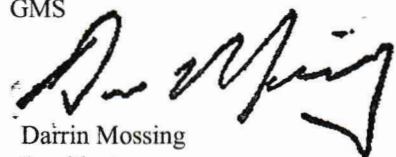
Governmental Management Services-Tampa, LLC (GMS) is pleased to provide for your review our Proposal associated with providing Amenity Management Services to the above referenced Community Development District (CDD). We believe the Proposal demonstrates that the assembled team of management, financial, and administrative professionals is extremely qualified to provide these services and meet time and budget requirements. We believe the information included in our proposal is sufficient to meet the requirements of the request.

GMS is a leader in the Community Development District (CDD) industry. We provide district management services to 160 CDD's across the State of Florida. Our approach, methodology, and philosophy towards providing these services reflect our commitment and ability to deliver comprehensive services that exceeds the expectations of our clients. We believe that our greatest strength is our ability to respond to individual client needs efficiently, effectively and professionally. Our approach to providing the services for each of the tasks described in this RFP is to fully understand them and provide them in a manner which meets all of the statutory requirements customized to the approach preferred by the Board of Supervisors.

We thank you for this opportunity to submit our proposal and would be happy to provide any additional information, if requested. Please feel free to contact me at (407) 841-5524, ext. 125 if you have any questions or need additional information.

Sincerely

GMS



Dairrin Mossing
President

Enclosure

Orlando
219 E. Livingston St.
Orlando, FL 32801

Jacksonville
9655 Florida Mining Blvd.
W
Suite 305
Jacksonville, FL 32257

St. Augustine
475 West Town Place
Suite 114
St. Augustine, FL 32092

Ft. Lauderdale
5385 N. Nob Hill Rd.
Sunrise, FL 33351

Tampa
18842 N. Dale Mabry Hwy
Lutz, FL 33548

Knoxville
1001 Bradford Way
Kingston, TN 37763



GOVERNMENTAL MANAGEMENT SERVICES - TAMPA LLC

PROPOSAL FOR AMENITY
MANAGEMENT SERVICES

PREPARED FOR

**BELMONT COMMUNITY
DEVELOPMENT DISTRICT**



February 9, 2021

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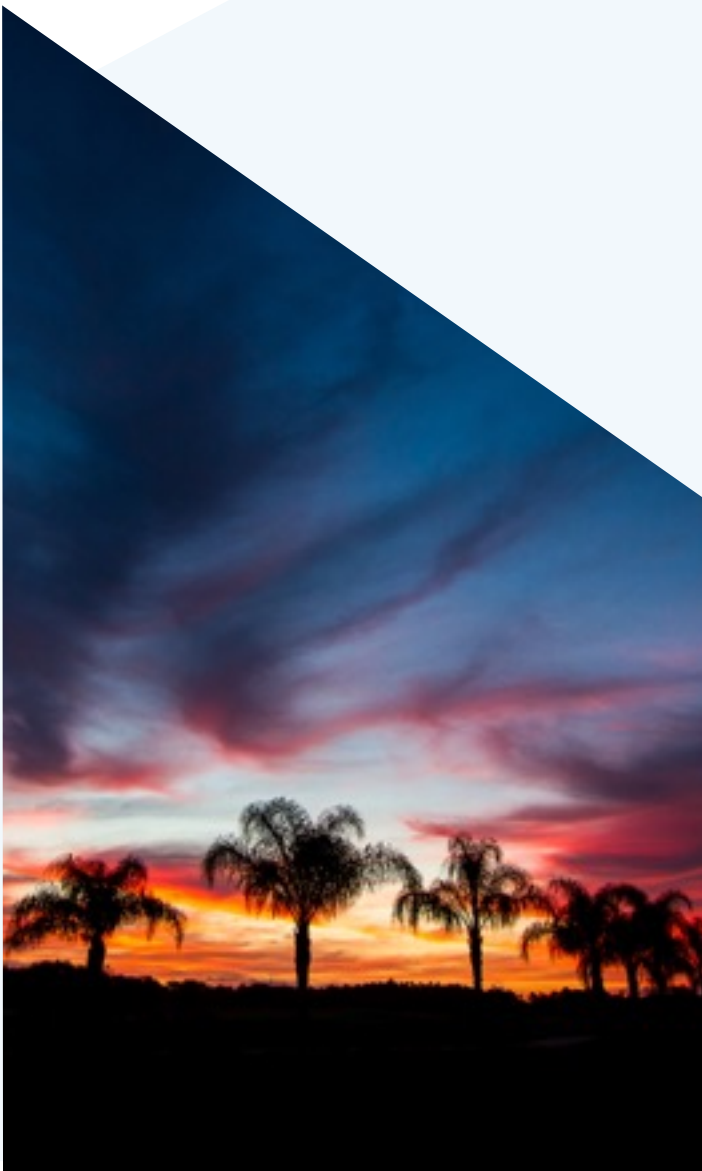
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COMPANY INFORMATION

Governmental Management Services (GMS) is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Tallahassee, Port St. Lucie and St. Augustine, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 160 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. The majority of personnel has worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers and Boards of Supervisors across the State of Florida. They have provided management, financial and administrative reporting

services to approximately 160 special taxing districts and homeowners associations.

GMS was established to provide the most efficient, effective and comprehensive management services for Special Taxing Districts in the State of Florida. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

"GMS was established to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida."



HOW WE WORK

Established in 2004, Governmental Management Services has quickly grown to over 150 full time and part time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 200 years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in the management, administrative, accounting and financial reporting and assessment certifications

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Investment Management
- Operations Management
- Utility Billing
- Other Services

These management services are being provided by the principals of GMS to over 160 Community Development Districts across the State of Florida.

CONTACT INFORMATION

Corporate Office:
1001 Bradford Way
Kingston, TN 37763
govmgtsvc.com

GMS is prepared to provide all services directly and does not contemplate the need to subcontract services. Our personnel include special project coordinators with over 30 years of experience in the construction industry and field management.

GMS - Tampa

18842 North Dale
Mabry Highway
Lutz, Florida 33548

GMS - Central Florida

219 E. Livingston St.
Orlando, FL 32801

9145 Narcoossee Rd.
Ste. A-206
Orlando, FL 32827

1408 Hamlin Avenue,
Unit E
St. Cloud, FL 34771
(407) 841-5524

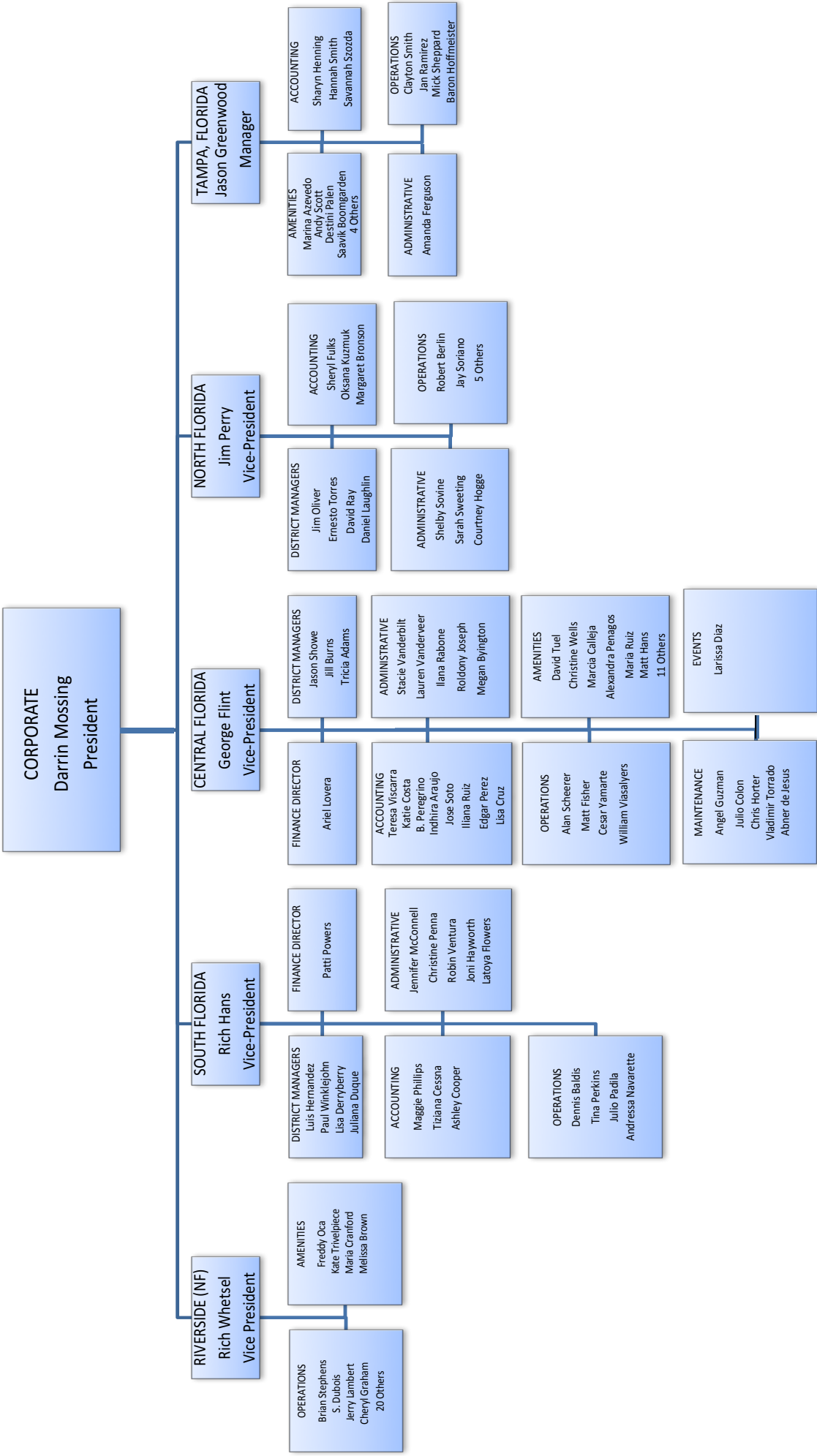
GMS - South Florida

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

GMS - North Florida

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850







OUR TEAM

Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

EDUCATION

Ohio University, 1988,
Bachelor of Science,
Major: Accounting

EXPERIENCE

31 Years

- President and Founder – GMS Organization
- Corporate Operations and District Management

DARRIN MOSSING PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from the Ohio University with a bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988 for Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 160 CDDs, Homeowners Association and other Special Taxing Districts

across the State of Florida.

JASON GREENWOOD DISTRICT MANAGER

EDUCATION

B.A., Business,
Finance, Marketing
minor, Ashford
University

MBA, specialization in
Finance, Lynn
University

EXPERIENCE

3 Years

- District Management
- Assessment Roll Administration

Mr. Mossing will be assisted by Jason Greenwood. Mr. Greenwood provides management services and assessment roll administration to CDDs and property owners association throughout the State of Florida. Mr. Greenwood has been committed to GMS since 2017, is a licensed Community Association Manager and operates out of the Tampa, Florida office. Mr. Greenwood has BA degrees in Business and Finance with a minor in Marketing from Ashford University in Clinton, Iowa, and an MBA in Business Administration, specialization in Finance, from Lynn University in Boca Raton, Florida.

ADMINISTRATIVE SERVICES

Amanda Ferguson will prepare agenda packages, meeting notices, public records administration, statutory compliance and various other required administrative services. She is an Administration Management Professional, who has been committed to GMS since establishment in 2004. Mrs. Ferguson has performed various functions in her 15+ years with GMS; including amenity center management at premier North Florida communities, contract compliance, managing programs and special events, lifeguard management and transcription of board meetings. Mrs. Ferguson currently provides transcription and administrative services to 11 Community Development Districts in the Central Florida Region.

THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including
- landowners meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to:
 - Publish and circulate annual meeting notice.
 - Report annually the number of registered voters in the District by June 1 of each year.
 - Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions and other required records.
 - Transmit Registered Agent information to DCA and local governing authorities.
 - File Ordinance or Rule establishing the District to DCA



ACCOUNTING

Sharyn Henning manages the accounting and financial reporting for our clients. She is a Certified Public Accountant with over 15 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Henning's experience includes financial statement preparation, payroll,

EDUCATION

Bachelor's in Accounting & Information Management ,
University of Tennessee-
Knoxville

Masters in Business
Management & Accounting,
King University

EXPERIENCE

8 Years

budget preparation, preparation of annual audit reports, statutory, and bond compliance. She has a Bachelors of Science Degree in Accounting from Florida Atlantic University. Ms. Rosina currently serves as District Accountant to 20+ Community Development Districts in the state of Florida.

Hannah Smith has over 8 years of experience managing the accounting and financial reporting for our clients. Ms. Smith serves as District Accountant to 12+ Community Development Districts along with 5 other Home Owner's Associations. She has a Bachelor's Degree from the University of Tennessee - Knoxville in Accounting and Information Management and a Master's Degree from King University in Business Management and Accounting.

EDUCATION

B.S. in Accounting,
Florida Atlantic
University

EXPERIENCE

15 Years

- Accounting
- Financial Reporting

THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

- Establish Governmental Fund Accounting System in accordance with the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances.
- Prepare accounts payable and present to Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit proposed budget to local governing authorities 60 days prior to adoption.
- Prepare year-end adjusting journal entries in preparation for annual audit by Independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
 - Complete annual financial audit report within 9 months after the fiscal year end.
 - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

AMENITY MANAGEMENT & LIFESTYLE PROGRAMMING

Amanda Ferguson will also oversee the providing of Amenity Management services. She has experience in management, newsletters, and special event services, newsletters and special event services to various communities in the Jacksonville, Florida area for over five (5) years, including but not limited to Tison's Landing Community Development District in Duval County (680 single family homes), Pine Ridge Plantation Community Development District in Clay County (planned for 742 single family homes), and Ridgewood Trails Community Development District, a D.R. Horton project planned for 691 single family homes. Mrs. Ferguson will be supported by various members of her amenity staff to assist with special events throughout the fiscal year that would be reviewed and approved annually by the Board of Supervisors.



GMS has significant experience with highly amenitized CDD communities and is flexible regarding the approach taken to staffing, managing, and operating amenities. We typically see one of three approaches taken to amenity management:

- 1) District contracts with GMS for operations
- 2) District contracts with a third party company for operations
- 3) District directly employs staff for operations

UNDER THE FIRST APPROACH, THE FOLLOWING SERVICES ARE TYPICALLY PROVIDED BY GMS TO ENSURE A FIRST CLASS, AMENITY CENTERED COMMUNITY:

- Recruit, hire, train, and monitor Clubhouse and Facilities staff.
- Assume responsibility to manage a vibrant schedule of activities, events and lifestyle programming. GMS is structured to take a regional approach to serving its clients but this structure does not preclude us from assigning the most talented and qualified individuals, regardless of their location, to appropriate roles.
- Communicate lifestyle opportunities and residential services information to owners and potential residents.
- Promote voluntary compliance with District rules, regulations and policies by communicating with residents.
- Maintain excellent level of customer service.
- Monitor the use of the amenities including resident barcode passes, security cameras, and other means of safeguarding the District.
- Maintain excellent level of customer service.
- Coordinate with vendors, contractors, internal and external stakeholders to ensure smooth operations of day to day and special activities.
- Maintain all relevant records of incidents, inspections, revenue, and other information as required by the District.
- Assist with budget preparation and reports, policy recommendations and enforcement, safety and/or security recommendations, collection of rental fees, maintaining records as needed.

Under the second and third approach, although the above services would not be provided directly by GMS, we would work to ensure that the contractor or direct employees were performing these and other necessary services.



SAMPLE SPECIAL EVENTS

Social events are for all residents and open to the public, and a critical component to the success of the community. Below are some examples of events currently provided at other communities that GMS has previously assisted in staffing.

SUMMER CAMP

Each week features an array of art activities, sports, games and a field trip. Campers are provided a t-shirt, daily snacks and extended care. A similar camp can also be provided during Spring Break.

FALL FESTIVAL

A fall celebration featuring hayrides, craft tables, carnival games, contests, bounce houses and other activities.

WINTER CELEBRATION

A holiday celebration including pictures with Santa, trolley rides, holiday decorations, cookies, hot chocolate and coffee.

KIDS NIGHT OUT/TEEN SCENE

DJ, games, food, drinks and more to entertain kids & teens.

ICE CREAM SOCIAL

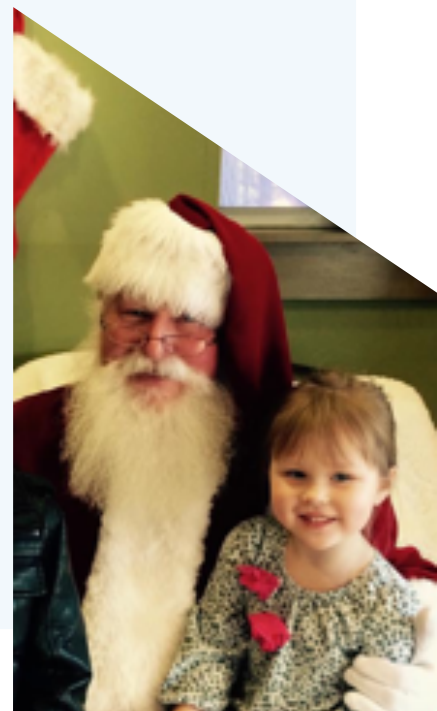
Ice cream and beverages with contests, raffles and games.

SPRING FLING

An Easter egg hunt, pictures with the Easter bunny and a petting zoo. Bounce house, dunk tank, etc. can also be provided.

DIVE-IN MOVIE

View a movie by the pool with snacks and beverages while you enjoy the show.



FIELD MANAGEMENT SERVICES

GMS provides field management services to 30 Districts throughout Florida. Clayton Smith oversees field operations at several high-profile CDDs. He has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University. Baron Hoffmeister works as an Assistant Field Manager and provides contract administration services in addition to general field maintenance services for our various districts. Baron is an alumnus of the University of South Florida with a degree in Environmental Science and policy with a Minor in Geology. Mick Sheppard is our Field Maintenance Manager, overseeing maintenance projects and providing field maintenance services. Mick is equipped and capable of handling almost all CDD maintenance needs and specializes in maintenance projects specific to CDDs. Mick has a lengthy background in various maintenance services including but not limited to plumbing, HVAC repair, grounds maintenance, and property maintenance.

FIELD SERVICES PROVIDED TO ENSURE THE PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, water, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and night time) to ensure satisfactory operation of the district and prepare a monthly report to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase

ASSESSMENT ROLL CERTIFICATIONS & ADMINISTRATION

Jason Showe and Darrin Mossing Jr. provide assessment administration services which includes certifying annual assessment rolls with the County Property Appraiser and Tax Collector, calculation of true-up payments, collection of prepaid assessments and preparation of necessary releases of lien. They are presently responsible for the preparation and execution of all CDD assessment rolls for the Central Florida and Tampa divisions.

REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers and financial professionals are saying about us. The following table contains just a few of the clients and professionals that are pleased to serve as our references:

Robert Hornbeck

Chair, Dupree Lakes CDD

6255 Dupree Lakes Blvd.

Land O' Lakes, FL 34639

(813) 477-6745

boardmember2@dupresslakescdd.com

Judi O'Connor

Chair, Palms of Terra Ceia Bay CDD

82300 Terra Ceia Bay Blvd.

Palmeto, FL 34221

(941) 545-1167

judichas@gmail.com

Cassandra Krause

Chair, Forest Brooke CDD

5019 Grist Mill Ct.

Wimauma, FL 33598

(813) 389-5312

seat4forestbrookecdd@gmail.com

Shawna Winters

Assistant Secretary, Cypress Creek CDD

15592 Cypress Creek Blvd.

Ruskin, FL 33573

(704) 681-2366

shawnawinters6@gmail.com

GMS's current clients are listed in Table 2-1 on the following pages. Table 2-1 reflects a portion of the myriad of services provided to our clients.

Table 2-1. District Management Experience Summary

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/ Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St. Johns	•	•	•		•
2	Academical Village	Broward	•	•	•		
3	Amelia Concourse	Nassau	•	•	•		
4	Amelia Walk	Nassau	•	•	•		•
5	Anclote HOA	Pasco	•	•	•		
7	Arlington Ridge	Lake	•	•	•		•
8	Armstrong	Clay	•	•	•		
9	Astoria	Polk	•	•	•		
10	Bannon Lakes	St. Johns	•	•	•		•
11	Bartram Park	Duval	•	•	•		
12	Bartram Springs	Duval	•	•	•		
13	Bay Laurel Center	Marion	•	•	•	•	
14	Baytree	Brevard	•	•	•		•
15	Baywinds	Miami-Dade	•	•	•		•
16	Beacon Tradeport	Miami-Dade	•	•	•		
17	Bellagio	Miami-Dade					
18	Bella Collina	Lake	•	•	•	•	•
19	Belmont	Hillsborough	•	•	•		
20	Bonita Village	Lee	•	•	•		
21	Bonnet Creek Resort	Orange	•	•	•		•
22	Brandy Creek	St. Johns	•	•	•		
23	Candler Hills	Marion	•	•	•		
24	Canopy	Clay	•	•	•		
25	Capital Region	Leon	•	•	•		•
26	Centre Lake	Miami-Dade	•	•	•		
27	Central Lake	Lake	•	•	•	•	
28	ChampionsGate CDD	Osceola	•	•	•		
29	ChampionsGate POA	Osceola		•			
30	Chapel Creek	Pasco	•	•	•		
31	City of Coral Gables	Miami-Dade		•			
32	Coconut Cay	Miami-Dade	•	•	•		
33	Copper Creek	St. Lucie	•	•	•		
34	Copper Oaks	Lee	•	•	•		
35	Coral Bay	Broward	•	•	•		•
36	Coral Keys Homes	Miami-Dade	•	•	•		
37	Creeside	St. Lucie	•	•	•		
38	Cypress Bluff	Duval	•	•	•		
39	Cypress Cove	Broward	•	•	•		

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/ Wastewater Utility	Operations Management/ Amenities
40	Cypress Creek	Hillsborough	•	•	•		
41	Cypress Park	Polk	•	•	•		
42	Davenport Road	Polk	•	•	•		
43	Deer Island	Lake	•	•	•		•
44	Deer Run	Flagler	•	•	•		•
45	Dowden West	Orange	•	•	•		
46	Downtown Doral	Miami-Dade	•	•	•		
47	Downtown Doral South	Miami-Dade	•	•	•		
48	Dunes	Flagler	•	•	•	•	
49	Dupree Lakes	Pasco	•	•	•		•
50	Durbin Crossing	St. Johns	•	•	•		
51	East 547	Polk	•	•	•		
52	East Homestead	Miami-Dade	•	•	•		•
53	Eden Hills	Polk	•	•	•		
54	Enclave @ Black Point Marina	Miami-Dade	•	•	•		
55	Falcon Trace	Orange	•	•	•		•
56	Fortebello HOA	Brevard	•	•	•		
57	Forest Brooke	Hillsborough	•	•	•		•
58	Forest Lake	Polk	•	•	•		
59	Founders Ridge	Lake	•	•	•		
60	Gardens at Hammock Beach	Flagler	•	•	•		
61	Green Corridor	Multiple	•	•	•		
62	Hammock Reserve	Polk	•	•	•		
63	Hemingway Point	Broward	•	•	•		
64	Heritage Park	St. Johns	•	•	•		•
65	Heron Isles	Nassau	•	•	•		
66	Highland Meadows II	Polk	•	•	•		•
67	Highland Meadows West	Polk	•	•	•		
68	Holly Hill Road	Polk	•	•	•		
69	Hollywood Beach #1	Broward	•	•	•		
70	Homestead 50	Miami-Dade	•	•	•		
71	Indigo	Volusia	•	•	•		
72	Indigo East	Marion	•	•	•		
73	Interlaken	Broward	•	•	•		
74	Islands at Doral III	Miami-Dade	•	•	•		
75	Islands at Doral TH	Miami-Dade	•	•	•		
76	Isles of Bartram Park	St. Johns	•	•	•		
77	Lake Ashton I	Polk	•	•	•		•
78	Lake Ashton II	Polk	•	•	•		

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/ Wastewater Utility	Operations Management/ Amenities
79	Lake Emma	Lake	•	•	•		
80	Lakeside Plantation	Sarasota	•	•	•		
81	Lakes by Bay South	Miami-Dade	•	•	•		•
82	Landings at Miami	Miami-Dade	•	•	•		
83	Live Oak Lake	Osceola	•	•	•		
84	Lucerne Park	Polk	•	•	•		
85	Mayfair	Brevard					
86	McJunkin at Parkland	Broward	•	•	•		
87	Meadow View at Twin Creeks	St. Johns	•	•	•		
88	Mediterranea	Palm Beach	•	•	•		
89	Middle Village	Clay	•	•	•		•
90	Mirada	Lee	•	•	•		
91	Montecito	Brevard	•	•	•		•
92	Narcoossee	Orange	•	•	•		•
93	Nob Hill Condo Association	Broward	•	•	•		•
94	North Boulevard	Polk	•	•	•		
95	North Dade	Miami-Dade	•	•	•		
96	Northern Riverwalk	Palm Beach	•	•	•		
97	North Powerline Road	Polk	•	•	•		
98	North Springs Improvement Dist	Broward	•	•	•		
99	Oakridge	Broward	•	•	•		
100	Oleta River	Miami-Dade	•	•	•		
101	Old Palm	Palm Beach	•	•	•		
102	Orchid Grove	Broward	•	•	•		
103	Osceola County Housing Finance Authority	Osceola		•			
104	Palm Glades	Miami-Dade	•	•	•		•
105	Palms of Terra Ceia Bay	Manatee	•	•	•		
106	Pine Air Lakes	Collier	•	•	•		
107	Pine Ridge Plantation	Clay	•	•	•		•
108	Poinciana	Polk	•	•	•		•
109	Poinciana West	Polk	•	•	•		•
110	Portofino Isles	St. Lucie	•	•	•		•
111	Portofino Landings	St. Lucie	•	•	•		
112	Portofino Shores	St. Lucie	•	•	•		
113	Portofino Springs	Lee	•	•	•		
114	Portofino Vineyards	Lee	•	•	•		
115	Portofino Vista	Osceola	•	•	•		
116	Quail Roost	Miami-Dade	•	•	•		

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/ Wastewater Utility	Operations Management/ Amenities
117	Randal Park	Orange	•	•	•		•
118	Randal Park POA	Orange	•	•			
119	Remington	Osceola	•	•	•		•
120	Reserve	St. Lucie	•	•	•	•	•
121	Reserve #2	St. Lucie	•	•	•		
122	Reunion East	Osceola	•	•	•		•
123	Reunion West	Osceola	•	•	•		•
124	Rhodine Road North	Polk	•	•	•		
125	Ridgewood Trails	Clay	•	•	•		•
126	River Place	St. Lucie	•	•	•		
127	River Bend	Hillsborough	•	•	•		
128	Rivers Edge	St. Johns	•	•	•		
129	Rivers Edge II	St. Johns	•	•	•		
130	Rivers Edge III	St. Johns	•	•	•		
131	Rolling Hills	Clay	•	•	•		•
132	Rolling Oaks	Osceola	•	•	•		
133	Sabal Palm	Broward	•	•	•		
134	Saddle Creek	Polk	•	•	•		
135	Sampson Creek	St. Johns	•	•	•		•
136	San Simeon	Miami-Dade	•	•	•		
137	Scenic Highway	Polk	•	•	•		
138	Shingle Creek	Osceola	•	•	•		•
139	South Dade Venture	Miami-Dade	•	•	•		•
140	South Kendall	Miami-Dade	•	•	•		
141	South Village	Clay	•	•	•		
142	Stoneybrook South	Osceola	•	•	•		•
143	Stoneybrook South @ChampionsGate	Osceola	•	•	•		•
144	Storey Creek	Osceola					
145	Storey Park	Orange	•	•	•		•
146	Sweetwater Creek	St. Johns	•	•	•		
147	Tapestry	Osceola	•	•	•		
148	Tapestry HOA/POA	Osceola	•	•	•		•
149	Terra Bella	Pasco	•	•	•		
150	Tesoro	St. Lucie	•	•	•		•
151	TIFA, LLC	Brevard	•	•		•	
152	The Crossings at Fleming Island	Clay	•	•	•	•	
153	Tison's Landing	Duval	•	•	•		
154	Tolomato	St. Johns	•	•	•		
155	Towne Park	Polk	•	•	•		

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/ Wastewater Utility	Operations Management/ Amenities
156	Treeline Preserve	Lee	•	•	•		
157	Turnbull Creek	St. Johns	•	•	•		•
158	Turtle Run	Broward	•	•	•		•
159	Talis Park	Collier	•	•	•		
160	Tohoqua	Osceola	•	•	•		•
161	Valencia Water Control District	Orange		•	•		
162	Verano Center	St. Lucie	•	•	•		
163	Verano #1	St. Lucie	•	•	•		
164	Verano #2	St. Lucie	•	•	•		
165	Verano #3	St. Lucie	•	•	•		
166	Verano #4	St. Lucie	•	•	•		
167	Verano #5	St. Lucie	•	•	•		
168	Viera East	Brevard	•	•	•		
169	Village of Biscayne Park	Miami-Dade		•			
170	Villages of Bloomingdale	Hillsborough	•	•	•		
171	VillaMar	Polk	•	•	•		
172	Villa Portofino East	Miami-Dade	•	•	•		•
173	Villa Portofino West	Miami-Dade	•	•	•		
174	Vizcaya in Kendall	Miami-Dade	•	•	•		
175	Waterford Estates	Charlotte	•	•	•		
176	Waterstone	St. Lucie	•	•	•		
177	Westside	Osceola	•	•	•		•
178	Willow Creek	Brevard	•	•	•		
179	Windsor at Westside	Osceola	•	•	•		•
180	Windward	Osceola	•	•	•		•
181	Wynnfield Lakes	Duval	•	•	•		•
182	Zephyr Ridge	Pasco	•	•	•		

COST OF SERVICES

AMENITY MANAGEMENT SERVICES

Exhibit A

Amenity Management Fees

Detail		GMS Proposed Cost Year 1	GMS Proposed Cost Year 2	GMS Proposed Cost Year 3
Clubhouse Manager	Full Time (40 Hrs/Week)	\$ 60,000	\$ 61,800	\$ 63,654
Event Management	Part time (15 Hrs/Week)	\$ 15,000	\$ 15,450	\$ 15,914
Seasonal Pool Monitors	Part Time /Hourly (46 Hours per week, 7 days per week, for 15 weeks - Staurday & Sunday 12pm-8pm (8 hours per day) - Monday - Friday 1pm 7pm (6 hours per day)	\$ 17,250	\$ 17,768	\$ 18,301
TOTAL		\$ 92,250	\$ 95,018	\$ 97,868

SECTION X

BELMONT COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures December 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2020 through December 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$134,728.64**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Belmont Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
At Your Service Team, Inc.	003899	91795	Cleaning Services 06/20 - Final	\$ 214.62
Ballenger & Company, Inc.	003883	20400	WUP Reporting to SWFWMD 11/20	\$ 295.00
Cardno, Inc	003893	527979	Engineering Services 11/20	\$ 3,351.25
Carl R Brothers	003879	CB111820	Board of Supervisors Meeting 11/18/20	\$ 200.00
Carl R Brothers	003901	CB121620	Board of Supervisors Meeting 12/16/20	\$ 200.00
Crosscreek Environmental Inc.	003894	8286	Restoration and Stabilization 11/20	\$ 6,930.00
Edward Westergaard	003882	EW111820	Board of Supervisors Meeting 11/18/20	\$ 200.00
Edward Westergaard	003914	EW121620	Board of Supervisors Meeting 12/16/20	\$ 200.00
Frontier Florida LLC	003903	813-634-1985-030520-5 12/20	Frontier Internet 813-634-1985-030520-5 12/20	\$ 126.83
Hillsborough County BOCC	003904	5142407863 12/20	5142407863 Summary 12/20	\$ 550.03
Hillsborough County BOCC	003904	7884730674 12/20	7884730674 Summary 12/20	\$ 2,198.64
Hillsborough County BOCC	003904	8481600000 12/20	10050 Paseo Al Mar Blvd 11/20	\$ 203.99
Hopping Green & Sams	003884	118558	General/Monthly Legal Services 10/20	\$ 4,979.03
Kristen K Brooks	003878	KB111820	Board of Supervisors Meeting 11/18/20	\$ 200.00
Kristen K Brooks	003900	KB121620	Board of Supervisors Meeting 12/16/20	\$ 200.00

Belmont Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	003885	156301	Annuals - Winter Mix 11/20	\$ 1,305.00
Landscape Maintenance Professionals, Inc.	003885	156376	Irrigation Repairs 11/20	\$ 24.00
Landscape Maintenance Professionals, Inc.	003885	156377	Irrigation Repairs 11/20	\$ 120.00
Landscape Maintenance Professionals, Inc.	003885	156378	Irrigation Repairs 11/20	\$ 29.00
Landscape Maintenance Professionals, Inc.	003885	156379	Irrigation Repairs 11/20	\$ 34.00
Landscape Maintenance Professionals, Inc.	003885	156380	Irrigation Repairs 11/20	\$ 5.00
Landscape Maintenance Professionals, Inc.	003885	156381	Irrigation Repairs 11/20	\$ 26.00
Landscape Maintenance Professionals, Inc.	003885	156382	Irrigation Repairs 11/20	\$ 52.00
Landscape Maintenance Professionals, Inc.	003885	156383	Irrigation Repairs 11/20	\$ 175.00
Landscape Maintenance Professionals, Inc.	003906	156451	Monthly Ground Maintenance 12/20	\$ 18,307.75
Landscape Maintenance Professionals, Inc.	003906	156738	Palm Fertilizer 11/20	\$ 1,816.50
Landscape Maintenance Professionals, Inc.	003906	156739	Pest Control 11/20	\$ 655.00
Landscape Maintenance Professionals, Inc.	003906	156800	Irrigation Adjustments 11/20	\$ 54,810.00
Nvirotect Pest Control Services, Inc.	003886	220039	Pest Control Services 11/20	\$ 65.00
Owens Electric Company, Inc.	003895	20203187	Service Call 11/20	\$ 2,225.00

Belmont Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Owens Electric Company, Inc.	003907	20203188	Replace Damaged LED Light Fixtures 11/20	\$ 2,225.00
Owens Electric Company, Inc.	003895	20203195	Service Call 11/20	\$ 250.00
Payne Air Conditioning & Heating, Inc.	003887	C26156	Preventive Maintenance Billing 11/20	\$ 149.00
Republic Services of Florida, LP #696	003915	0696-000919088	10050 Paseo Almar Blvd 01/21	\$ 247.05
Rizzetta & Company, Inc.	003888	INV0000054641	District Management Fees 12/20	\$ 4,247.66
Rizzetta & Company, Inc.	003908	INV0000055217	Excess Meeting Time 12/20	\$ 175.00
Rizzetta Amenity Services, Inc.	003889	INV00000000008151	Amenity Management Services 11/20	\$ 2,453.42
Rizzetta Amenity Services, Inc.	003896	INV00000000008181	Amenity Management Services 11/20	\$ 1,551.89
Rizzetta Amenity Services, Inc.	003909	INV00000000008313	Cell Phone 11/20	\$ 50.00
Rizzetta Amenity Services, Inc.	003909	INV00000000008340	Amenity Management Services 12/20	\$ 2,454.28
Rizzetta Technology Services, LLC	003890	INV0000006557	Email Admin & Maintenance 12/20	\$ 175.00
Roger M Jones Jr	003881	RJ111820	Board of Supervisors Meeting 11/18/20	\$ 200.00
Roger M Jones Jr	003905	RJ121620	Board of Supervisors Meeting 12/16/20	\$ 200.00
Shannon Carey	003880	SC102120	Board of Supervisors Meeting 10/21/20	\$ 200.00
Shannon Carey	003880	SC111820	Board of Supervisors Meeting 11/18/20	\$ 200.00

Belmont Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Shannon Carey	003902	SC121620B	Board of Supervisors Meeting 12/16/20	\$ 200.00
Sitex Aquatics LLC	003910	4275B	Wetland Monitoring & Aquatic Maintenance 12/20	\$ 2,780.00
Suncoast Pool Service	003911	6776	Pool and Spa Service 12/20	\$ 825.00
Swine Solutions LLC	003897	CDD 16	Monthly Trapping Service - 10/26/19- 11/26/20	\$ 1,350.00
Tampa Poop 911, LLC	003891	3689603	Pet Waste Stations - 12 Station, Twice Weekly 9/20	\$ 410.80
Tampa Poop 911, LLC	003891	3757459	Pet Waste Stations - 12 Station, Twice Weekly 10/20	\$ 410.80
Tampa Poop 911, LLC	003912	3826494	Pet Waste Stations - 12 Station, Twice Weekly 11/20	\$ 410.80
TECO	003913	Summary 11/20	Electric Summary 11/20	\$ 12,739.80
Times Publishing Company	003916	0000128563 12/20	Legal Advertising 12/20	<u>\$ 387.00</u>
Report Total				<u>\$ 134,728.64</u>



Remittance Address:
Vanguard Cleaning Systems
12108 N. 56th St. STE#8
Tampa, FL 33617

Belmont CDD
8428 Camden Field Pkwy
Riverview, FL 33578

Invoice

Date	Invoice #
6/1/2020	91795
P.O. No.	Due Date
	7/1/2020

Description	Qty	Rate	Amount
June (6/1/2020 - 6/30/2020) Monthly Service - Location: 10050 Paseo Al Mar Blvd Riverview, FL 33578 **Reduced, final day of cleaning 06/21/2020 Date Rec'd Rizzetta & Co., Inc. <u>12/14/20</u> D/M approval <u>SC</u> Date <u>12/14/2020</u> Date entered <u>12/14/20</u> Fund <u>001</u> GL <u>57200</u> OC <u>4706</u> Check # _____	1	214.62	214.62T
Subtotal:			\$214.62

Sales Tax: (0.0%) \$0.00

Accounts Receivables Manager:
Alyson Perkins
ALPerkins@vanguardcleaning.com
T: (813) 849-6500 x.207

Payments/Credits: \$0.00

Balance Due: \$214.62

Ballenger & Company, Inc.

2335 64th Pl N
St. Petersburg, FL 33702

Invoice

Phone #	727-520-1082
---------	--------------

Date	Invoice #
11/24/2020	20400

Bill To
Belmont CDD 12750 Citrus Park Lane Suite 115 Tampa, FL 33625

P.O. No.	Terms	Project
	Net 15	

Quantity	Description	Rate	Amount
	November Water Use Reporting to State Agency	295.00	295.00
		Date Rec'd Rizzetta & Co., Inc. NOV 24 2020	
		D/M approval <u>SC</u> Date <u>12/01/2020</u>	
		Date entered <u>NOV 24 2020</u>	
		Fund <u>001</u> GL <u>53900</u> OC <u>4616</u>	
		Check # _____	
Thank you for your business.		Total	\$295.00



Check Remittance:
Cardno, Inc.
P.O. Box 123400
Dallas, TX 75312-3400

INVOICE

EFT Remittance:
Account Name: Cardno, Inc.
Bank Name: HSBC Bank USA, NA
Routing Number: 123006389 | ABA Number: 021001088
Account Number: 447007033
Email Notification: payments.infra@cardno.com
Taxpayer ID No. 45-2663666

Phone: 720 257 5800 | Fax: 720 257 5801 | Web: www.cardno.com

Please include an invoice copy with payment or reference the invoice number(s) and project number(s) on your remittance.

Belmont CDD
9428 Camden Field Parkway
Riverview FL 33578
Attention: Joe Roethke

Invoice # : 527979
Project : 0004310010
Project Name : WTR Belmont CDD
Invoice Group : **
Invoice Date : 12/1/2020

For Professional Services Rendered through: 11/20/2020

Salaries

Rate Schedule Labor	3,351.25	
Total Salaries		3,351.25
Current Invoice		3,351.25

Total this Invoice	3,351.25
Amount Due This Invoice **	3,351.25

Phase : **** -- Belmont CDD

Rate Schedule Labor

<u>Class / Employee Name</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Designer				
Nolte, Robert F.	9/24/2020	2.00	110.00	220.00
maintenance figure,				
	10/20/2020	3.00	110.00	330.00
coordination with awarded firm for belmont sidewalk erosion project				
		5.00		550.00
Project Manager				
Woodcock, Gregory J.	9/16/2020	4.00	135.00	540.00
Prepare for and attend CDD meeting via zoom. Coordinante with Gail regarding well permit and requirements.				
	9/17/2020	0.75	135.00	101.25
Coordinate with Gail and Staff regarding WUP.				
	9/23/2020	1.50	135.00	202.50
Respond to emails and coordinate with staff regarding upcoming meeting materials. Begin meeting preparation				
	9/25/2020	0.50	135.00	67.50
Review property appraiser site regarding pond 14 ownership and provide response with updated maintenance map.				
	9/29/2020	0.50	135.00	67.50
Coordinate with Frank and Justin regarding sidewalk erosion and proposals.				
	10/12/2020	1.50	135.00	202.50
Prepare agenda items and coordiante with Mike Flick regarding Board questions. call with Don Kipp regarding sidewalk erosion proposal. Send scope and proposals to Justin for agenda.				
	10/20/2020	1.75	135.00	236.25
Review agenda and prepare meeting updates. Coordinate with Hillsborough County regarding board members questions. Coordinate with Justin regarding agenda. Coordinate with contractor regading sidewalk erosion.				
	10/21/2020	5.00	135.00	675.00
Prepare for and attend CDD Meeting via zoom. Review cedar creek monument and coordinate renderings for new monuments from CLM.				
	11/4/2020	0.75	135.00	101.25
Project review with Jarrett and Frank. Review parking on grass areas with CLM. Review payments to CLM				
	11/13/2020	1.00	135.00	135.00
Review reports of high water during storm and review associated control structures.				
	11/16/2020	0.50	135.00	67.50
Coordinate with Mike Flick and Mary Sheets regarding response to Belmont questions.				
	11/18/2020	3.00	135.00	405.00
Prepare for and attend CDD meeting via zoom. Coordinate with onsite staff to review items from meeting in field.				
		20.75		2,801.25
Rate Schedule Labor				3,351.25

Project : 0004310010 -- WTR Belmont CDD

Invoice # : 527979

Total Phase : **** -- Belmont CDD

Labor : 3,351.25

Expense : 0.00

Total Project: 0004310010 -- WTR Belmont CDD

3,351.25

Date Rec'd Rizzetta & Co., Inc. 12/3/2020

D/M approval SC Date 12/08/2020

Date entered 12/3/2020

Fund 001 GL 51300 OC 3103

Check #

BELMONT CDD

Meeting Date: 11/18/2020

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Roger Jones	✓	✓
Edward Westergaard	✓	✓
Carl Brothers	✓	✓
Kristen Brooks	✓	✓
Shannon Carey	✓	✓

CONTINUED MEETING TIMECARD

Meeting Start Time:	10:02 AM
Meeting End Time:	12:16 PM
Total Meeting Time:	

Total at \$175 per Hour:	N/A
--------------------------	-----

DM Signature : Shannon Carey *

Date Rec'd Rizzetta & Co., Inc. 12/01/20

D/M approval * see above Date 12/01/20

Date entered 12/01/20

Fund 001 GL 51100 OC 1101

Check #

BELMONT CDD

Meeting Date: 12/16/2020

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Roger Jones	✓	✓
Edward Westergaard	✓	✓
Carl Brothers	✓	✓
Kristen Brooks	✓	✓
Shannon Carey	✓	✓

CONTINUED MEETING TIMECARD

Meeting Start Time:	10:02	AM
Meeting End Time:	1:54	PM
Total Meeting Time:		

Total at \$175 per Hour:	
--------------------------	---

DM Signature : Justin Agon

Date Rec'd Rizzetta & Co., Inc. 12/16/2020

D/M approval SC Date 12/21/2020

Date entered 12/16/2020

Fund 001 GL 51100 OC 1101

Check #



Crosscreek Environmental Inc.

111 Palmview Rd
Palmetto, FL 34221

Invoice

Date 11/23/2020
Invoice # 8286

Bill To

Belmont CDD
C/O Cardno
380 Park Place Blvd., Ste 300
Clearwater, FL 33759
Attn: Frank Nolte

Ship To

Belmont CDD
C/O Cardno
380 Park Place Blvd., Ste 300
Clearwater, FL 33759
Attn: Frank Nolte

P.O. #

Terms

Due on receipt

Ship Date 11/23/2020

Due Date 11/23/2020

Other

Description	Qty	Price	Amount
Restoration and stabilization of approximately sixty (60) linear feet adjacent to the sidewalk connected to Sage Creek Drive. Area to be stabilized per the field observation report completed on 9/9/20.		6,930.00	6,930.00

Date Rec'd Rizzetta & Co., Inc. NOV 24 2020

D/M approval SC **Date** 12/08/2020

Date entered 12/4/2020

Fund 001 **GL** 57200 **OC** 4701

Check # _____

Thank you for your business

Crosscreek Environmental Inc.

Subtotal \$6,930.00

Sales Tax (0.0%) \$0.00

Total \$6,930.00

Payments/Credits \$0.00

Balance Due \$6,930.00

Phone # (941) 479 7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



BELMONT CDD
Your Monthly Invoice

Page 1 of 3

Date Rec'd Rizzetta & Co., Inc. **DEC 14 2020**
D/M approval SC Date 12/21/2020
Date entered 12/16/2020
Fund 001 GL 57200 OC 4702
Check # _____

Account Summary

New Charges Due Date	12/30/20
Billing Date	12/08/20
Account Number	813-634-1985-030520-5
PIN	
Previous Balance	126.83
Payments Received Thru 11/30/20	-126.83
Thank you for your payment!	
Balance Forward	.00
New Charges	126.83
Total Amount Due	\$126.83

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To Contact Us

Chat: Frontier.com Online: Frontier.com/helpcenter

Call: 1.800.921.8102 Tech Support:
Frontier.com/helpcenter

Email: ContactBusiness@ftr.com



P.O. Box 709, South Windsor, CT 06074-9998

AB 01 002585 06613 B 12 A



BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

PAYMENT STUB

Total Amount Due **\$126.83**

New Charges Due Date 12/30/20

Account Number 813-634-1985-030520-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$ _____

To change your billing address, call 1-800-921-8102

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



8780078136341985030520000000000000000000126835

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**IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR
FLORIDA-BASED CUSTOMERCARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET
SPECIALIZED ATTENTION.**

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

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Visit Frontier.com/terms, Frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (Frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.



BELMONT CDD
Date of Bill
Account Number

Page 3 of 3
12/06/20
813-634-1985-030520-5

CURRENT BILLING SUMMARY

Local Service from 12/06/20 to 01/05/21

Qty Description	813/634-1985.0	Charge
Non Basic Charges		
Fios Internet 100 Static IP		89.99
WiFi Router Lease		10.00
Fios Static 5 IP Block		20.00
Other Charges-Detailed Below		5.99
County Sales Tax		.25
FL State Sales Tax		.60
Total Non Basic Charges		126.83

TOTAL 126.83

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	12/08	5.99
813/634-1985		Subtotal	5.99
		Subtotal	5.99



Hillsborough
County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	5142407863	12/07/2020	12/28/2020



Date Rec'd Rizzetta & Co., Inc. **DEC 14 2020**
 D/M approval SC Date 12/21/2020
 Date entered 12/16/2020
 Fund 001 GL 53600 OC 4301
 Check # _____

Summary of Account Charges

Previous Balance	\$503.33
Net Payments - Thank You	(\$503.33)
Total Account Charges	\$550.03
AMOUNT DUE	\$550.03

This is your summary of charges. Detailed charges by premise are listed on the following page(s).



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **5142407863**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
 Internet Payments: HCFLGov.net/WaterBill
 Additional Information: HCFLGov.net/Water



THANK YOU!



BELMONT CDD
 ATT: CHRISTINE PERKINS
 9428 CAMDEN FIELD PARKWAY
 RIVERVIEW FL 33578-0519

DUE DATE	12/28/2020
AMOUNT DUE	\$550.03
AMOUNT PAID	

0051424078635

00000550038



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	5142407863	12/07/2020	12/28/2020

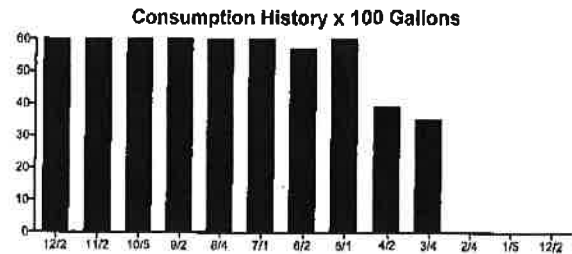
Service Address: 10238 COUNT FLEET DR-IRRIGATION 1

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
69543800	11/02/2020	4278	12/02/2020	4339	6100	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$18.42
Water Base Charge	\$9.76
Water Usage Charge	\$6.44
Total Service Address Charges	\$39.31



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	5142407863	12/07/2020	12/28/2020

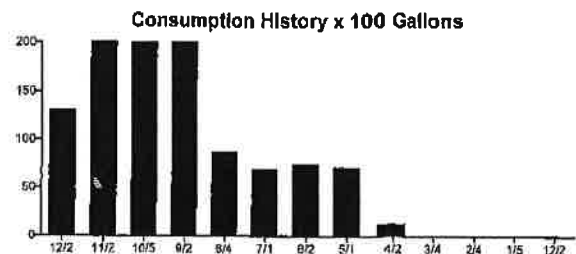
Service Address: 10108 COUNT FLEET DR-IRRIGATION 2

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
69519512	11/02/2020	6294	12/02/2020	6424	13000	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$30.26
Water Base Charge	\$9.76
Water Usage Charge	\$21.76
Total Service Address Charges	\$75.47





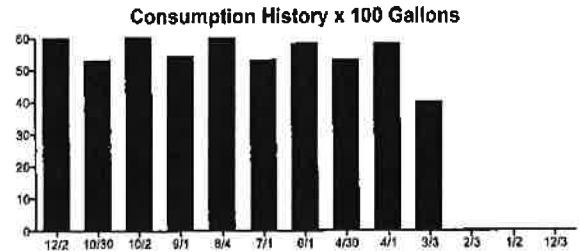
Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	5142407863	12/07/2020	12/28/2020
Service Address: 10200 STEDFAST CT- IRRIGATION			
M-Page 3 of 3			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
69519470	10/30/2020	3512	12/02/2020	3577	6500	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$19.63
Water Base Charge	\$9.76
Water Usage Charge	\$7.33
Total Service Address Charges	\$41.41



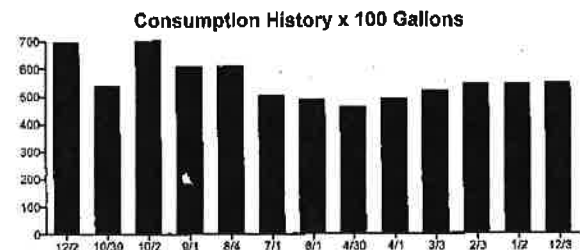
Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	5142407863	12/07/2020	12/28/2020
Service Address: 10114 NEWMINSTER LP-IRRIGATION			
M-Page 3 of 3			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53609530	10/30/2020	26850	12/02/2020	27546	69600	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$210.19
Water Base Charge	\$39.33
Water Usage Charge	\$139.63
Total Service Address Charges	\$393.84





Hillsborough
County Florida

M-Page 1 of 5

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	7884730674	12/07/2020	12/28/2020



Date Rec'd Rizzetta & Co., Inc. **DEC 14 2020**

D/M approval SC Date 12/21/2020

Date entered 12/16/2020

Fund 001 GL 53600 OC 4301

Check #

Summary of Account Charges

Previous Balance \$2,187.00
Net Payments - Thank You (\$2,187.00)
Total Account Charges **\$2,198.64**

AMOUNT DUE	\$2,198.64
-------------------	-------------------

This is your summary of charges. Detailed charges by premise are listed on the following page(s).



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **7884730674**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



BELMONT CDD
ATT: CHRISTINE PERKINS
9428 CAMDEN FIELD PARKWAY
RIVERVIEW FL 33578-0519

137

DUE DATE	12/28/2020
AMOUNT DUE	\$2,198.64
AMOUNT PAID	

0078847306749

00002198646



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	7884730674	12/07/2020	12/28/2020

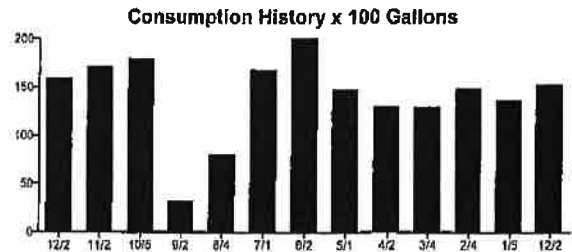
Service Address: 10012 VICTORY GALLOP LOOP - IRRIG
M-Page 2 of 5



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54332290	11/02/2020	5382	12/02/2020	5540	15800	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$47.72
Water Base Charge	\$21.08
Water Usage Charge	\$19.74
Total Service Address Charges	\$93.23



Hillsborough
County Florida

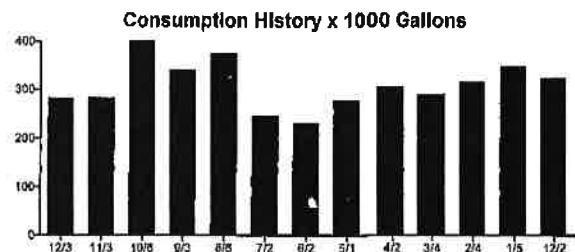
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	7884730674	12/07/2020	12/28/2020

Service Address: 9876 IVORY DR
M-Page 2 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61045974	11/03/2020	72584	12/03/2020	75395	281100	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$848.92
Water Base Charge	\$223.50
Water Usage Charge	\$461.45
Total Service Address Charges	\$1,538.56





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	7884730874	12/07/2020	12/28/2020

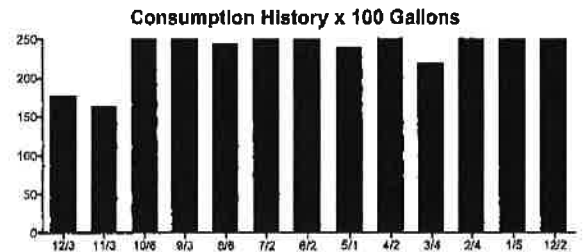
Service Address: 10068 SAGE CREEK DR

M-Page 3 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54482623	11/03/2020	6962	12/03/2020	7139	17700	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$53.45
Water Base Charge	\$18.54
Water Usage Charge	\$25.80
Total Service Address Charges	\$102.48



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	7884730874	12/07/2020	12/28/2020

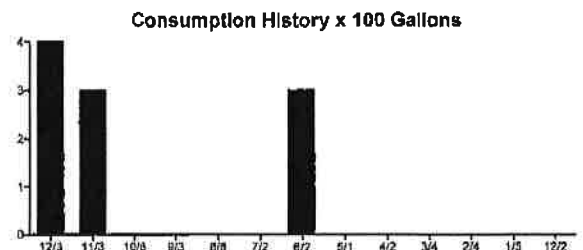
Service Address: 9735A SAGE CREEK IRRIG MTR

M-Page 3 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54529729	11/03/2020	6	12/03/2020	10	400	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$1.21
Water Base Charge	\$16.40
Water Usage Charge	\$0.32
Total Service Address Charges	\$22.62





Hillsborough
County Florida

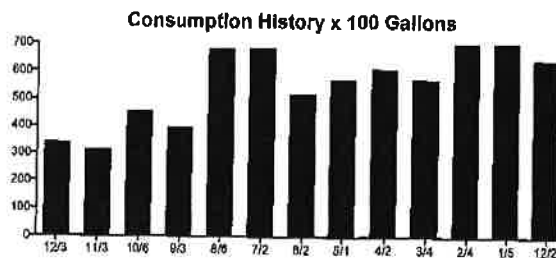
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	7884730674	12/07/2020	12/28/2020

Service Address: 9935 SAGE CREEK DR
M-Page 4 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54482625	11/03/2020	14777	12/03/2020	15115	33800	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$102.08
Water Base Charge	\$34.06
Water Usage Charge	\$50.26
Total Service Address Charges	\$191.09



Hillsborough
County Florida

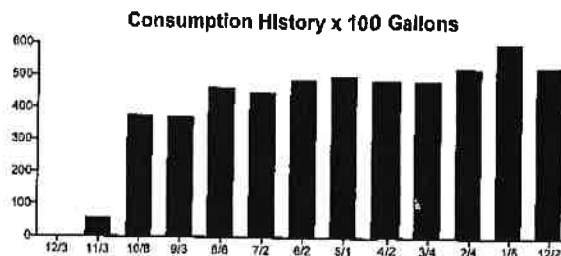
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	7884730674	12/07/2020	12/28/2020

Service Address: 10041 SAGE CREEK DR
M-Page 4 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54482615	11/03/2020	9600	12/03/2020	9600	0	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Water Base Charge	\$16.01
Total Service Address Charges	\$20.70





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	7884730674	12/07/2020	12/28/2020

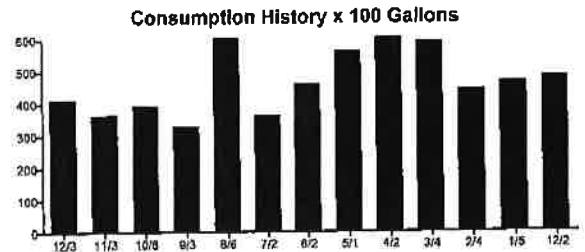
Service Address: 9903 IVORY DR

M-Page 5 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54370695	11/03/2020	12741	12/03/2020	13151	41000	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$123.82
Water Base Charge	\$38.26
Water Usage Charge	\$63.19
Total Service Address Charges	\$229.96





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMONT CDD	8481600000	12/07/2020	12/28/2020

Service Address: 10050 PASEO AL MAR BLVD

8-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
60876852	11/03/2020	5928	12/03/2020	5967	3900	ACTUAL	WATER
60882258	11/03/2020	20675	12/03/2020	20868	19300	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$70.06
Water Base Charge	\$51.44
Water Usage Charge	\$18.56
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$19.81
Total Service Address Charges	\$203.99

Summary of Account Charges

Previous Balance	\$173.07
Net Payments - Thank You	(\$173.07)
Total Account Charges	\$203.99
AMOUNT DUE	\$203.99

DEC 14 2020

Date Rec'd Rizzetta & Co., Inc. 12/14/2020

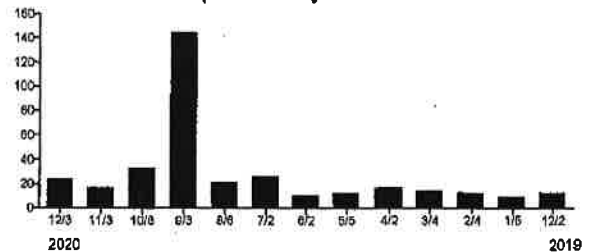
D/M approval SC Date 12/21/2020

Date entered 12/16/2020

Fund 001 GL 53600 OC 4301

Check # _____

Consumption History x 1000 Gallons



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 8481600000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



BELMONT CDD
ATT: CHRISTINE PERKINS
9428 CAMDEN FIELD PARKWAY
RIVERVIEW FL 33578-0519

4,001

DUE DATE	12/28/2020
AMOUNT DUE	\$203.99
AMOUNT PAID	

0084816000008

00000203992

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

November 23, 2020

Belmont Community Development District
c/o District Manager
9428 Camden Field Parkway
Riverview, FL 33578

Bill Number 118558
Billed through 10/31/2020

General Representation

BELCDD 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

10/01/20	LCW	Review correspondence on EO 20-246 relative to extension of virtual meetings and review same; confer with staff regarding virtual meeting extension; review draft letter to resident on amenity suspension and provide comments to same.	0.40 hrs
10/01/20	DHS	Draft and edit letter from DM suspending a resident's amenity privileges; incorporate feedback from LCW; send updated version to DM.	1.10 hrs
10/02/20	LCW	Confer with Croom regarding revisions to website law.	0.20 hrs
10/05/20	DHS	Begin preparing response to Notice to Owner letter.	0.40 hrs
10/06/20	DHS	Prepare response to Notice to Owner letter.	0.20 hrs
10/07/20	LCW	Review correspondence regarding amenity reopening matters; review draft agenda for October board meeting and provide comments to same.	0.20 hrs
10/08/20	LCW	Confer with Croom regarding agenda items for October board meeting.	0.20 hrs
10/09/20	SSW	Conduct on-going research and monitoring of waiver of physical quorum requirement for public meetings and best practices for conducting board meetings upon potential expiration of such waiver.	0.20 hrs
10/12/20	LCW	Review research related to implementation of in-person board meetings; review research related to implementation of social distancing protocols for amenity facilities.	0.10 hrs
10/15/20	LCW	Confer with Edward regarding Sunshine Law matters.	0.20 hrs
10/16/20	LMG	Prepare drafts of EJCDC form of agreement, general conditions, supplementary conditions, and forms of payment and performance bonds.	0.90 hrs
10/20/20	LCW	Prepare for October board meeting.	0.50 hrs
10/21/20	LCW	Review resident response relative to amenity incident; attend October board meeting; follow-up from board meeting.	4.10 hrs
10/22/20	LCW	Review September financial statements.	0.10 hrs
10/23/20	LCW	Confer with Croom regarding license agreement with homeowner for haunted house event; confer with Brothers on district management RFP.	0.20 hrs
10/23/20	DHS	Search DM for examples of informal RFP; ask LMC for assistance, ask LCW as	2.40 hrs

		well; search DM again with broader scope; email candidate document; review emails regarding possible amenity RFP; write follow-up letter to resident regarding Board's decision not to shorten resident's amenity suspension.	
10/23/20	LMC	Review records for forms of RFP documents per Sier.	0.50 hrs
10/26/20	LCW	Review correspondence from Croom regarding follow-up from October board meeting; confer with Murphy regarding extension of virtual meetings; review draft amenity suspension letter; prepare form of event license agreement; prepare form of PTA license agreement; review district matters and confer with staff regarding same; review and revise draft District Management RFP and distribute same to potential proposers.	2.10 hrs
10/26/20	DHS	Revise amenity suspension letter and send to LCW for comment, then to DM; review and revise informal RFP for DM services, submit to LCW; read subsequent emails related to the RFP.	1.70 hrs
10/27/20	LCW	Review delivery receipts for district management RFP; review general election matters; prepare homeowner license agreement for haunted house; confer with staff regarding status of revisions to proposals approved at October board meeting.	0.90 hrs
10/28/20	LCW	Respond to public records request for bond indentures; review correspondence from Croom regarding revised proposals for district services.	0.70 hrs
10/28/20	DHS	Confer with staff about a FTE site; review bond indenture documents related to public records request; prepare Agreement with Crosscreek Environmental for erosion repair; prepare agreement for security system installation by Complete IT.	1.40 hrs
10/29/20	LCW	Review draft erosion repair and security services agreements and provide comments to same; confer with Smith regarding amenity management services.	1.20 hrs
10/29/20	DHS	Finalize agreement with Crosscreek Environmental; transmit to Croom; confer with staff about revisions to the security agreement with Complete IT.	0.80 hrs

Total fees for this matter \$4,976.00

DISBURSEMENTS

Bill Tracking Service 3.03

Total disbursements for this matter \$3.03

MATTER SUMMARY

Sier, Deborah H.	8.00 hrs	215 /hr	\$1,720.00
Whelan, Lindsay C.	11.10 hrs	265 /hr	\$2,941.50
Clavenna, Lydia M. - Paralegal	0.50 hrs	140 /hr	\$70.00
Gentry, Lauren M.	0.90 hrs	215 /hr	\$193.50
Warren, Sarah S.	0.20 hrs	255 /hr	\$51.00

TOTAL FEES	\$4,976.00
TOTAL DISBURSEMENTS	\$3.03

TOTAL CHARGES FOR THIS MATTER \$4,979.03

BILLING SUMMARY

Sier, Deborah H.	8.00 hrs	215 /hr	\$1,720.00
Whelan, Lindsay C.	11.10 hrs	265 /hr	\$2,941.50
Clavenna, Lydia M. - Paralegal	0.50 hrs	140 /hr	\$70.00
Gentry, Lauren M.	0.90 hrs	215 /hr	\$193.50
Warren, Sarah S.	0.20 hrs	255 /hr	\$51.00

TOTAL FEES \$4,976.00

TOTAL DISBURSEMENTS \$3.03

TOTAL CHARGES FOR THIS BILL \$4,979.03

Please include the bill number with your payment.

Date Rec'd Rizzetta & Co., Inc. NOV 25 2020

D/M approval SC Date 12/01/2020

Date entered NOV 25 2020

Fund 001 GL 51400 OC 3107

Check #



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/18/2020	156301

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Property Information

Estimate #
68251

Work Order #

PO / PA #

Description	Qty	Rate	Amount
<p>Proposal to remove and replace annual selection at entry. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'</p> <p>Annuals - Winter Mix 4' Pot</p> <p>Date Rec'd Rizzetta & Co., Inc. 11/18/20 D/M approval <u>SC</u> Date 11/19/2020 Date entered 11/19/2020 Fund 001 GL 53900 OC 4604 Check # _____</p>	580	2.25	1,305.00
Total			\$1,305.00
<p>Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.</p>	Terms	Due Date	Payments/Credits
	Net 30	12/18/2020	Balance Due
			\$1,305.00



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/21/2020	156376

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Property Information

Estimate #
68256

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace 6 inch spray head with spray nozzle Initial irrigation inspection repair needed: Replace 1 broken or leaking 6 inch spray head. Date Rec'd Rizzetta & Co., Inc. <u>11/23/20</u> D/M approval <u>XC</u> Date <u>12/01/2020</u> Date entered <u>NOV 24 2020</u> Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # <u> </u>	1	24.00	24.00
XC Hybrid controller on Victory Gallop Loop		Total	\$24.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	12/21/2020	Balance Due



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Belmont CDD
Justin Croom
9428 Camden Field Parkway
Riverview, FL 33578

Date	10/17/2020
Estimate #	68256
LMP REPRESENTATIVE	
JF-TI	
PO #	
Work Order #	

XC Hybrid controller on Victory Gallop Loop

DESCRIPTION	QTY	COST	TOTAL
Replace 6 inch spray head with spray nozzle Initial irrigation inspection repair needed: Replace 1 broken or leaking 6 inch spray head.	1	24.00	24.00

TERMS AND CONDITIONS:

TOTAL	\$24.00
--------------	----------------

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE

Landscape Maintenance Professionals, Inc.		Property:		Date: <u>10-9-20</u>						
		<u>Belmont</u>		Technician: <u>JAMES</u>						
				Arrive/ Depart: <u>1</u>						
P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com										
Clock Type/ #	<u>MC hybrid</u>	<u>Victory Gallop Leaf</u>	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1		
Rain Sensor	ok	bad		Battery Replaced	Y	N		<u>12 AM</u>	2	
Notes:							Pgm B	1		
								2		
							Pgm C	1		
								2		
							Pgm D	1		
								2		

Programs					Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D		Labor	Hrs	Rate	Amount
1	<u>S</u>	<u>20</u>				<u>1 spray head</u>	Supervisor:			
2	<u>S</u>	<u>20</u>					Technician:			
3	<u>O</u>	<u>20</u>					Total Labor Charges \$			
4	<u>D</u>	<u>20</u>					Materials	QTY	Unit	Extended
5	<u>B</u>	<u>15</u>					<u>Replace 6" spray head</u>	<u>1</u>	<u>24.00</u>	
6	<u>S</u>	<u>20</u>								
7	<u>D</u>	<u>20</u>								
8	<u>S</u>	<u>20</u>								
9	<u>S</u>	<u>20</u>								
10	<u>D</u>	<u>35</u>								
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23							Total Materials	<u>\$ 24.00</u>		
24							Total Labor	\$		
Season Adjust %							Grand Total	<u>\$ 24.00</u>		
Run Time							Bill To:			

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

68256



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/21/2020	156377

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Property Information

Estimate #
68257

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace fixed spray nozzle Initial Irrigation inspection repairs needed: Replace 24 clogged or damaged spray nozzles. Date Rec'd Rizzetta & Co., Inc. <u>11/23/20</u> D/M approval <u>SC</u> Date <u>12/01/2020</u> Date entered <u>NOV 24 2020</u> Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # <u> </u>	24	5.00	120.00
XC Hybrid on New Minster Loop.		Total	\$120.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	12/21/2020	Balance Due

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Belmont CDD
Justin Croom
9428 Camden Field Parkway
Riverview, FL 33578

Date	10/17/2020
Estimate #	68257
LMP REPRESENTATIVE	
JF-TI	
PO #	
Work Order #	

XC Hybrid on New Minster Loop.

DESCRIPTION	QTY	COST	TOTAL
Replace fixed spray nozzle	24	5.00	120.00
Initial irrigation inspection repairs needed: Replace 24 clogged or damaged spray nozzles.			

TERMS AND CONDITIONS:

TOTAL	\$120.00
--------------	-----------------

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE _____



Landscape
Maintenance
Professionals, Inc.

Property:

Belmont

Date

10-9-20

Technician

James

Arrive/ Depart

1

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com

Clock Type/ H	xc-hybrid	New minster Loop	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1		
Rain Sensor	ok	bad	Battery Replaced	Y	N		3 Am	2		
Notes:							Pgm B	1		
								2		
							Pgm C	1		
								2		
							Pgm D	1		
								2		

Zone #	Type	A	B	C	D	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
1	S	15					12 Nozzle	Labor	Hrs	Rate	Amount
2	S	15					12 Nozzle	Supervisor:			
3	B	30						Technician:			
4	R	35						Total Labor Charges \$			
5	R	35						Materials	QTY	Unit	Extended
6	D	25						Replace spray Nozzle	24.00	5.00	120.00
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23								Total Materials	\$	120.00	
24								Total Labor	\$		
Season Adjust %								Grand Total	\$		
Run Time								Bill To:			

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

68257



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/21/2020	156378

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Property Information

Estimate #
68258

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace 6 inch spray head with spray nozzle	1	24.00	24.00
Replace fixed spray nozzle	1	5.00	5.00
Irrigation inspection repairs needed: Replace 1 broken or leaking spray head. Replace 1 clogged or damaged spray nozzle.			
Date Rec'd Rizzetta & Co., Inc. <u>11/23/20</u> D/M approval <u>SC</u> Date <u>12/01/2020</u> Date entered <u>NOV 24 2020</u> Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # <u> </u>			
XC Hybrid on Sage Creek Dr.		Total	\$29.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date
		Net 30	12/21/2020
		Payments/Credits	\$0.00
		Balance Due	\$29.00



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Date	10/17/2020
Estimate #	68258
LMP REPRESENTATIVE	
JF-TI	
PO #	
Work Order #	

XC Hybrid on Sage Creek Dr.

DESCRIPTION	QTY	COST	TOTAL
Replace 6 inch spray head with spray nozzle	1	24.00	24.00
Replace fixed spray nozzle	1	5.00	5.00
Irrigation inspection repairs needed: Replace 1 broken or leaking spray head. Replace 1 clogged or damaged spray nozzle.			

TERMS AND CONDITIONS:

TOTAL	\$29.00
--------------	----------------

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OWNER / AGENT

DATE



Landscape
Maintenance
Professionals, Inc.

Property:

Belmont

Date

10-9-20

Technician

James

Arrive/ Depart

1

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com

Clock Type/ #

XC-hybrid

Sage creek DT

Start

Sun

Mon

Tue

Wed

Thu

Fri

Sat

Battery Date

Confirm Time/ Date

Y

Time/Date Adjust

Y

N

Pgm A 1

Rain Sensor

ok

bad

Battery Replaced

Y

N

12 AM 2

Pgm B 1

2

Pgm C 1

2

Pgm D 1

2

Notes:

		Programs					Page 2
Zone #	Type	A	B	C	D	Zone Information	
1	S	30					
2	S	30					
3	S	30				1 spray head	
4	D	30					
5	S	30				1 Nozzle	
6	R	30					
7	R	30					
8	B	30					
9	D	45					
10	D	30					
11	D	45					
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
Technician Adjust %							
Run Time							

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

68258



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/21/2020	156379

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Property Information

Estimate #
68259

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace 6 inch spray head with spray nozzle	1	24.00	24.00
Replace fixed spray nozzle	2	5.00	10.00
Initial irrigation inspection repairs needed: Replace 1 broken or leaking 6 inch spray head. Replace 2 clogged or damaged spray nozzles.			
 Date Rec'd Rizzetta & Co., Inc. <u>11/23/20</u> D/M approval <u>SC</u> Date <u>12/01/2020</u> Date entered <u>NOV 24 2020</u> Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # _____			

XC Hybrid on Sage Creek and Ivory.		Total	\$34.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	12/21/2020	Balance Due



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Date	10/17/2020
Estimate #	68259
LMP REPRESENTATIVE	
JF-TI	
PO #	
Work Order #	

XC Hybrid on Sage Creek and Ivory.

DESCRIPTION	QTY	COST	TOTAL
Replace 6 inch spray head with spray nozzle	1	24.00	24.00
Replace fixed spray nozzle	2	5.00	10.00
Initial irrigation inspection repairs needed: Replace 1 broken or leaking 6 inch spray head. Replace 2 clogged or damaged spray nozzles.			

TERMS AND CONDITIONS:

TOTAL	\$34.00
--------------	----------------

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OWNER / AGENT

DATE



Landscape
Maintenance
Professionals, Inc.

Property:

Belmont

Date

10-9-20

Technician

James

Arrive/ Depart

1

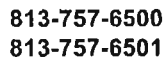
P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com

Clock Type/ #	KC-hybrid Sagecreek Dr # Every				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1				
Rain Sensor	ok	bad		Battery Replaced	Y	N						

Notes:

Programs					Zone Information								
Zone #	Type	A	B	C	D	Technician Use Only (Use Standard Invoice forms for additional charges)							
1	S	1/2				2 NOZZLE							
2	R	1/2				Labor							
3	D	1/2				Hrs							
4	D	1/2				Rate							
5	S	1/2				Amount							
6	D	1/2				Supervisor:							
7						Technician:							
8						Total Labor Charges \$							
9						Materials							
10						QTY							
11						Unit							
12						Extended							
13						Replace 6' spray							
14						1							
15						24.00							
16						Replace spray nozzle							
17						2							
18						5.00							
19						10.00							
20													
21													
22													
23													
24													
Season Adjust %						Total Materials							
Run Time						\$ 34.00							
						Total Labor							
						\$							
						Grand Total							
						\$							
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information						Bill To:							

68259



Date	Invoice #
11/21/2020	156380

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

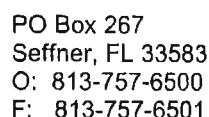
Property Information

Estimate #
68260

Work Order #

PO / PA #

Description		Qty	Rate	Amount
Repair drip irrigation leak Irrigation inspection repair needed: Repair 1 drip irrigation leak. Date Rec'd Rizzetta & Co., Inc. <u>11/23/20</u> D/M approval <u>SC</u> Date <u>12/01/2020</u> Date entered <u>NOV 24 2020</u> Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # <u> </u>		1	5.00	5.00
I-CORE on Ivory Dr.			Total	\$5.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/21/2020	Balance Due	\$5.00



Submitted To:

Belmont CDD
Justin Croom
9428 Camden Field Parkway
Riverview, FL 33578

I-CORE on Ivory Dr.

Date	10/17/2020
Estimate #	68260
LMP REPRESENTATIVE	
JF-TI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Repair drip irrigation leak	1	5.00	5.00
Irrigation inspection repair needed: Repair 1 drip irrigation leak.			

TERMS AND CONDITIONS:

TOTAL	\$5.00
--------------	---------------

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE _____



Landscape
Maintenance
Professionals, Inc.

Property:

Belmont

Date

10-9-20

Technician

James

Arrive/Depart

1

P.O. 267 Seffner, Florida 33583 * (813) 757-6500 Fax: (813) 757-6501 * www.lmpro.com

Clock Type/ #

I-core

IVORY DR

Start

Sun

Mon

Tue

Wed

Thu

Fri

Sat

Battery Date

Confirm Time/ Date

Y

Time/Date Adjust

Y

N

Pgm A 1

Rain Sensor

ok

bad

Battery Replaced

Y

N

10:30 PM 2

Pgm B 1

10:30 PM 2

Pgm C 1

2

Pgm D 1

2

Notes:

Zone #	Type	Programs				Zone Information
		A	B	C	D	
1	S	30				
2	D	30				
3	D	30				
4	R	30				
5	R	30				
6	D	30				
7	D	30				
8	S	30				
9	R	30				
10	R	30				
11	B	30				
12	D	30				
13	R	30				
14	D	45				cut drip
15	R	30				
16	B	30				
17	D	30				
18	D	30				
19	B	30				
20	D	30				
21	B	30				
22	R	40				
23	S	30				
24		30				

Season Adjust %

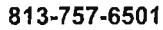
Run Time

Technician Use Only (Use Standard Invoice forms for additional charges)			
Labor		Hrs	Rate
Supervisor:			
Technician:			
Total Labor Charges		\$	
Materials		QTY	Unit
Repair drip line		1	\$5.00
- 16075 FTEE			
- drip cap			
- drip tube			
Total Materials		\$	
Total Labor		\$	
Grand Total		\$	5.00

Bill To:

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

68260



Description		Qty	Rate	Amount
Replace MP Rotator nozzle Irrigation inspection repair needed: Replace 2 clogged or damaged MP Rotator nozzles. Date Rec'd Rizzetta & Co., Inc. <u>11/23/20</u> D/M approval <u>SC</u> Date <u>12/01/2020</u> Date entered <u>NOV 24 2020</u> Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # <u> </u>		2	13.00	26.00
NODE on Stedfast Ct.			Total	\$26.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/21/2020	Balance Due	\$26.00



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Belmont CDD
Justin Croom
9428 Camden Field Parkway
Riverview, FL 33578

Date	10/17/2020
Estimate #	68261
LMP REPRESENTATIVE	
JF-TI	
PO #	
Work Order #	

NODE on Stedfast Ct.

DESCRIPTION	QTY	COST	TOTAL
Replace MP Rotator nozzle Irrigation inspection repair needed: Replace 2 clogged or damaged MP Rotator nozzles.	2	13.00	26.00

TERMS AND CONDITIONS:**TOTAL****\$26.00**

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OWNER / AGENT

DATE

Landscape Maintenance Professionals, Inc.		Property: Belmont				Date: 10-12-20							
						Technician: James							
						Arrive/ Depart: 1							
P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com													
Clock Type/ # NODE		StedEast ct				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1						
Rain Sensor	ok	bad	Battery Replaced	Y	N		11 59 PM						
Notes:						Pgm B	1						
							2						
						Pgm C	1						
							2						
						Pgm D	1						
							2						

Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
							Labor	Hrs	Rate	Amount
1	MP 30									
2	MP 30					2 Nozzle	Supervisor:			
3							Technician:			
4							Total Labor Charges \$			
5							Materials	QTY	Unit	Extended
6							Replace MP Rotator	2	13.00	26.00
7							Nozzle			
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23							Total Materials	\$	26.00	
24							Total Labor	\$		
See Note on Adjunct %							Grand Total	\$		
Run Time							Bill To:			

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

68261



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/21/2020	156382

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Property Information

Estimate #
68262

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace MP Rotator nozzle Irrigation inspection repairs needed: Replace 4 clogged or damaged MP Rotator nozzles. Date Rec'd Rizzetta & Co., Inc. <u>11/23/20</u> D/M approval <u>SC</u> Date <u>12/01/2020</u> Date entered <u>NOV 24 2020</u> Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # <u></u>	4	13.00	52.00

NODE on Count Fleet Dr.		Total	\$52.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	12/21/2020	Balance Due



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Belmont CDD
Justin Croom
9428 Camden Field Parkway
Riverview, FL 33578

Date	10/17/2020
Estimate #	68262
LMP REPRESENTATIVE	
JF-TI	
PO #	
Work Order #	

NODE on Count Fleet Dr.

DESCRIPTION	QTY	COST	TOTAL
Replace MP Rotator nozzle Irrigation inspection repairs needed: Replace 4 clogged or damaged MP Rotator nozzles.	4	13.00	52.00

TERMS AND CONDITIONS:

TOTAL	\$52.00
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OWNER / AGENT

DATE

Landscape Maintenance Professionals, Inc.		Property: Belmont				Date: 10-12-20										
						Technician: James										
						Arrive/ Depart: 1										
P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com																
Clock Type/ # Node		count Fleet of				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat			
Battery Date		Confirm Time/ Date		Y	Time/Date Adjust	Y	N	Pgm A 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Rain Sensor ok bad		Battery Replaced		Y	N	11:59 PM 2		Pgm B 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Notes:								Pgm B 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
								Pgm C 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
								Pgm C 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
								Pgm D 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
								Pgm D 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Programs								Technician Use Only (Use Standard Invoice forms for additional charges)								
Zone #	Type	A	B	C	D	Zone Information			Labor							
1	MP 30					4 Nozzle			Hrs		Rate		Amount			
2	MP 30								Supervisor:							
3									Technician:							
4																
5									Total Labor Charges \$							
6									Materials		QTY	Unit	Extended			
7									Replace mp Rotator		4	13.00	52.00			
8									Nozzle							
9																
10																
11																
12																
13																
14																
15																
16																
17																
18																
19																
20																
21																
22																
23									Total Materials		\$ 52.00					
24									Total Labor		\$					
Season Adjust %								Grand Total		\$						
Run Time								Bill To:								

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

68262



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/21/2020	156383

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Property Information

Estimate #
68263

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace NODE200 Hunter 2 station battery operated controller Irrigation inspection repair needed: Replace faulty Hunter 2 station battery operated controller. Date Rec'd Rizzetta & Co., Inc. <u>11/23/20</u> D/M approval <u>SC</u> Date <u>12/01/2020</u> Date entered <u>NOV 24 2020</u> Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # _____	1	175.00	175.00
NODE on Cedar Park		Total	\$175.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	12/21/2020	Balance Due



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Belmont CDD
Justin Croom
9428 Camden Field Parkway
Riverview, FL 33578

Date	10/17/2020
Estimate #	68263
LMP REPRESENTATIVE	
JF-TI	
PO #	
Work Order #	

NODE on Cedar Park

DESCRIPTION	QTY	COST	TOTAL
Replace NODE200 Hunter 2 station battery operated controller Irrigation inspection repair needed: Replace faulty Hunter 2 station battery operated controller.	1	175.00	175.00

TERMS AND CONDITIONS:

TOTAL	\$175.00
--------------	-----------------

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE

**Property:**

Belmont

Date _____

10-12-20

Technician

James

Arrive/ Depart

10

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com

Clock Type / #		Cedar Park						Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Battery Date		Confirm Time/ Date		Y	Time/Date Adjust		Y	N	Pgm A	1						
Rain Sensor	ok	bad	Battery Replaced		Y	N			12 AM	2						

Notes:

Programs						Pgm D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Zone #	Type	A	B	C	D	Zone Information					Technician Use Only (Use Standard Invoice forms for additional charges)																			
											Labor		Hrs	Rate	Amount															
											Supervisor:																			
											Technician:																			
											Materials		QTY	Unit	Extended															
1	MP	85																												
2	MP	30																												
3						NoDe																								
4																														
5																														
6											Hunter NoDe 200		1	175.00																
7																														
8																														
9																														
10																														
11																														
12																														
13																														
14																														
15																														
16																														
17																														
18																														
19																														
20																														
21																														
22																														
23																														
24																														
Season Adjust %											Total Materials		\$ 175.00																	
Run Time											Total Labor		\$																	
											Grand Total		\$																	

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Bill To:

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Bill To:

68263



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/1/2020	156451

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Property Information
Belmont CDD

Services for the month December 2020

Description	Qty	Rate	Amount
Monthly Ground Maintenance	1	13,907.75	13,907.75
Monthly Ground Maintenance- Pond [Effective 10-1-2020]	1	4,400.00	4,400.00
Date Rec'd Rizzetta & Co., Inc. <u>11/23/2020</u> D/M approval <u>SC</u> Date <u>12/01/2020</u> Date entered <u>NOV 24 2020</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____			

			Total	\$18,307.75
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/31/2020	Balance Due	\$18,307.75



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/30/2020	156738

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Palm Fertilizer	1	1,816.50	1,816.50
<div>Date Rec'd Rizzetta & Co., Inc. <u>12/8/2020</u> D/M approval <u>SC</u> Date <u>12/14/2020</u> Date entered <u>12/9/2020</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____</div>			

Nov. 2020		Total	\$1,816.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	12/30/2020	Balance Due \$1,816.50



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/30/2020	156739

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pest Control	1	655.00	655.00
<div> Date Rec'd Rizzetta & Co., Inc. <u>12/8/2020</u> D/M approval <u>SC</u> Date <u>12/14/2020</u> Date entered <u>12/9/2020</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # <u> </u> </div>			

Nov. 2020		Total	\$655.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	12/30/2020	Balance Due

Location: Beltway

Date: 11/20/20

Veh# 100 Tr#

TECHNICIAN: Tom Kennedy
HELPER: David McDaniel

AIR TEMP

WIND SPEED/ DIRECTION

PRECIP%

ARRIVE: 1:40

DEPART: 3:30

INSTRUCTIONS/ TECHNICIAN NOTE(S):

☐ Complete
☐ Incomplete

Use back as needed -->

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>Brotol JS</u>	<u>3600</u>	<u>60</u>		<u>St Augustine</u>	<u>EX-100</u>	<u>2991/449</u>
				<u>Zoysia</u>		
				<u>Bermuda</u>		
				<u>Bahia</u>		
				<u>Ornamentals</u>		

FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>Triathlon</u>	<u>21600</u>	<u>60</u>		<u>St Augustine</u>	<u>EX-100</u>	<u>2991/449</u>
				<u>Zoysia</u>		
				<u>Bermuda</u>		
				<u>Bahia</u>		
				<u>Ornamentals</u>		

HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>St Augustine</u>	<u>9000</u>	<u>60</u>		<u>St Augustine</u>	<u>EX-100</u>	<u>2991/449</u>
<u>Triathlon</u>	<u>15600</u>	<u>60</u>		<u>Zoysia</u>	<u>EX-100</u>	<u>2991/449</u>
<u>Resinate</u>	<u>3 Lbs</u>	<u>60</u>		<u>Bermuda</u>	<u>EX-100</u>	<u>2991/449</u>
				<u>Bahia</u>		
				<u>Ornamentals</u>		

HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
					<u>EX-100</u>	<u>2991/449</u>

FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>4-0-0</u>	<u>15 Lbs</u>	<u>60</u>		<u>St Augustine</u>	<u>EX-100</u>	<u>2991/449</u>
				<u>Zoysia</u>		
				<u>Bermuda</u>		
				<u>Bahia</u>		
				<u>Ornamentals</u>		
				<u>Palms</u>		

OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>Black Bio-</u>	<u>384</u>	<u>60</u>		<u>St Augustine</u>		
<u>The Works</u>	<u>96</u>	<u>60</u>		<u>Zoysia</u>		
				<u>Bermuda</u>		
				<u>Bahia</u>		
				<u>Ornamentals</u>		

CHECKLIST: ☐ Label Book ☐ SDS Book ☐ Spill Kit ☐ Cones ☐ Safety Glasses + VEST ☐ Face Shield ☐ Boots
Gloves ☐ Respirator ☐ First Aid Kit ☐ Posting Signs ☐ Marker ☐ Irrigation Flags (Pink)

☐ ISR?

☐ Nitrite

DAILY: Vehicle: ☐ Oil Chk ☐ Water Level Chk ☐ Cleaned

EQUIPMENT: ☐ Oil Chk ☐ Hydro Oil Chk ☐ Cleaned



Location: Belmont

Date: 11/14/20

Veh# 88 Tr#

TECHNICIAN: David Mason
HELPER: Jose Rios

AIR TEMP

82

WIND SPEED/ DIRECTION

6 MPH ENE

PRECIP%

0%

ARRIVE:

8:30

DEPART:

12:00

INSTRUCTIONS/ TECHNICIAN NOTE(S):

☒ Complete
☐ Incomplete

Use back as needed -->

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

HERBICIDE (NS)*	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>Round up</u>	<u>600 oz</u>	<u>150</u>	<u>150,000</u>	<u>Complete spray of herbicide to kill unwanted weeds and grass</u>	<u>water</u>	<u>1 gal - 1000</u>

FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		
				Palms		

OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>The works</u>	<u>96 oz</u>	<u>150</u>	<u>150,000</u>	<u>St Augustine</u> <u>Zoysia</u> <u>Bermuda</u> <u>Bahia</u> <u>Ornamentals</u>	<u>sucker sprayer</u>	<u>water</u> <u>1 gal - 1000</u>

CHECKLIST: ☐ Label Book ☐ SDS Book ☐ Spill Kit ☐ Cones ☐ Safety Glasses + VEST ☐ Face Shield ☐ Boots
Gloves ☐ Respirator ☐ First Aid Kit ☐ Posting Signs ☐ Marker ☐ Irrigation Flags (Pink)

☐ ISR?

☐ Nitrile

DAILY: Vehicle: ☐ Oil Chk ☐ Water Level Chk ☐ Cleaned

EQUIPMENT: ☐ Oil Chk ☐ Hydro Oil Chk ☐ Cleaned



Location: Belmont

11/18/20 Date

Veh#

Trk#

TECHNICIAN: Ian Kennedy
HELPER: Chad McDonaldAIR TEMP
73WIND SPEED/DIRECTION
NE 16PRECIP%
0ARRIVE:
11:20DEPART:
3:15

INSTRUCTIONS/TECHNICIAN NOTE(S):

☐ Complete☐ Incomplete

Palms

Use back as needed -->

INSECTICIDE	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

FUNGICIDE	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

HERBICIDE (S)*	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

HERBICIDE (NS)*	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate

FERTILIZER	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		
8-0-12	650			Palms	Hand	1.5 lbs per sqft

OTHER	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

CHECKLIST: ☐ Label Book ☐ SDS Book ☐ Spill Kit ☐ Cones ☐ Safety Glasses + VEST ☐ Face Shield ☐ Boots
Gloves ☐ Respirator ☐ First Aid Kit ☐ Posting Signs ☐ Marker ☐ Irrigation Flags (Pink)☐ ISR?☐ NitrateDAILY: Vehicle: ☐ Oil Chk ☐ Water Level Chk ☐ CleanedEQUIPMENT: ☐ Oil Chk ☐ Hydro Oil Chk ☐ Cleaned



Location: Belmont
Address:

Date: 11-18-20

Veh#

Till

102

122

TECHNICIAN: Will. Am
HELPER: CalDrowe

AIR TEMP

73°

WIND SPEED/DIR CTOR

16

NE

PRC MPH

0

ARRIVE:

11:30

DEPART:

3:15

INSTRUCTIONS/ TECHNICIAN NOTE(S):

Fert Pals
completed Pals to Sherwood and Park's in Shumard.
W. New Lake, Walnut Run.
Left to do Clubhouse Amenities / See Norse / Ivory / Sage.

☐ Complete

☒ Uncomplete

Use back as needed - >

INSECTICIDE	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

FUNGICIDE	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

HERBICIDE (S)*	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

HERBICIDE (NS)*	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate

FERTILIZER	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		
<u>80-12-</u>	<u>350</u>	<u>78.5</u>		<u>Bahia</u>		

OTHER	OZ./LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

CHECKLIST: ☒ Label Book ☒ SDS Book ☒ Spill Kit ☒ Cones ☒ Safety Glasses ☒ VEST ☒ Face Shield ☒ Boots
☒ Gloves ☐ Respirator ☒ First Aid Kit ☒ Posting Signs ☒ Marker ☒ Stimulation Flags (Pink)

☒ ISR?

☒ Nitrile

DAILY: Vehicle: ☒ Oil Chk ☒ Water Level Chk ☒ Cleaned EQUIPMENT: ☒ Oil Chk ☒ Hydro Oil Chk ☒ Cleaned



Location: Belmont

Date: 11.14.20

Veh#

Tr#

102

122

TECHNICIAN:

HELPER:

AIR TEMP

61

WIND SPEED/ DIRECTION

9

NE

PRECIP%

0

ARRIVE:

8:30

DEPART:

2:20

INSTRUCTIONS/ TECHNICIAN NOTE(S):

Finish Fertilizing all Palms
Finished All Palms except those that are braced & wrapped Palms
Ground ANEWATIES CTR.

X Complete

□ Incomplete

Use back as needed -->

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate

FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		
80/10	500	100	1000	Palms	Hand	

OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
				St Augustine		
				Zoysia		
				Bermuda		
				Bahia		
				Ornamentals		

CHECKLIST: ☒ Label Book ☒ SDS Book ☒ Spill Kit ☒ Cones ☒ Safety Glasses + VEST ☐ Face Shield ☒ Boots
Gloves ☐ Respirator ☒ First Aid Kit ☐ Posting Signs ☒ Marker ☒ Irrigation Flags (Pink)

NISR?

☐ Nitrile

DAILY: Vehicle: ☒ Oil Chk ☒ Water Level Chk ☒ Cleaned EQUIPMENT: ☒ Oil Chk ☐ Hydro Oil Chk ☒ Cleaned

Location: Belmont

11/20/20 Date

Veh#

90

Tlr#

TECHNICIAN: David Mason

HELPER: Jose Rios

AIR TEMP

WIND SPEED/ DIRECTION

PRECIP%

ARRIVE:

1:40

DEPART:

3:30

INSTRUCTIONS/ TECHNICIAN NOTE(S):

☐ Complete

☐ Incomplete

Use back as needed -->

INSECTICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>Bifen XTS</u>	<u>32 oz</u>	<u>100</u>		<u>St Augustine</u> <u>Turf Insects</u>	<u>T/T</u>	<u>2gal per 1000</u>
				<u>Zoysia</u>		
				<u>Bermuda</u>		
				<u>Bahia</u>		
				<u>Ornamentals</u>		

FUNGICIDE	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>T-methyl</u>	<u>70 oz</u>	<u>100</u>		<u>St Augustine</u> <u>Turf Fungus</u>	<u>T/T</u>	<u>2gal - 1000</u>
				<u>Zoysia</u>		
				<u>Bermuda</u>		
				<u>Bahia</u>		
				<u>Ornamentals</u>		

HERBICIDE (S)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>MSM</u>	<u>.33</u>	<u>100</u>		<u>St Augustine</u> <u>Turf Weeds</u>	<u>T/T</u>	<u>2gal - 1000</u>
<u>Basagran</u>	<u>32</u>	<u>100</u>		<u>Zoysia</u>		
<u>Resoluto</u>	<u>16</u>	<u>100</u>		<u>Bermuda</u>		
				<u>Bahia</u>		
				<u>Ornamentals</u>		

HERBICIDE (NS)*	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate

FERTILIZER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>40-0-0</u>	<u>25 lb</u>	<u>100</u>		<u>St Augustine</u> <u>Turf Fert</u>	<u>T/T</u>	<u>2gal - 1000</u>
				<u>Zoysia</u>		
				<u>Bermuda</u>		
				<u>Bahia</u>		
				<u>Ornamentals</u>		
				<u>Palms</u>		

OTHER	OZ./ LBS	GALLONS	SQFT	TARGET	Method	Flow Rate
<u>Black - Bio</u>	<u>128 oz</u>	<u>100</u>		<u>St Augustine</u> <u>Turf micro nutrients</u>	<u>T/T</u>	<u>2gal - 1000</u>
<u>The works</u>	<u>32 oz</u>	<u>100</u>		<u>Zoysia</u> <u>Turf surfactant</u>	<u>T/T</u>	<u>2gal - 1000</u>
				<u>Bermuda</u>		
				<u>Bahia</u>		
				<u>Ornamentals</u>		

CHECKLIST: ☐ Label Book ☐ SDS Book ☐ Spill Kit ☐ Cones ☐ Safety Glasses + VEST ☐ Face Shield ☐ Boots
Gloves ☐ Respirator ☐ First Aid Kit ☐ Posting Signs ☐ Marker ☐ Irrigation Flags (Pink)

☐ ISR?

☐ Nitrite

DAILY: Vehicle: ☐ Oil Chk ☐ Water Level Chk ☐ Cleaned

EQUIPMENT: ☐ Oil Chk ☐ Hydro Oil Chk ☐ Cleaned



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/7/2020	156800

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Property Information

Estimate #
68171

Work Order #

PO / PA #
88551

Description	Qty	Rate	Amount
<p>Proposal to remove, deliver, and replace St. Augustine sod in area 3, 5, and 6 along the Paseo el Mar Drive. This includes repair/installation of irrigation to assure success of the turf. Please refer to the attached map for location of targeted areas.</p> <p>Irrigation modifications and adjustments include zone(s) 16, 18, 19, 20, 21, 22, 24, 25, and 26 on irrigation controller located at Gate Dancer/ Celtic Ash, generally referred to as Controller 'C'. Work includes:</p> <ul style="list-style-type: none"> - Adding 6" spray heads w/ piping on Zone 16; Six (6) total - Replacing 6" spray heads; one each on Zone(s) 20, 24, and 26 - Replacing standard nozzles with MP Rotators; Across all zones - Relocating one (1) spray head for proper coverage; Zone 20 - Flagging 600 heads <p>All work includes, clean-up, removal, and disposal of debris generated during the course of work.</p>			
		Total	
<p>Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.</p>	Terms	Due Date	Payments/Credits
	Net 30	1/6/2021	Balance Due



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/7/2020	156800

Bill To:
Belmont CDD Justin Croom 9428 Camden Field Parkway Riverview, FL 33578

Property Information

Estimate #
68171

Work Order #

PO / PA #
88551

Description	Qty	Rate	Amount
Sod Prep (St. Augustine) SF Irrigation Modifications/ Adjustments	66,000 1	0.80 2,010.00	52,800.00 2,010.00
<div> Date Rec'd Rizzetta & Co. Inc. <u>12/07/2020</u> D/M approval <u>XC</u> Date <u>12/14/2020</u> Date entered <u>12/9/2020</u> Fund <u>001</u> GL <u>57200</u> OC <u>6403</u> Check # _____ </div>			
Total			\$54,810.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	1/6/2021	Balance Due
			\$0.00
			\$54,810.00



16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

INVOICE

Belmont CDD Clubhouse
10050 Paseo Al Mar Blvd.
Riverview, FL 33578

Date: 11-24-20

Account Number: 9677
Invoice Number: 220039
Previous Balance: \$65.00
Commercial General Pests \$65.00
Sales Tax: \$0.00
Service Amount: \$65.00

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Check /Cash: _____

Technician(s): RJ

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input checked="" type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input checked="" type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest

- | | |
|---|--|
| <input type="checkbox"/> Acrobat Ants | <input type="checkbox"/> Pantry pests |
| <input type="checkbox"/> Argentine Ants | <input checked="" type="checkbox"/> Paper Wasps |
| <input type="checkbox"/> Bed Bugs | <input type="checkbox"/> Pharaoh Ants |
| <input type="checkbox"/> Carpenter Ants | <input checked="" type="checkbox"/> Preventative |
| <input type="checkbox"/> Crazy Ants | <input type="checkbox"/> Roaches |
| <input type="checkbox"/> Drain Flies | <input type="checkbox"/> Silverfish |
| <input type="checkbox"/> Fire Ants | <input checked="" type="checkbox"/> Spiders |
| <input type="checkbox"/> Fleas | <input type="checkbox"/> Ticks |
| <input type="checkbox"/> German Roaches | <input type="checkbox"/> White Foot Ants |
| <input type="checkbox"/> Ghost Ants | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Mosquitos | |
| <input checked="" type="checkbox"/> Mud Daubers | |

Treatment

- | | |
|--|---|
| <input type="checkbox"/> Advion Ant Bait Station .1% | <input type="checkbox"/> Niban FG 5% |
| <input type="checkbox"/> Advion Ant Gel Bait .05% | <input type="checkbox"/> Nyguard IGR 10% |
| <input type="checkbox"/> Advion Roach Bait Stn .5% | <input type="checkbox"/> Onslaught 6.4% |
| <input type="checkbox"/> Advion Roach Gel Bait .6% | <input checked="" type="checkbox"/> Perimeter Sweep |
| <input type="checkbox"/> Alpine Aerosol .25% | <input type="checkbox"/> Taurus .06% |
| <input type="checkbox"/> Biozyme | <input type="checkbox"/> Talstar Xtra .25% |
| <input type="checkbox"/> CM Insect Monitors | <input type="checkbox"/> Transport GHP .11% |
| <input type="checkbox"/> Dekko Silver Fish Paks 20% | <input checked="" type="checkbox"/> Transport Mikron .11% |
| <input type="checkbox"/> D-Fense Dust .05% | <input type="checkbox"/> Vector Bio 5 |
| <input type="checkbox"/> Gentrol Liquid 9% | <input type="checkbox"/> Wasp Freeze .1% |
| <input checked="" type="checkbox"/> Inspection | <input type="checkbox"/> Web Out 10.5% |
| <input type="checkbox"/> Maxforce Quantum .03% | <input type="checkbox"/> _____ |

Rodent Control

- ☐ Mice
☐ Rats
☐ _____

Treatment

- | | |
|--|---|
| <input type="checkbox"/> CM Rat Snap Traps | <input type="checkbox"/> Rodent Bait Stations |
| <input type="checkbox"/> Contrac Blox Bait .005% | <input type="checkbox"/> T-Rex Rat Snap Traps |
| <input type="checkbox"/> Final Blox Bait .005% | <input type="checkbox"/> Victor Glue Boards |

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: Date Rec'd Rizzetta & Co., Inc. NOV 25 2020

D/M approval JC Date 12/01/2020

Date entered NOV 25 2020

Fund 001 GL 57200 OC 4708

Check # _____



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
11/20/20	20203187

Bill To
Belmont CDD 10050 Paseo Al Mar Blvd. Wimauma, FL 33598

Description	Qty	Rate	Amount	DISPATCH	TERMS	P.O. NUMBER
				203702	COD	2020-5353
<p>Proposal #: 2020-5353 Remove and Replace Damaged LED Light Fixtures for Front Entrance: Remove and replace damaged integrated LED RAB light fixtures throughout main entrance. Each fixture that is damaged will require a new post installation to mount securely. (15) RAB integrated 5w fixtures will be replaced and (1) RAB integrated 39w fixture. (16) new mighty posts will be installed to mount all new fixtures on. Make all connections, check for proper operation. (RAB integrated LED fixtures include a full 5-year warranty)</p> <p>Total Proposal: \$4,450</p> <p>Due Upon Acceptance - 11/20/20</p> <p>Sales Tax</p>	1	<p>0.00</p> <p>2,225.00</p> <p>0.00%</p>	<p>0.00</p> <p>2,225.00</p> <p>0.00</p>			
<p>Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business!</p>				<p>Date Rec'd Rizzetta & Co., Inc. 12/3/2020</p> <p>D/M approval <u>SC</u> Date 12/08/2020</p> <p>Date entered 12/3/2020</p> <p>Fund 001 GL 57200 OC 4701</p> <p>Check # _____</p>		
				<p>Total \$2,225.00</p>		
				<p>Payments/Credits \$0.00</p>		
<p><i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i></p>				<p>Balance Due \$2,225.00</p>		



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
11/20/20	20203188

Bill To
Belmont CDD 10050 Paseo Al Mar Blvd. Wimauma, FL 33598

Description	DISPATCH	TERMS	P.O. NUMBER
	203702	COD	2020-5353
Description	Qty	Rate	Amount
Proposal #: 2020-5353 Remove and Replace Damaged LED Light Fixtures for Front Entrance: Remove and replace damaged integrated LED RAB light fixtures throughout main entrance. Each fixture that is damaged will require a new post installation to mount securely. (15) RAB integrated 5w fixtures will be replaced and (1) RAB integrated 39w fixture. (16) new mighty posts will be installed to mount all new fixtures on. Make all connections, check for proper operation. (RAB integrated LED fixtures include a full 5-year warranty) Total Proposal: \$4,450 Due Upon Completion - 11/30/2020 Sales Tax	1	0.00 2,225.00 0.00%	0.00 2,225.00 0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business!		Date Rec'd Rizzetta & Co., Inc. 12/16/2020 D/M approval <u>SC</u> Date 12/21/2020 Date entered 12/16/2020 Fund 001 GL 57200 OC 4701 Check # _____	
		Total	\$2,225.00
		Payments/Credits	\$0.00
In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.		Balance Due	\$2,225.00



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
11/19/20	20203195

Bill To
Belmont CDD 10050 Paseo Al Mar Blvd. Wimauma, FL 33598

	DISPATCH	TERMS	P.O. NUMBER
	203585	COD	
Description	Qty	Rate	Amount
Date of Service: 11/10/20 Location of Service: Tennis Court Service Requested by: Justin Service Performed: Checked tennis court lighting system. Found system is working correctly. Timeclock controls lighting circuit. When it turns on, it delivers power to main on/off switch located at the court entrance. Spoke with Justin about options to change how the system operates. Removal of the main switch from the system at the main entrance, rewired circuitry so the existing time will be the only source of control. Made all necessary connections and test for proper operation. Passed by Tech: Matt Quoted Price - Labor and Materials Included in Pricing Sales Tax	1	250.00 0.00%	0.00 <

*In the event your file has to be placed for collections
we will add the collection cost into the amount owed.
Not to exceed 25% of the balance owed.*



AIR CONDITIONING & HEATING, INC.

www.payneair.com

1048 E Oleander Street
Lakeland, FL 33801-2012
Phone: 863-686-6163
License # CAC1817108

Invoice

Date
11/09/20

Invoice #
C26156

Page 1 of 1

Bill to # 10036

Belmont CDD

9428 Camden Field Parkway

Riverview, FL 33578

Phone: 813-533-2950

NOV 16 2020

Service Location # 10036

Belmont CDD

10050 Paseo Al Mar Blvd

Wimauma, FL 33598

Phone: 813-758-6075

Terms Net 30

PO #

Call #

Salesman -

Description	Amount
-------------	--------

SERVICES PROVIDED

PM - COMMERCIAL - INVOICED

Qty: 1 Preventative Maintenance

Contract Bill Amount

149.00

CONTRACT# 5163-3 EXPIRATION DATE: 12/31/20

Preventive Maintenance Billing

October 2020 visit

	SUB TOTAL	149.00
	SALES TAX	0.00
	TOTAL \$	149.00

Date Rec'd Rizzetta & Co., Inc. Nov 16 2020

D/M approval SC Date 11/19/2020

Date entered 11/19/2020

Fund 001 GL 57200 OC 4707

Check # _____



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0696-0025230
Invoice Number 0696-000919088
Invoice Date December 17, 2020
Previous Balance \$205.18
Payments/Adjustments -\$205.18
Current Invoice Charges \$247.05

Total Amount Due \$247.05	Payment Due Date January 06, 2021
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 11/30	3876	\$205.18

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Belmont Cdd 10050 Paseo Almar Blvd CSA A205587769 Riverview, FL Contract: 9896002 (C1) 1 Waste Container 4 Cu Yd, 1 Lift Per Week Disposal: SOUTH CO - CLASS 1 Pickup Service 01/01-01/31			\$187.20	\$187.20
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$53.90

CURRENT INVOICE CHARGES

Date Rec'd Rizzetta & Co., Inc. DEC 29 2020 \$247.05

D/M approval XC Date 01/04/2021

Date entered DEC 29 2020

Fund 001 GL 53400 OC 4305

Check #

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Please Return This
Portion With Payment

Total Enclosed

Address Service Requested



9896002523000000009190880000247050000247050
BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

Total Amount Due	\$247.05
Payment Due Date	January 06, 2021
Account Number	3-0696-0025230
Invoice Number	0696-000919088



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:



REPUBLIC SERVICES #696
PO BOX 9001099
LOUISVILLE KY 40290-1099

30696002523000000009190880000247050000247050

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/1/2020	INV0000054641

Bill To:

BELMONT CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
December	Upon Receipt	00125

Description	Qty	Rate	Amount
District Management Services	1.00	\$1,533.33	\$1,533.33
Administrative Services	1.00	\$375.00	\$375.00
Accounting Services	1.00	\$1,389.33	\$1,389.33
Financial & Revenue Collections	1.00	\$300.00	\$300.00
Field Services	1.00	\$650.00	\$650.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>NOV 23 2020</u></p> <p>D/M approval <u>SC</u> Date <u>12/01/2020</u></p> <p>Date entered <u>NOV 24 2020</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> \$ <u>1,533.33</u></p> <p>Check # <u>53900</u> <u>3100</u> \$ <u>375.00</u></p> <p><u>3201</u> \$ <u>1,389.33</u></p> <p><u>3111</u> \$ <u>300.00</u></p> <p><u>4658</u> \$ <u>650.00</u></p>			
Subtotal			\$4,247.66
Total			\$4,247.66

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/16/2020	INV0000055217

Bill To:

BELMONT CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
December	Upon Receipt	00125

Description	Qty	Rate	Amount
Excess Meeting Time (over contract limit) 4 hours	1.00	\$175.00	\$175.00
<div> <div>Date Rec'd Rizzetta & Co., Inc.</div> <div>12/16/2020</div> </div> <div> <div>D/M approval</div> <div><i>SC</i></div> </div> <div> <div>Date</div> <div>12/21/2020</div> </div> <div> <div>Date entered</div> <div>12/17/2020</div> </div> <div> <div>Fund 001</div> <div>GL 51100</div> <div>OC 1101</div> </div> <div> <div>Check #</div> <div></div> </div>			
Subtotal			\$175.00
Total			\$175.00

Rizzetta Amenity Services, Inc
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
11/13/2020	INV00000000008151

Bill To:

Belmont CDD
 3434 Colwell Ave.
 Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
November	Due on receipt	00036

Description	Qty	Rate	Amount
Amenity Management Services	1.00	\$900.00	\$900.00
Actual Bi-Weekly Payroll	1.00	\$1,553.42	\$1,553.42
<div> <div>Date Rec'd Rizzetta & Co., Inc.</div> <div>11/13/2020</div> </div> <div> <div>D/M approval <u>SC</u></div> <div>Date 11/19/2020</div> </div> <div> <div>Date entered</div> <div>11/19/2020</div> </div> <div> <div>Fund 001</div> <div>GL 57200</div> <div>OC 3305</div> </div> <div> <div>Check #</div> <div></div> </div>			
Subtotal			\$2,453.42
Total			\$2,453.42

Rizzetta Amenity Services, Inc
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
11/27/2020	INV00000000008181

Bill To:

Belmont CDD
 3434 Colwell Ave.
 Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
November	Due on receipt	00036

Description	Qty	Rate	Amount
Actual Bi-Weekly Payroll	1.00	\$1,539.08	\$1,539.08
Employee(s) Insurance Reimbursement	1.00	\$12.81	\$12.81
<div> <div>Date Rec'd Rizzetta & Co., Inc.</div> <div>12/3/2020</div> </div> <div> <div>D/M approval</div> <div>SC</div> </div> <div> <div>Date entered</div> <div>12/3/2020</div> </div> <div> <div>Fund 001</div> <div>GL 57200</div> <div>OC 3305</div> </div> <div> <div>Check #</div> <div></div> </div>			
Subtotal			\$1,551.89
Total			\$1,551.89

Rizzetta Amenity Services, Inc
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
11/30/2020	INV000000000008313

Bill To:

Belmont CDD
 3434 Colwell Ave.
 Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
November	Due on receipt	00036

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
<div> <div>Date Rec'd Rizzetta & Co., Inc.</div> <div>12/14/2020</div> </div> <div> <div>D/M approval <u>SC</u></div> <div>Date 12/21/2020</div> </div> <div> <div>Date entered</div> <div>12/15/2020</div> </div> <div> <div>Fund 001 GL 57200 OC 3305</div> </div> <div> <div>Check #</div> </div>			
Subtotal			\$50.00
Total			\$50.00

Rizzetta Amenity Services, Inc
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
12/11/2020	INV00000000008340

Bill To:

Belmont CDD
3434 Colwell Ave.
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
December	Due on receipt	00036

Description	Qty	Rate	Amount
Amenity Management Services	1.00	\$900.00	\$900.00
Actual Bi-Weekly Payroll	1.00	\$1,541.47	\$1,541.47
Employee(s) Insurance Reimbursement	1.00	\$12.81	\$12.81
<div> Date Rec'd Rizzetta & Co., Inc. 12/14/2020 D/M approval <u>XC</u> Date 12/21/2020 Date entered 12/15/2020 Fund 001 GL 57200 OC 3305 Check # _____ </div>			
Subtotal			\$2,454.28
Total			\$2,454.28

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/1/2020	INV0000006557

Bill To:

BELMONT CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
December		00125

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	5	\$15.00	\$75.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
<div> <div>Date Rec'd Rizzetta & Co., Inc.</div> <div>NOV 23 2020</div> </div> <div> <div>D/M approval <u>SC</u></div> <div>Date <u>12/01/2020</u></div> </div> <div> <div>Date entered</div> <div>NOV 24 2020</div> </div> <div> <div>Fund <u>001</u></div> <div>GL <u>51300</u></div> <div>OC <u>5103</u></div> </div> <div> <div>Check #</div> <div></div> </div>			
Subtotal			\$175.00
Total			\$175.00

BELMONT CDD

Meeting Date: 10/21/2020

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Roger Jones	✓	✓
Edward Westergaard	✓	✓
Carl Brothers	✓	✓
Kristen Brooks	✓	✓
Shannon Carey	✓	✓

CONTINUED MEETING TIMECARD

Meeting Start Time:	10:07	AM
Meeting End Time:	1:39	PM
Total Meeting Time:		

Total at \$175 per Hour:	N/A
--------------------------	-----

DM Signature : 

Date Rec'd Rizzetta & Co., Inc. OCT 22 2020

D/M approval SC Date 10/26/2020

Date entered 10/22/2020

Fund 001 GL 51100 OC 1101

Check # _____



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
12/1/2020	4275B

Bill To

Belmont CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Wetland Monitoring and Aquatic Service- 17 Waterways	2,650.00	2,650.00
	Midge Fly Treatment Pond	130.00	130.00
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>		Date Rec'd Rizzetta & Co., Inc.	12/3/2020
		D/M approval <u>SC</u>	Date 12/08/2020
		Date entered	12/3/2020
		Fund 001 GL 53800 OC 4605	
		Check #	
		Total	\$2,780.00

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
12/2/2020	6776

Bill To
Belmont CDD 9428 Camden Field Parkway Riverview, FL. 33578

P.O. No.	Terms	Project
Dec 2020	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	825.00	825.00
Thank you for your business.		Total \$825.00	

Date Rec'd Rizzetta & Co., Inc. 12/3/2020
D/M approval SC Date 12/08/2020
Date entered 12/3/2020
Fund 001 GL 57200 OC 4600
Check #

Phone #

(727) 271-1395

SWINE SOLUTIONS LLC

INVOICE

Belmont CDD 16

10/26/19 - 11/26/20

Thomas Sewell
813-220-5878

ontrackgarage@verizon.net

Attention:

Belmont CDD

Date: 11/24/20

Project Title: Wild Hog Trapping

3 Hogs trapped

Description	Quantity	Unit Price	Cost
Monthly Trapping Service	1	\$ 1,350.00	\$ 1,350.00
	0	\$ 0.00	\$ 0.00
	0	\$ 0.00	\$ 0.00
		Subtotal	\$ 1,350.00
	Tax	0.00%	\$ 0.00
		Total	\$ 1,350.00

Thank you for your business. It's a pleasure to work with you on your project.
Please make payments payable to THOMAS SEWELL

Sincerely yours, Swine Solutions LLC

Date Rec'd Rizzetta & Co., Inc. 12/3/2020

D/M approval SC Date 12/08/2020

Date entered 12/3/2020

Fund 001 GL 57200 OC 4719

Check # _____

Service Slip/Invoice

POOP 911
PO BOX 844482
Dallas, TX 75284-4482
877-766-7911

INVOICE: 3689603
DATE: 9/24/2020
ORDER: 3689603

Bill To: [134216]
Belmont
10141 Count Fleet Dr.
Ruskin, FL 33573

Work Location: [134216] 999-999-9999
Belmont
10141 Count Fleet Dr.
Ruskin, FL 33573

Work Date	Time	Target Pest	Technician		Time In
9/24/2020			BLAKEW	Blake Wanecski	
Purchase Order	Terms	Last Service	Map Code		Time Out
		10/22/2020			

Service	Description	Price
SPECPRICE	12 stations, twice weekly	410.80
		SUBTOTAL \$410.80
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$410.80
		AMOUNT DUE \$410.80

Date Rec'd Rizzetta & Co., Inc. 11/19/2020

D/M approval SC Date 11/19/2020

Date entered

Fund 001 GL 57200 OC 4714

Check #

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

POOP 911
PO BOX 844482
Dallas, TX 75284-4482
877-766-7911

Service Slip/Invoice

INVOICE: 3757459
DATE: 10/22/2020
ORDER: 3757459

Bill To: [134216]
Belmont
10141 Count Fleet Dr.
Ruskin, FL 33573

Work Location: [134216] 999-999-9999
Belmont
10141 Count Fleet Dr.
Ruskin, FL 33573

Work Date	Time	Target Pest	Technician	Time In
10/22/2020			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		10/22/2020		

Service	Description	Price
SPECPRICE	12 stations, twice weekly	410.80
		SUBTOTAL \$410.80
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$410.80
		AMOUNT DUE \$410.80

Date Rec'd Rizzetta & Co., Inc. 11/19/2020
D/M approval SC Date 11/19/2020
Date entered 11/19/2020
Fund 001 GL 57200 OC 4714
Check # _____

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

POOP 911
PO BOX 844482
Dallas, TX 75284-4482
877-766-7911

Service Slip/Invoice

INVOICE: 3826494
DATE: 11/26/2020
ORDER: 3826494

Bill To: [134216]
Belmont
10141 Count Fleet Dr.
Ruskin, FL 33573

Work Location: [134216] 999-999-9999
Belmont
10141 Count Fleet Dr.
Ruskin, FL 33573

Work Date	Time	Target Pest	Technician	Time In
11/26/2020			BLAKEW	Blake Wanecski
Purchase Order	Terms	Last Service	Map Code	Time Out
		11/26/2020		

Service	Description	Price
SPECPRICE	12 stations, twice weekly	410.80
		SUBTOTAL \$410.80
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$410.80
		AMOUNT DUE \$410.80

Date Rec'd Rizzetta & Co., Inc. 12/15/2020
D/M approval SC Date 12/21/2020
Date entered 12/16/2020
Fund 001 GL 57200 OC 4714
Check # _____

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Belmont CDD

TECO

October 20

Account Number	Invoice Date	Due Date	Amount	Period	Cov Location	
211005983757	12/07/20	12/28/20	\$ 970.30	10/29/20-	110050 Pas	4304
211005983062	12/07/20	12/28/20	\$ 249.25	10/1/2020-	10450 Pas	4301
211005983237	12/07/20	12/28/20	\$ 20.47	10/1/2020-	14304 Luc	4301
211005983419	12/07/20	12/28/20	\$ 21.98	10/1/2020-	14394 She	4301
211005983583	12/07/20	12/28/20	\$ 21.98	10/1/2020-	14404 Gat	4301
211005984086	12/07/20	12/28/20	\$ 792.21	10/1/2020-	10050 Pas	4301
211005983914	12/07/20	12/28/20	\$ 875.39	10/1/2020-	Belmont Cl	4307
211005984268	12/07/20	12/28/20	\$ 559.59	10/1/2020-	Newminste	4307
211005984433	12/07/20	12/28/20	\$ 7,699.85	10/1/2020-	Belmont Pl	4307
211005984623	12/07/20	12/28/20	\$ 1,399.07	10/1/2020-	Belmont Pl	4307
221000978884	12/07/20	12/28/20	\$ 110.83	10/1/2020-	10349 Celt	4301
221006110433	12/07/20	12/28/20	\$ 18.88	10/1/2020-	9676 Ivory	4301

TOTAL

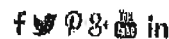
53100	4304	\$970.30	GL	Recreation Facility
53100	4301	\$1,235.60	GL	Utility Services
53100	4307	\$10,533.90	GL	Street Lights

\$12,739.80
Date Rec'd Rizzetta & Co., Inc. 12/10/2020D/M approval SC Date 12/21/2020Date entered 12/16/2020Fund 001 GL 53100 OC 4304 \$970.30
4301 \$1235.60Check # 4307
\$10533.90



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2020

Account: 211005983757

BELMONT CDD
10050 PASEO AL MAR BL
RUSKIN, FL 33573-0000

DEC 10 2020

Current month's charges:	\$970.30
Total amount due:	\$970.30
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$979.95
Payment(s) Received Since Last Statement	-\$979.95
Current Month's Charges	\$970.30
Total Amount Due	\$970.30

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Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

One Less Worry :)

Paperless = Worry less! Free eBill signup: tampaelectric.com/paperless



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005983757

Current month's charges:	\$970.30
Total amount due:	\$970.30
Payment Due By:	12/28/2020

Amount Enclosed \$

648914301486

BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6489143014862110059837570000000970308

Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day -- The average amount of electricity purchased per day.

Basic Service Charge -- A fixed monthly amount that covers the cost to provide service to your location.

Bright Choices™ -- The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing -- Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge -- The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated -- If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax -- A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax -- A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee -- A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge -- Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) -- The basic measurement of electric energy use.

Late Payment Charge -- For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

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(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211005983757
 Statement Date: 12/07/2020
 Current month's charges due 12/28/2020



Details of Charges – Service from 10/29/2020 to 11/28/2020

Service for: 10050 PASEO AL MAR BL, RUSKIN, FL 33573-0000

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
L14809	11/28/2020	52,476	38,337	14,139 kWh	1	31 Days
L14809	11/28/2020	24.45	0	24.45 kW	1	31 Days

Basic Service Charge		\$30.10
Demand Charge	24 kW @ \$11.03000/kW	\$264.72
Energy Charge	14,139 kWh @ \$0.01589/kWh	\$224.67
Fuel Charge	14,139 kWh @ \$0.02638/kWh	\$372.99
Capacity Charge	24 kW @ -\$0.04000/kW	-\$0.96
Energy Conservation Charge	24 kW @ \$0.84000/kW	\$20.16
Environmental Cost Recovery	14,139 kWh @ \$0.00243/kWh	\$34.36
Florida Gross Receipt Tax		\$24.28
Electric Service Cost		\$970.30
Total Current Month's Charges		\$970.30

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

DEC 2020	456
NOV	470
OCT	449
SEP	240
AUG	247
JUL	243
JUN	223
MAY	210
APR	217
MAR	207
FEB	221
JAN	211
DEC 2019	220

Billing Demand (Kilowatts)

DEC 2020	24
DEC 2019	14

Load Factor (Percentage)

DEC 2020	77.73
DEC 2019	63.20

Important Messages

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Effective January 2021

Standard General Service, Demand (GSD)

Basic Service Charge:	\$ 30.10	per month
Demand Charge:	\$ 10.92	per kW
Energy Charge:	1.589	¢ per kWh
Fuel Charge:	3.167	¢ per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
Environmental Charge:	0.265	¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$ 30.10	per month
Energy Charge:	6.595	¢ per kWh
Fuel Charge:	3.167	¢ per kWh
Storm Protection Charge:	0.168	¢ per kWh
Capacity Charge:	0.002	¢ per kWh
Energy Conservation Charge:	0.138	¢ per kWh
Environmental Charge:	0.265	¢ per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$ 30.10	per month
Demand Charge:	\$ 3.49	per kW of billing demand, plus
	\$ 7.14	per kW of peak billing demand
	On-Peak	Off-Peak
Energy Charge:	2.908	¢ per kWh 1.049 ¢ per kWh
Fuel Charge:	3.335	¢ per kWh 3.095 ¢ per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
Environmental Charge:	0.265	¢ per kWh

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Bring a manatee home for the holidays.

Tampa Electric's beloved Manatee Viewing Center delayed opening due to COVID-19. But you don't have to delay your (virtual) visit. Stop by our online gift store and pick up your favorite items for your favorite people. Maybe a stocking stuffer or two, or even a decoration for your tree.

Your purchase helps support the Manatee Viewing Center's environmental research mission.

Check it out.

Visit manatee-viewing-center.myshopify.com and use code HOME.

The manatees will love you for it.



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ACCOUNT INVOICE

tampaelectric.com | f t p g+ in

Statement Date: 12/07/2020
Account: 211005983062

BELMONT CDD
10450 PASEO AL MAR BL
RUSKIN, FL 33573-0000

DEC 10 2020

Current month's charges:	\$249.25
Total amount due:	\$249.25
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$274.38
Payment(s) Received Since Last Statement	-\$274.38
Current Month's Charges	\$249.25
Total Amount Due	\$249.25

03900042-0000382-Page 31 of 74



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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One Less Worry :)

Paperless = Worry less! Free eBill signup: tampaelectric.com/paperless



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005983062

Current month's charges:	\$249.25
Total amount due:	\$249.25
Payment Due By:	12/28/2020

Amount Enclosed \$

648914301482

BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6489143014822110059830620000000249251

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
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Energy-Saving Programs
813-275-3909

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TECO
P.O. Box 31318
Tampa, FL 33631-3318

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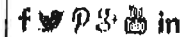
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ACCOUNT INVOICE

tampaelectric.com



Account: 211005983062
 Statement Date: 12/07/2020
 Current month's charges due 12/28/2020



Details of Charges – Service from 11/03/2020 to 12/03/2020

Service for: 10450 PASEO AL MAR BL, RUSKIN, FL 33573-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C55989	12/03/2020	51,101	48,494	2,607 kWh	1	31 Days

Basic Service Charge		\$18.06
Energy Charge	2,607 kWh @ \$0.05991/kWh	\$156.19
Fuel Charge	2,607 kWh @ \$0.02638/kWh	\$68.77
Florida Gross Receipt Tax		\$6.23
Electric Service Cost		\$249.25
Total Current Month's Charges		\$249.25

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)

DEC 2020	84
NOV	90
OCT	83
SEP	83
AUG	89
JUL	49
JUN	2
MAY	132
APR	162
MAR	160
FEB	174
JAN	164
DEC 2019	158

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Your purchase helps support the Manatee Viewing Center's environmental research mission.

Check it out.

Visit manatee-viewing-center.myshopify.com and use code **HOME**.

The manatees will love you for it.

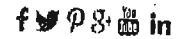


00000042-0000394-Page 55 of 74



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2020
Account: 211005983237

BELMONT CDD
14304 LUCKY DEBONAIR WY
RUSKIN, FL 33573-0000



Current month's charges:	\$20.47
Total amount due:	\$20.47
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$20.30
Payment(s) Received Since Last Statement	-\$20.30
Current Month's Charges	\$20.47
Total Amount Due	\$20.47

DEC 10 2020



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005983237

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Payment Due By:	12/28/2020

Amount Enclosed \$

648914301483

BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6489143014832110059832370000000020476



tampaelectric.com

Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

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Franchise Fee -- A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge -- Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) -- The basic measurement of electric energy use.

Late Payment Charge -- For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax -- Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due -- Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule -- The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share -- A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Sun SelectSM -- The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to GoSM -- The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due -- This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap SystemsSM -- Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

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- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211005983237
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges -- Service from 10/31/2020 to 12/01/2020

Service for: 14304 LUCKY DEBONAIR WY, RUSKIN, FL 33573-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000508673	12/01/2020	98	76	22 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	22 kWh @ \$0.05991/kWh	\$1.32
Fuel Charge	22 kWh @ \$0.02638/kWh	\$0.58
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.47

Total Current Month's Charges

\$20.47

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

DEC 2020	0.7
NOV	0.7
OCT	0.6
SEP	0.6
AUG	0.5
JUL	0.6
JUN	1
MAY	1
APR	1
MAR	1
FEB	1
JAN	1
DEC 2019	1

Important Messages

Important Rate Information for Lighting Customers

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Rising natural gas prices will affect Tampa Electric bills in 2021.

The average commercial and industrial customer bills will increase by about 7 to 11 percent, depending on usage. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average.

Here's what will affect bills in 2021:



Fuel

The pandemic initially reduced demand for natural gas, which drove prices to historical lows during 2020. As the economy begins to recover, natural gas demand will increase this winter and during 2021, causing natural gas prices to increase. Tampa Electric will continue to utilize solar power and clean, affordable natural gas to keep customer bills low.



Continued Investment in Solar

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Storm Protection Charge

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Effective January 2021

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.10	per month
Demand Charge:	\$ 10.92	per kW
Energy Charge:	1.589 ¢	per kWh
Fuel Charge:	3.167 ¢	per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
Environmental Charge:	0.265 ¢	per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.10	per month
Energy Charge:	6.595 ¢	per kWh
Fuel Charge:	3.167 ¢	per kWh
Storm Protection Charge:	0.168 ¢	per kWh
Capacity Charge:	0.002 ¢	per kWh
Energy Conservation Charge:	0.138 ¢	per kWh
Environmental Charge:	0.265 ¢	per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$ 30.10	per month
Demand Charge:	\$ 3.49	per kW of billing demand, plus
	\$ 7.14	per kW of peak billing demand
		On-Peak Off-Peak
Energy Charge:	2.908 ¢ per kWh	1.049 ¢ per kWh
Fuel Charge:	3.335 ¢ per kWh	3.095 ¢ per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
Environmental Charge:	0.265 ¢ per kWh	

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Want to know more?

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We're here for you.

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Learn more about our energy-saving programs.

If you want to learn more about saving energy and money, please visit tampaelectric.com/bizsave.

Bring a manatee home for the holidays.

Tampa Electric's beloved Manatee Viewing Center delayed opening due to COVID-19. But you don't have to delay your (virtual) visit. Stop by our online gift store and pick up your favorite items for your favorite people. Maybe a stocking stuffer or two, or even a decoration for your tree.

Your purchase helps support the Manatee Viewing Center's environmental research mission.

Check it out.

Visit manatee-viewing-center.myshopify.com and use code **HOME**.

The manatees will love you for it.



00000042-0000988-Page 43 of 74



ACCOUNT INVOICE

tampaelectric.com | f t p g+ in

Statement Date: 12/07/2020
Account: 211005983419

BELMONT CDD
14394 SHERLUCK WY
RUSKIN, FL 33573-0000



Current month's charges:	\$21.98
Total amount due:	\$21.98
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$21.81
Payment(s) Received Since Last Statement	-\$21.81
Current Month's Charges	\$21.98
Total Amount Due	\$21.98

DEC 10 2020



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

One Less Worry :)

Paperless = Worry less! Free eBill signup! tampaelectric.com/paperless



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005983419

Current month's charges:	\$21.98
Total amount due:	\$21.98
Payment Due By:	12/28/2020

Amount Enclosed \$

648914301484

BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6489143014842110059834190000000021989



tampaelectric.com

Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day -- The average amount of electricity purchased per day.

Basic Service Charge -- A fixed monthly amount that covers the cost to provide service to your location.

Bright Choices™ -- The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing -- Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge -- The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated -- If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

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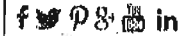
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ACCOUNT INVOICE

tampaelectric.com



Account: 211005983419
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

Service for: 14394 SHERLUCK WY, RUSKIN, FL 33573-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multipier	Billing Period
1000508676	12/01/2020	197	158		39 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	39 kWh @ \$0.05891/kWh	\$2.34
Fuel Charge	39 kWh @ \$0.02638/kWh	\$1.03
Florida Gross Receipt Tax		\$0.55
Electric Service Cost		\$21.98

Total Current Month's Charges

\$21.98

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

DEC 2020	
NOV	
OCT	
SEP	
AUG	
JUL	
JUN	
MAY	
APR	
MAR	
FEB	
JAN	
DEC 2019	

Important Messages

Important Rate Information for Lighting Customers

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Effective January 2021

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.10	per month
Demand Charge:	\$ 10.92	per kW
Energy Charge:	1.589	¢ per kWh
Fuel Charge:	3.167	¢ per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
Environmental Charge:	0.265	¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.10	per month
Energy Charge:	6.595	¢ per kWh
Fuel Charge:	3.167	¢ per kWh
Storm Protection Charge:	0.168	¢ per kWh
Capacity Charge:	0.002	¢ per kWh
Energy Conservation Charge:	0.138	¢ per kWh
Environmental Charge:	0.265	¢ per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$ 30.10	per month
Demand Charge:	\$ 3.49	per kW of billing demand, plus
	\$ 7.14	per kW of peak billing demand
	On-Peak	Off-Peak
Energy Charge:	2.908	¢ per kWh
Fuel Charge:	3.335	¢ per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
Environmental Charge:	0.265	¢ per kWh

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Bring a manatee home for the holidays.

Tampa Electric's beloved Manatee Viewing Center delayed opening due to COVID-19. But you don't have to delay your (virtual) visit. Stop by our online gift store and pick up your favorite items for your favorite people. Maybe a stocking stuffer or two, or even a decoration for your tree.

Your purchase helps support the Manatee Viewing Center's environmental research mission.

Check it out:

Visit manatee-viewing-center.myshopify.com and use code HOME.

The manatees will love you for it.



ACCOUNT INVOICE

tampaelectric.com | f t p g+ in

Statement Date: 12/07/2020
Account: 211005983583

BELMONT CDD
14404 GATE DANCER RD
RUSKIN, FL 33573-0000

Current month's charges: \$21.98
Total amount due: \$21.98
Payment Due By: 12/28/2020

Your Account Summary

Previous Amount Due	\$21.71
Payment(s) Received Since Last Statement	-\$21.71
Current Month's Charges	\$21.98
Total Amount Due	\$21.98

DEC 10 2020

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

One Less Worry :)

Paperless = Worry less! Free eBill signup: tampaelectric.com/paperless



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005983583

Current month's charges: \$21.98
Total amount due: \$21.98
Payment Due By: 12/28/2020

Amount Enclosed \$

648914301485

BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6489143014852110059835830000000021989



tampaelectric.com

Contact Information

Residential Customer Care
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863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
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Hearing Impaired/TTY
711

Power Outages Toll-Free
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Energy-Saving Programs
813-275-3909

Mail Payments to
TECO
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Tampa, FL 33631-3318

All Other Correspondence
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day -- The average amount of electricity purchased per day.

Basic Service Charge -- A fixed monthly amount that covers the cost to provide service to your location.

Bright Choices™ -- The number of leased light fixtures and/or poles and associated fees and charges.

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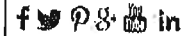
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ACCOUNT INVOICE

tampaelectric.com



Account: 211005983583
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

Service for: 14404 GATE DANCER RD, RUSKIN, FL 33573-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000510639	12/01/2020	194	155		39 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	39 kWh @ \$0.05991/kWh	\$2.34
Fuel Charge	39 kWh @ \$0.02638/kWh	\$1.03
Florida Gross Receipt Tax		\$0.55
Electric Service Cost		\$21.98
Total Current Month's Charges		\$21.98

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

DEC 2020	1
NOV	1
OCT	1
SEP	1
AUG	1
JUL	1
JUN	1
MAY	1
APR	1
MAR	1
FEB	1
JAN	1
DEC 2019	1

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Fuel

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Effective January 2021

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.10	per month
Demand Charge:	\$ 10.92	per kW
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Fuel Charge:	3.167 ¢	per kWh
Storm Protection Charge:	\$ 0.72	per kW
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Energy Conservation Charge:	0.138 ¢	per kWh
Environmental Charge:	0.265 ¢	per kWh

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Basic Service Charge:	\$ 30.10	per month
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Visit manatee-viewing-center.myshopify.com and use code **HOME**.

The manatees will love you for it.





ACCOUNT INVOICE

tampaelectric.com | f t p g+ in

Statement Date: 12/07/2020
Account: 211005984086

BELMONT CDD
10050 PASEO AL MAR BL
RUSKIN, FL 33573-0000

DEC 10 2020

Current month's charges:	\$792.21
Total amount due:	\$792.21
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$734.95
Payment(s) Received Since Last Statement	-\$734.95
Current Month's Charges	\$792.21
Total Amount Due	\$792.21

DEC 10 2020



Donate today to help pay
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tampaelectric.com/share

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One Less Worry :)

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005984086

Current month's charges:	\$792.21
Total amount due:	\$792.21
Payment Due By:	12/28/2020

Amount Enclosed

648014301488

BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6489143014882110059840860000000792214

Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
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Mail Payments to
TECO
P.O. Box 31318
Tampa, FL 33631-3318

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P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day -- The average amount of electricity purchased per day.

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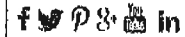
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ACCOUNT INVOICE

tampaelectric.com



Account: 211005984086
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 11/03/2020 to 12/03/2020

Service for: 10050 PASEO AL MAR BL, RUSKIN, FL 33573-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C58407	12/03/2020	7,278	98,536	8,742 kWh	1	31 Days

Basic Service Charge		\$18.06
Energy Charge	8,742 kWh @ \$0.05991/kWh	\$523.73
Fuel Charge	8,742 kWh @ \$0.02838/kWh	\$230.61
Florida Gross Receipt Tax		\$19.81

Electric Service Cost

\$792.21

Total Current Month's Charges

\$792.21

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

DEC 2020	262
NOV	253
OCT	210
SEP	184
AUG	152
JUL	114
JUN	91
MAY	74
APR	157
MAR	127
FEB	131
JAN	138
DEC 2019	149

Important Messages

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Basic Service Charge:	\$30.10	per month
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The manatees will love you for it.





ACCOUNT INVOICE

tampaelectric.com | f t p g in

Statement Date: 12/07/2020
Account: 211005983914

BELMONT CDD
BELMONT CLUBHOUSE
RUSKIN, FL 33573-0000

DEC 10 2020

Current month's charges:	\$875.39
Total amount due:	\$875.39
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$875.39
Payment(s) Received Since Last Statement	-\$875.39
Current Month's Charges	\$875.39
Total Amount Due	\$875.39



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005983914

Current month's charges:	\$875.39
Total amount due:	\$875.39
Payment Due By:	12/28/2020

Amount Enclosed \$

648914301487

BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6489143014872110059839140000000875395



tampaelectric.com

Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
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Account: 211005983914
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

Service for: BELMONT CLUBHOUSE, RUSKIN, FL 33573-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	750 kWh @ \$0.02866/kWh	\$21.50
Fixture & Maintenance Charge	25 Fixtures	\$294.98
Lighting Pole / Wire	25 Poles	\$538.25
Lighting Fuel Charge	750 kWh @ \$0.02614/kWh	\$19.61
Florida Gross Receipt Tax		\$1.05

Lighting Charges **\$875.39**

Total Current Month's Charges **\$875.39**

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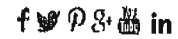
The manatees will love you for it.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2020

Account: 211005984268

BELMONT CDD
NEWMINSTER LP GATE DANCER
RUSKIN, FL 33573-0000



Current month's charges:	\$559.59
Total amount due:	\$559.59
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$559.30
Payment(s) Received Since Last Statement	-\$559.30
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DEC 10 2020



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005984268

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Payment Due By:	12/28/2020

Amount Enclosed

\$

648914301489

BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

648914301489211005984268000000559599



tampaelectric.com

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- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-689-6460.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211005984268
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

Service for: NEWMINSTER LP GATE DANCER, RUSKIN, FL 33573-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	592 kWh @ \$0.02866/kWh	\$16.97
Fixture & Maintenance Charge	16 Fixtures	\$181.84
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	592 kWh @ \$0.02614/kWh	\$15.47
Florida Gross Receipt Tax		\$0.83
Lighting Charges		\$559.59

Total Current Month's Charges

\$559.59

Important Messages

Important Rate Information for Lighting Customers

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Rising natural gas prices will affect Tampa Electric bills in 2021.

The average commercial and industrial customer bills will increase by about 7 to 11 percent, depending on usage. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average.

Here's what will affect bills in 2021:



Fuel

The pandemic initially reduced demand for natural gas, which drove prices to historical lows during 2020. As the economy begins to recover, natural gas demand will increase this winter and during 2021, causing natural gas prices to increase. Tampa Electric will continue to utilize solar power and clean, affordable natural gas to keep customer bills low.



Continued Investment in Solar

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Storm Protection Charge

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Effective January 2021

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.10	per month
Demand Charge:	\$ 10.92	per kW
Energy Charge:	1.589 ¢	per kWh
Fuel Charge:	3.167 ¢	per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
Environmental Charge:	0.265 ¢	per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.10	per month
Energy Charge:	6.595 ¢	per kWh
Fuel Charge:	3.167 ¢	per kWh
Storm Protection Charge:	0.168 ¢	per kWh
Capacity Charge:	0.002 ¢	per kWh
Energy Conservation Charge:	0.138 ¢	per kWh
Environmental Charge:	0.265 ¢	per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$ 30.10	per month
Demand Charge:	\$ 3.49	per kW of billing demand, plus
	\$ 7.14	per kW of peak billing demand
	On-Peak	Off-Peak
Energy Charge:	2.908 ¢ per kWh	1.049 ¢ per kWh
Fuel Charge:	3.335 ¢ per kWh	3.095 ¢ per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
Environmental Charge:	0.265 ¢	per kWh

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Your purchase helps support the Manatee Viewing Center's environmental research mission.

Check it out.

Visit manatee-viewing-center.myshopify.com and use code **HOME**.

The manatees will love you for it.



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ACCOUNT INVOICE

tampaelectric.com | f t p g i n

Statement Date: 12/07/2020
Account: 211005984433

BELMONT CDD
BELMONT PH1B
RIVERVIEW, FL 33578-0000

DEC 10 2020



Current month's charges:	\$7,699.85
Total amount due:	\$7,699.85
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$7,699.85
Payment(s) Received Since Last Statement	-\$7,699.85
Current Month's Charges	\$7,699.85
Total Amount Due	\$7,699.85



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

One Less Worry :)

Paperless = Worry less! Free eBill signup: tampaelectric.com/paperless



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005984433

Current month's charges:	\$7,699.85
Total amount due:	\$7,699.85
Payment Due By:	12/28/2020
Amount Enclosed	\$

648914301490

BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6489143014902110059844330000007699859

Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day -- The average amount of electricity purchased per day.

Basic Service Charge -- A fixed monthly amount that covers the cost to provide service to your location.

Bright Choices™ -- The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing -- Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge -- The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated -- If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax -- A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax -- A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee -- A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge -- Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) -- The basic measurement of electric energy use.

Late Payment Charge -- For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax -- Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due -- Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule -- The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share -- A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Sun Select™ -- The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go™ -- The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due -- This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems® -- Surge protection for your home or business sold separately as a non-energy charge.

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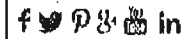
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ACCOUNT INVOICE

tampaelectric.com



Account: 211005984433
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

Service for: BELMONT PH1B, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	4646 kWh @ \$0.02866/kWh	\$133.15
Fixture & Maintenance Charge	182 Fixtures	\$3520.26
Lighting Pole / Wire	182 Poles	\$3918.46
Lighting Fuel Charge	4646 kWh @ \$0.02614/kWh	\$121.45
Florida Gross Receipt Tax		\$6.53
Lighting Charges		\$7,699.85

Total Current Month's Charges

\$7,699.85

00000042-00003278-Page 23 of 74

Important Messages

Important Rate Information for Lighting Customers

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Rising natural gas prices will affect Tampa Electric bills in 2021.

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Effective January 2021

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.10	per month
Demand Charge:	\$ 10.92	per kW
Energy Charge:	1.589 ¢	per kWh
Fuel Charge:	3.167 ¢	per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
Environmental Charge:	0.265 ¢	per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.10	per month
Energy Charge:	6.595 ¢	per kWh
Fuel Charge:	3.167 ¢	per kWh
Storm Protection Charge:	0.168 ¢	per kWh
Capacity Charge:	0.002 ¢	per kWh
Energy Conservation Charge:	0.138 ¢	per kWh
Environmental Charge:	0.265 ¢	per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$ 30.10	per month
Demand Charge:	\$ 3.49	per kW of billing demand, plus
	\$ 7.14	per kW of peak billing demand
		On-Peak Off-Peak
Energy Charge:	2.908 ¢ per kWh	1.049 ¢ per kWh
Fuel Charge:	3.335 ¢ per kWh	3.095 ¢ per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
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Tampa Electric's beloved Manatee Viewing Center delayed opening due to COVID-19. But you don't have to delay your (virtual) visit. Stop by our online gift store and pick up your favorite items for your favorite people. Maybe a stocking stuffer or two, or even a decoration for your tree.

Your purchase helps support the Manatee Viewing Center's environmental research mission.

Check it out.

Visit manatee-viewing-center.myshopify.com and use code **HOME**.

The manatees will love you for it.





ACCOUNT INVOICE

tampaelectric.com | f t p g+ in

Statement Date: 12/07/2020
Account: 211005984623

BELMONT CDD
BELMONT PH1C1
RIVERVIEW, FL 33578-0000

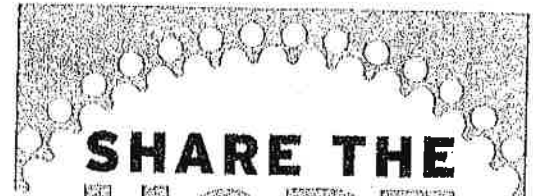


Current month's charges:	\$1,399.07
Total amount due:	\$1,399.07
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$1,399.07
Payment(s) Received Since Last Statement	-\$1,399.07
Current Month's Charges	\$1,399.07
Total Amount Due	\$1,399.07

DEC 10 2020



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

One Less Worry :))

Paperless = Worry less! Free eBill signup: tampaelectric.com/paperless



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005984623

Current month's charges:	\$1,399.07
Total amount due:	\$1,399.07
Payment Due By:	12/28/2020

Amount Enclosed \$

648914301491

BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6489143014912110059846230000001399070

Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

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P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed monthly amount that covers the cost to provide service to your location.

Bright Choices™ – The number of leased light fixtures and/or poles and associated fees and charges.

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Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

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Sun Select™ – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go™ – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

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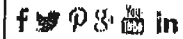
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ACCOUNT INVOICE

tampaelectric.com



Account: 211005984823
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges -- Service from 10/31/2020 to 12/01/2020

Service for: BELMONT PH1C1, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1435 kWh @ \$0.02866/kWh	\$41.13
Fixture & Maintenance Charge	40 Fixtures	\$457.21
Lighting Pole / Wire	40 Poles	\$861.20
Lighting Fuel Charge	1435 kWh @ \$0.02614/kWh	\$37.51
Florida Gross Receipt Tax		\$2.02
Lighting Charges		\$1,399.07

Total Current Month's Charges

\$1,399.07

Important Messages

Important Rate Information for Lighting Customers

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Effective January 2021

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.10	per month
Demand Charge:	\$ 10.92	per kW
Energy Charge:	1.589 ¢	per kWh
Fuel Charge:	3.167 ¢	per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
Environmental Charge:	0.265 ¢	per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.10	per month
Energy Charge:	6.595 ¢	per kWh
Fuel Charge:	3.167 ¢	per kWh
Storm Protection Charge:	0.168 ¢	per kWh
Capacity Charge:	0.002 ¢	per kWh
Energy Conservation Charge:	0.138 ¢	per kWh
Environmental Charge:	0.265 ¢	per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$ 30.10	per month
Demand Charge:	\$ 3.49	per kW of billing demand, plus
	\$ 7.14	per kW of peak billing demand
	On-Peak	Off-Peak
Energy Charge:	2.908 ¢ per kWh	1.049 ¢ per kWh
Fuel Charge:	3.335 ¢ per kWh	3.095 ¢ per kWh
Storm Protection Charge:	\$ 0.72	per kW
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Environmental Charge:	0.265 ¢	per kWh

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Your purchase helps support the Manatee Viewing Center's environmental research mission.

Check it out.

Visit manatee-viewing-center.myshopify.com and use code HOME.

The manatees will love you for it.





ACCOUNT INVOICE

tampaelectric.com | f t p g+ in

Statement Date: 12/07/2020
Account: 221000978884

BELMONT CDD
10349 CELTIC ASH DR
RUSKIN, FL 33573-6740

DEC 10 2020

Current month's charges:	\$110.83
Total amount due:	\$110.83
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$158.18
Payment(s) Received Since Last Statement	-\$158.18
Current Month's Charges	\$110.83
Total Amount Due	\$110.83

000000042 0000985-Page 57 of 74



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

One Less Worry :)

Paperless = Worry less! Free eBill signup: tampaelectric.com/paperless



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000978884

Current month's charges:	\$110.83
Total amount due:	\$110.83
Payment Due By:	12/28/2020
Amount Enclosed	\$

634099519031

BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6340995190312210009788840000000110836



tampaelectric.com

Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day -- The average amount of electricity purchased per day.

Basic Service Charge -- A fixed monthly amount that covers the cost to provide service to your location.

Bright Choices™ -- The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing -- Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Energy Charge -- The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated -- If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax -- A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax -- A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee -- A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge -- Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) -- The basic measurement of electric energy use.

Late Payment Charge -- For past due amounts more than \$10, the late payment charge is the greater of \$6 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

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Sun to Go™ -- The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due -- This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems™ -- Surge protection for your home or business sold separately as a non-energy charge.

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- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-889-0489.
(A convenience fee will be charged to your bank account or credit card.)

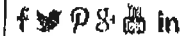
When making your payment, please have your bill or account number available.

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Por favor, visite tampaelectric.com para ver esta información en español.

ACCOUNT INVOICE

tampaelectric.com



Account: 221000978884
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

Service for: 10349 CELTIC ASH DR, RUSKIN, FL 33573-6740

Rate Schedule: General Service - Non Demand

Meter Location: WELL

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000510810	12/01/2020	16,570	15,527	1,043 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	1,043 kWh @ \$0.05991/kWh	\$62.49
Fuel Charge	1,043 kWh @ \$0.02638/kWh	\$27.51
Florida Gross Receipt Tax		\$2.77
Electric Service Cost		\$110.83
Total Current Month's Charges		\$110.83

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

DEC 2020	33
NOV	63
OCT	131
SEP	131
AUG	132
JUL	109
JUN	69
MAY	11
APR	55
MAR	69
FEB	17
JAN	7
DEC 2019	0.4

Important Messages

Important Rate Information for Lighting Customers

Effective January 2021, customer bills will increase due to rising natural gas prices, our continued investments in solar and a Storm Protection Charge. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average. Visit tampaelectric.com/rates and select Customer Communications to review the January 2021 lighting rates.

Rising natural gas prices will affect Tampa Electric bills in 2021.

The average commercial and industrial customer bills will increase by about 7 to 11 percent, depending on usage. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average.

Here's what will affect bills in 2021:



Fuel

The pandemic initially reduced demand for natural gas, which drove prices to historical lows during 2020. As the economy begins to recover, natural gas demand will increase this winter and during 2021, causing natural gas prices to increase. Tampa Electric will continue to utilize solar power and clean, affordable natural gas to keep customer bills low.



Continued Investment in Solar

Providing safe, reliable and clean energy is our priority. We will add additional solar in January to produce clean power for all our customers. By 2023, Tampa Electric will have enough solar to power more than 200,000 homes and businesses - more solar per customer than any other utility in Florida.



Storm Protection Charge

Starting in January, you'll see a new line item on your bill called the Storm Protection Charge. It will support the company's approved Storm Protection Plan, which strengthens our electrical infrastructure that delivers power to your business. These investments will help minimize power outages and reduce power restoration time. In addition, this change includes a base rate reduction for some storm-hardening activities which will now be recovered through the storm protection charge.

Effective January 2021

Standard General Service, Demand (GSD)

Basic Service Charge:	\$30.10	per month
Demand Charge:	\$ 10.92	per kW
Energy Charge:	1.589	¢ per kWh
Fuel Charge:	3.167	¢ per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
Environmental Charge:	0.265	¢ per kWh

Optional General Service, Demand (GSD-option)

Basic Service Charge:	\$30.10	per month
Energy Charge:	6.595	¢ per kWh
Fuel Charge:	3.167	¢ per kWh
Storm Protection Charge:	0.168	¢ per kWh
Capacity Charge:	0.002	¢ per kWh
Energy Conservation Charge:	0.138	¢ per kWh
Environmental Charge:	0.265	¢ per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge:	\$ 30.10	per month
Demand Charge:	\$ 3.49	per kW of billing demand, plus
	\$ 7.14	per kW of peak billing demand
	On-Peak	Off-Peak
Energy Charge:	2.908	¢ per kWh
Fuel Charge:	3.335	¢ per kWh
Storm Protection Charge:	\$ 0.72	per kW
Capacity Charge:	\$ 0.01	per kW
Energy Conservation Charge:	\$ 0.60	per kW
Environmental Charge:	0.265	¢ per kWh

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

Rate schedules are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past-due date.

Want to know more?

If you are interested in more details about the components of your bill, please refer to the Understanding Your Charges on the back of your bill. Visit tecoaccount.com to view your bill online.

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Please visit us at tampaelectric.com or call to speak to a representative at 813.228.1010.

Learn more about our energy-saving programs.

If you want to learn more about saving energy and money, please visit tampaelectric.com/bizsave.

Bring a manatee home for the holidays.



Tampa Electric's beloved Manatee Viewing Center delayed opening due to COVID-19. But you don't have to delay your (virtual) visit.

Stop by our online gift store and pick up your favorite items for your favorite people. Maybe a stocking stuffer or two, or even a decoration for your tree.

Your purchase helps support the Manatee Viewing Center's environmental research mission.

Check it out.

Visit manatee-viewing-center.myshopify.com and use code **HOME**.

The manatees will love you for it.





ACCOUNT INVOICE

tampaelectric.com | f t p s in

Statement Date: 12/07/2020
Account: 221006110433

BELMONT CDD
9676 IVORY DR
RUSKIN, FL 33573-6792

Current month's charges:	\$18.88
Total amount due:	\$18.88
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$18.88
Payment(s) Received Since Last Statement	-\$18.88
Current Month's Charges	\$18.88
Total Amount Due	\$18.88

DEC 10 2020



Donate today to help pay
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in your community.

tampaelectric.com/share

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One Less Worry :))

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006110433

Current month's charges:	\$18.88
Total amount due:	\$18.88
Payment Due By:	12/28/2020
Amount Enclosed	\$

605704488019

BELMONT CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6057044880192210061104330000000018884



tampaelectric.com

Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

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Tampa, FL 33631-3318

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Kilowatt-Hours (kWh) -- The basic measurement of electric energy use.

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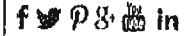
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ACCOUNT INVOICE

tampaelectric.com



Account: 221006110433
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

Service for: 9676 IVORY DR, RUSKIN, FL 33573-6792

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000512802	12/01/2020	21	17	4 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	4 kWh @ \$0.05991/kWh	\$0.24
Fuel Charge	4 kWh @ \$0.02638/kWh	\$0.11
Florida Gross Receipt Tax		\$0.47
Electric Service Cost		\$18.88
Total Current Month's Charges		\$18.88

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

DEC 2020	0.1
NOV	0.1
OCT	0.1
SEP	0.1
AUG	0.1
JUL	0.1
JUN	0.1
MAY	0.1
APR	0.1
MAR	0.1
FEB	0.1
JAN	0.1
DEC 2019	0.1

Important Messages

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Capacity Charge:	\$ 0.01	per kW
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Basic Service Charge:	\$ 30.10	per month
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	On-Peak	Off-Peak
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Bring a manatee home for the holidays.



Tampa Electric's beloved Manatee Viewing Center delayed opening due to COVID-19. But you don't have to delay your (virtual) visit.

Stop by our online gift store and pick up your favorite items for your favorite people. Maybe a stocking stuffer or two, or even a decoration for your tree.

Your purchase helps support the Manatee Viewing Center's environmental research mission.

Check it out.

Visit manatee-viewing-center.myshopify.com and use code **HOME**.

The manatees will love you for it.



Tampa Bay Times

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
12/13/20	BELMONT CDD	
Billing Date	Sales Rep	Customer Account
12/13/2020	Jill Harrison	107805
Total Amount Due	Ad Number	
\$387.00	0000128563	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/13/20	12/13/20	0000128563	Times	Legals CLS	Notice of Rule Development	1	2x36 L	\$385.00
12/13/20	12/13/20	0000128563	Tampabay.com	Legals CLS	Notice of Rule Development Affidavit Material	1	2x36 L	\$0.00 \$2.00

Date Rec'd Rizzetta & Co., Inc. DEC 22 2020
D/M approval SC Date 12/29/2020
Date entered 12/23/2020
Fund 001 GL 51300 OC 4801
Check # _____

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
12/13/20	BELMONT CDD	
Billing Date	Sales Rep	Customer Account
12/13/2020	Jill Harrison	107805
Total Amount Due	Ad Number	
\$387.00	0000128563	

DO NOT SEND CASH BY MAIL
PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

BELMONT CDD
ATTN: RIZZETTA & CO. INC. -AP
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Rule Development** was published in **Tampa Bay Times: 12/13/20** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this 12/13/2020

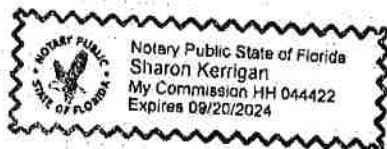
Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced



**NOTICE OF RULE DEVELOPMENT BY
THE BELMONT COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 199 and 120, Florida Statutes, the Belmont Community Development District (the "District") hereby gives notice of its intention to develop revised rules related to parking enforcement, towing, and other district operations.

Specific legal authority for the rules includes Sections 199.011(5), 120.54 and 120.81, Florida Statutes. A public hearing will be conducted by the District on Wednesday, January 20, 2021, at 6:00 p.m., at the offices of Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578.

This public hearing may be conducted by communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, 20-193, and 2-246, issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, August 7, 2020, and September 30, 2020, respectively, and as each may be amended or extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes. In the event that the public hearing is held via communications media technology, anyone wishing to participate should access the District's website at www.belmontcdd.com or contact the District Manager (identified below) for information on how to access the virtual meeting.

Additional information regarding this public hearing may be obtained from the District's website www.belmontcdd.com or by contacting the District Manager, Justin Croom, at jrcroom@rizzetta.com or by calling 813-533-2950.

A copy of the proposed rule may be obtained by contacting the District Manager, c/o Rizzetta & Co., at 9428 Camden Field Parkway, Riverview, Florida 33578, or by calling 813-533-2950.

Justin Croom, District Manager
Belmont Community Development District
Run: 12-13-2020

0000128563