

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
AUGUST 04, 2022**

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
THURSDAY, AUGUST 04, 2022 AT 2:00 P.M.  
THE OFFICES OF INFRAMARK  
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

<b>District Board of Supervisors</b>	Chair	Jeffery Hills
	Vice-Chair	Nicholas Dister
	Supervisor	Steve Luce
	Supervisor	Ryan Motko
	Supervisor	Alberto Viera
<b>District Manager</b>	Inframark	Brian Lamb
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **2:00 p.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

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

Board of Supervisors  
Belmond Reserve Community Development District

***Dear Board Members:***

The Regular Meeting of the Belmond Reserve Community Development District will be held on **Thursday, August 04, 2022 at 2:00 p.m.** at the offices of Inframark located at **2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

**1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT ON AGENDA ITEMS**

**3. BUSINESS ITEMS**

- A. Consideration of District Engineer's Report.....*Under Separate Cover*
- B. Consideration of Special Assessment Methodology Report.....*Under Separate Cover*
- C. Consideration of Resolution 2022-05; Declaring Special Assessments.....Tab 01
- D. Consideration of Resolution 2022-06; Setting Public Hearing to Levy Assessments.....Tab 02
- E. Consideration of Resolution 2022-07; Amending Resolution Approving Proposed FY 2023  
Budget & Setting Public Hearing.....Tab 03
- F. Ratification of CDD Agreement – Rhodine Holdings, LLC.....Tab 04
- G. General Matters of the District

**4. CONSENT AGENDA ITEMS**

- A. Consideration of the Public Hearing & Regular Meeting July 07, 2022.....Tab 05
- B. Consideration of Operations and Maintenance Expenditures June 2022.....Tab 06
- C. Review of Financial Statements for Month Ending June 31, 2022.....Tab 07

**5. VENDOR AND STAFF REPORTS**

- A. District Counsel
- B. District Manager.....Tab 08
  - i. Community Inspection Reports
  - ii. Yellowstone Landscape Reports
- C. District Engineer

**6. SUPERVISORS REQUESTS**

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

**8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



**RESOLUTION NO. 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the "**Board**") of the Belmond Reserve Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the Report of the District Engineer dated August \_\_\_\_, 2022 (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**"); and

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "**Debt Assessments**"); and

**WHEREAS**, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct, or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated August \_\_\_\_, 2022, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:**

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution,



sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$ \_\_\_\_\_ (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$ \_\_\_\_\_ of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve, and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes;

provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

**Passed and Adopted** on August 4, 2022.

**Attest:**

**Belmond Reserve  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**RESOLUTION NO. 2022-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON SEPTEMBER [REDACTED], 2022 AT 2:00 P.M. AT THE OFFICES OF INFRAMARK, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors (the "**Board**") of the Belmond Reserve Community Development District (the "**District**") has previously adopted Resolution No. 2022-05 entitled

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Resolution No. 2022-05, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DISTRICT THAT:**

1. There is hereby declared a public hearing to be held on September [REDACTED], 2022, at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Hillsborough County (by 2 publications 1 week apart with the first

publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days’ written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

**Passed and Adopted** on August 4, 2022.

**Attest:**

**Belmond Reserve  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**RESOLUTION 2022-07**

**A RESOLUTION OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AMENDING RESOLUTION 2022-02 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2022/2023 FINAL BUDGET; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Belmond Reserve Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed budget for each fiscal year; and,

**WHEREAS**, the proposed budget, including the non-ad valorem assessments, for Fiscal Year 2022/2023 was prepared and considered by the Board and was approved by the Board on June 2, 2022; and,

**WHEREAS**, the Board has postponed the public hearing date as set forth in Resolution 2022-02; and

**WHEREAS**, the original public hearing date scheduled for August 4, 2022 is now required to be amended and notice of the rescheduled public hearing shall be advertised and/or mailed, as legally required.

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

**Section 1.** Resolution 2022-02 is hereby amended; and the rescheduled public hearing date has been advertised and/or mailed, as legally required.

**Section 2.** A public hearing is hereby scheduled for **August 22, 2022, at 2:00 p.m. at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607**, for the purpose of receiving public comments on the proposed Fiscal Year 2022/2023 Final Budget.

**PASSED, ADOPTED and EFFECTIVE on August 4, 2022.**

**ATTEST:**

**BELMOND RESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chair /Vice Chair of the Board of Supervisors

This instrument was prepared by and  
after recordation should be returned to:

John M. Vericker, Esq.  
**STRALEY ROBIN VERICKER**  
1510 W. Cleveland Street  
Tampa, Florida 33606

#### CDD AGREEMENT

THIS CDD AGREEMENT (the "Agreement"), is entered into to be effective as of the \_\_\_ day of July, 2022, by and between RHODINE HOLDINGS, LLC, a Florida limited liability company ("Rhodine"), and the BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government established under Chapter 190 of the Florida Statutes (the "CDD"). Rhodine and the CDD are sometimes referred to herein, collectively, as the ("Parties").

#### WITNESSETH

WHEREAS, Rhodine is the owner of certain land located in Hillsborough County, Florida, which is more particularly described on **Exhibit "A"**, attached hereto and made a part hereof by reference as if fully set forth herein (the "Property"); and

WHEREAS, Rhodine intends to convey the Property to The School Board of Hillsborough County, Florida, a body corporate (the "School Board"); and

WHEREAS, the Property is currently within the jurisdictional boundaries of the CDD; and

WHEREAS, as a condition to accepting the conveyance of the Property from Rhodine, the School Board requires confirmation from the CDD that the Property will not be subject to future assessments, fees or charges of any nature whatsoever by the CDD once the Property is conveyed to the School Board.

NOW, THEREFORE, in consideration of the recitals set forth above, which are true and correct and made an integral part of this Agreement, the sum of Ten and No/100ths Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Entire Agreement. This Agreement constitutes the entire agreement between the Parties.
2. Exemption from Assessments, Fees and Charges. The CDD shall not impose upon the Property, and hereby forever (subject to the provisions of Section 7 hereof) exempts the Property from, any assessments, fees, and charges of any nature whatsoever including, by way of example but not limitation, any assessments for operation and maintenance of CDD

facilities and any special assessments, fees or charges for any other purposes.

3. Confirmation. The CDD acknowledges and confirms that no assessments, fees or charges have been levied which in any way affect the Property.
4. Termination. In the event the Property is not conveyed by Rhodine to the School Board prior to August 15, 2022, the CDD reserves the right to terminate this Agreement. The recording in the Public Records of Hillsborough County, Florida, of a deed of conveyance transferring the Property from Rhodine to the School Board shall be conclusive evidence to all persons, including any and all title examiners, that the conveyance of the Property has occurred and that the CDD's right to terminate this Agreement is null and void *ab initio*.
5. Applicable Laws. Construction, Venue. The laws of the State of Florida shall govern the validity, performance, and enforcement of this Agreement. This Agreement shall not be deemed to have been prepared by Rhodine or the CDD but by both Parties. Venue for any action related to this Agreement shall be in Hillsborough County, Florida.
6. Captions. The captions of the Agreement are for the convenience and reference of the Parties and in no way define, limit, or describe the scope or intent of this Agreement or any part thereof.
7. Successors and Assigns. The Parties acknowledge that this Agreement is being entered into in recognition of the Property being conveyed to the School Board and that the School Board is the intended beneficiary of this Agreement. Therefore, should the Property be transferred by Rhodine to any third party other than the School Board, the benefits and understandings of the Agreement are not transferable to any such transferee and the exemption so stated in Section 2 may be terminated at the CDD's discretion.
8. Amendment. This Agreement may only be amended by the mutual consent of the Parties.
9. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original instrument, but all such counterparts together shall constitute one and the same instrument.

*(The Execution Page Follows on the Next Succeeding Page)*

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed effective the day and year first above written.

Signed, sealed and delivered  
in the presence of:

(Witness Signature) [Signature]  
Print Name: JOHN GALBRAITH

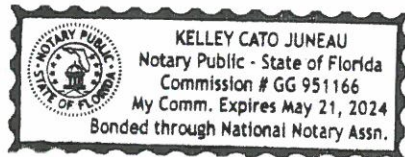
(Witness Signature) [Signature]  
Print Name: Kelley Cato Juneau

**RHODINE HOLDINGS, LLC,**  
a Florida limited liability company

By: [Signature]  
Name: Nicholas J. Dister  
Title: Authorized Representative

STATE OF Florida  
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of JULY, 2022, by NICHOLAS J. DISTER as Authorized Rep. of **RHODINE HOLDINGS, LLC**, a Florida limited liability company, on behalf thereof, who ☒ is personally known to me, or ☐ produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
Printed Name: Kelley Cato Juneau  
My Commission Expires: May 21, 2024

[NOTARY SEAL]



IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed effective the day and year first above written.

Signed, sealed and delivered  
in the presence of:

(Witness Signature) [Signature]  
Print Name: JOHN GALEARY

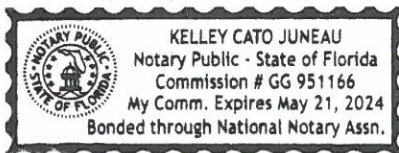
(Witness Signature) [Signature]  
Print Name: Kelley Cato Juneau

**BELMOND RESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

By: [Signature]  
Name: Nicholas J. Dister  
Title: Vice Chair

STATE OF Florida  
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization. this 18th day of JULY, 2022 by NICHOLAS J. DISTER, as VICE CHAIR of BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT, on behalf thereof, who ☒ is personally known to me, or ☐ produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
Printed Name: Kelley Cato Juneau  
My Commission Expires: May 21, 2024

[NOTARY SEAL]

## EXHIBIT A TO CDD AGREEMENT

## EXHIBIT "A"

### BELMOND RESERVE SCHOOL SITE

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27094, PAGE 935, OFFICIAL RECORDS BOOK 27125, PAGE 1219, OFFICIAL RECORDS BOOK 20029, PAGE 656 AND OFFICIAL RECORDS BOOK 6963, PAGE 363 AND ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 26995, PAGE 237, INSTRUMENT NUMBER 2020348766, OFFICIAL RECORDS BOOK 26387, PAGE 304, OFFICIAL RECORDS BOOK 26299, PAGE 1487, OFFICIAL RECORDS BOOK 26746, PAGE 371, OFFICIAL RECORDS BOOK 27125, PAGE 1219, OFFICIAL RECORDS BOOK 27094, PAGE 998, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, AND LYING IN SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BELMOND RESERVE PHASE 2 ACCORDING TO PLAT BOOK 140, PAGE 251 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY OF TROPICAL ACRES SOUTH ACCORDING TO PLAT BOOK 44, PAGE 75 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, NORTH 00°25'57" WEST, A DISTANCE OF 1,142.13 FEET; THENCE, CONTINUE ALONG SAID BOUNDARY, SOUTH 89°47'35" WEST, A DISTANCE OF 72.94 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RHODINE ROAD, SAME BEING A NON-TANGENT CURVE TO THE LEFT; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 583.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,959.86 FEET, A CENTRAL ANGLE OF 17°02'46", AND A CHORD BEARING AND DISTANCE OF NORTH 68°18'00" EAST 580.93 FEET; THENCE, CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 59°51'54" EAST, A DISTANCE OF 318.50 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°50'09" WEST, A DISTANCE OF 385.27 FEET; THENCE SOUTH 89°09'38" EAST, A DISTANCE OF 526.24 FEET; THENCE NORTH 00°21'57" EAST, A DISTANCE OF 697.72 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 59°56'14" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 69.95 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°21'47" WEST, A DISTANCE OF 758.70 FEET; THENCE SOUTH 00°11'59" EAST, A DISTANCE OF 986.96 FEET; THENCE NORTH 89°09'38" WEST, A DISTANCE OF 795.35 FEET; THENCE SOUTH 00°05'48" EAST, A DISTANCE OF 116.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF HAYES CLAN ROAD, SAID BELMOND RESERVE PHASE 2; THENCE, ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1) NORTH 89°09'38" WEST, A DISTANCE OF 51.03 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 2) SOUTHWESTERLY 25.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.10 FEET, A CENTRAL ANGLE OF 72°07'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 54°34'05" WEST 23.66 FEET; 3) NORTH 89°09'38" WEST, A DISTANCE OF 100.10 FEET; 4) NORTH 89°09'38" WEST, A DISTANCE OF 99.99 FEET TO A POINT ON A CURVE TO THE RIGHT; 5) NORTHWESTERLY 25.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 72°32'33", AND A CHORD BEARING AND DISTANCE OF NORTH 52°53'22" WEST 23.66 FEET; 6) NORTH 89°09'38" WEST, A DISTANCE OF 51.86 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 7) SOUTHWESTERLY 25.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 72°32'33", AND A CHORD BEARING AND DISTANCE OF SOUTH 54°34'05" WEST 23.66 FEET; 8) NORTH 89°09'38" WEST, A DISTANCE OF 162.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.266 ACRES.

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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July 07, 2022, Minutes of Regular Meeting

**Minutes of the Regular Meeting**

The Regular Meetings of the Board of Supervisors for the Belmond Reserve Community Development District was held on **Thursday, July 07, 2022, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

**1. CALL TO ORDER**

Brian Lamb called the Regular Meetings of the Board of Supervisors of the Belmond Reserve Community Development District to order on **Thursday, July 07, 2022, at 2:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Ryan Motko	Supervisor
Albert Viera	Supervisor
Steve Luce	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Inframark
Bryan Radcliff	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2022-04; Authorizing Execution of a Tri-Party Agreement**

The Board reviewed the resolution.

District Counsel Vericker noted that the resolution agreement was updated due to an error and have the Board sign off on it. This agreement does not need to be signed by Pulte Home Company, LLC, it will be by a tri-party agreement to a normal agreement if it becomes determined by the title insurance company if Pulte does not need to be a party to the agreement.

MOTION TO: Approve Resolution 2022-04.  
MADE BY: Supervisor Motko  
SECONDED BY: Supervisor Viera  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

**B. General Matters of the District**

There are no general matters of the District.

**7. CONSENT AGENDA ITEMS**

- A. Consideration of the Public Hearing & Regular Meeting June 02, 2022**  
**B. Consideration of Operations and Maintenance Expenditures May 2022**  
**C. Review of Financial Statements for Month Ending May 31, 2022.**

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda items A-C.  
MADE BY: Supervisor Motko  
SECONDED BY: Supervisor Luce  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

**8. VENDOR AND STAFF REPORTS**

- A. District Counsel**  
**B. District Engineer**  
**C. District Manager**  
**i. Aquatic Service Reports**  
**ii. Yellowstone Landscape Reports**  
**iii. Community Inspection Reports**

The Board reviewed the Aquatic and Landscape reports.

**9. SUPERVISOR REQUESTS**

Supervisor Motko asked if there was a parking agreement prepared. Mr. Vericker stated its being worked on. Mr. Lamb suggested to have the counsel draft an agreement prior to the next meeting for review.

**10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience comments.

**11. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

## Belmond Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Cypress Creek Aquatics	1162	\$ 1,792.00		Aquatic Maintenance - June
Inframark	77926	5,185.80		District Management Services - 5.26.2022.
Yellowstone	377129	8,937.00		Landscape Maintenance - 6.1.2022
Zebra Cleaning Team Inc.	4856	850.00		Pool Cleaning - June
Zebra Cleaning Team Inc.	4857	50.00	<b>\$ 900.00</b>	Gas Charge - June
<b>Monthly Contract Sub-Total</b>		<b>\$ 16,814.80</b>		

<b>Variable Contract</b>				
Supervisor: Albert Viero	AV 060222	\$ 200.00		Supervisor Fee - 6.2.2022
Supervisor: Nick Dister	ND 060222	200.00		Supervisor Fee - 06.02.2022
Supervisor: Ryan Motko	RM 060222	200.00		Supervisor Fee - 06.02.2022
Supervisor: Steve Luce	SL 060222	200.00		Supervisor Fee - 06.02.2022
<b>Variable Contract Sub-Total</b>		<b>\$ 800.00</b>		

<b>Utilities</b>				
BOCC	9634760433 061622	\$ 98.39		Water & Sewer Services Thru 6.09.2022
Tampa Electric	221008266985 061722	3,251.56		Electric Service Thru 6.13.2022.
Tampa Electric	221008295042 061722	169.73		Electric Service Thru 6.13.2022.
Tampa Electric	221008339725 061722	337.82		Electric Service Thru 6.13.2022.
Tampa Electric	221008446983 061722	119.92		Electric Service Thru 6.13.2022.
Tampa Electric	221008514244 061722	796.06		Electric Service Thru 6.13.2022.
Tampa Electric	221008516975 061722	929.02		Electric Service Thru 6.13.2022.
Tampa Electric	221008528939 061722	258.19		Electric Service Thru 6.13.2022.
Tampa Electric	221008539324 061722	28.18	<b>\$ 5,890.48</b>	Electric Service Thru 6.13.2022.
<b>Utilities Sub-Total</b>		<b>\$ 5,988.87</b>		

<b>Regular Services</b>				
-------------------------	--	--	--	--



## Belmond Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Cypress Creek Aquatics	1148	\$ 775.00		Aquatic Maintenance - 4.11.2022
Cypress Creek Aquatics	1170	7,398.00	<b>\$ 8,173.00</b>	Aquatic Maintenance - 6.17.2022
Florida Department of Health	29 60 2218183 060122	275.00		Florida Department of Health - 6.30.2022
JNJ Cleaning Services	0075	750.00		Cleaning Services - 06.01.2022
Neptune Multi Services LLC	53160	910.00		Trash Pickup Thru 5.27.2022
Spearem Enterprises	5354	160.00		Cleaning Service - 6.23.2022
Straley Robin Vericker	21531	1,342.95		Professional Services Thru 5.15.2022
SWS	20245208	100.00		Access Control Management - 6.01.2022
SWS	20245269	780.00	<b>\$ 880.00</b>	Repairs - 6.15.2022
SWS Protection	20244200	455.83		Installation & Maintenance - 5.13.2022
<b>Regular Services Sub-Total</b>		<b>\$ 12,946.78</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 36,550.45</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Cypress Creek Aquatics, Inc.  
12231 Main St Unit 1196  
San Antonio, FL 33576



# Invoice

Date	Invoice #
6/1/2022	1162

Bill To
Belmond Reserve CDD c/o Meritus Corp 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	June Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup  BA 4509 535w	1,792.00	1,792.00
<b>Total</b>				\$1,792.00

**Meritus Districts**  
A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**  
#77926

**DATE**  
5/26/2022

**BILL TO**

Belmond Reserve Community  
Development District  
2005 Pan Am Circle  
Suite 300  
Tampa FL 33607  
United States

**CUSTOMER ID**  
C2276

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
6/25/2022

**Services provided for the Month of: May 2022**

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- May	10	Ea	0.15	1.50
Copies - Color Copies- May	8	Ea	0.50	4.00
Postage - Postage- May	10	Ea	0.53	5.30
Website Maintenance - Website Maintenance / Admin	1	Ea	250.00	250.00
Dissemination Services - Dissemination Services	1	Ea	350.00	350.00
Accounting Services - Accounting Services	1	Ea	375.00	375.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	3,000.00	3,000.00
<b>Subtotal</b>				5,185.80

<b>Subtotal</b>	\$5,185.80
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,185.80

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

Please include CUSTOMER ID and the invoice number on the check stub of your payment.  
Phone: 813-397-5122 | Fax: 813-873-7070



## INVOICE

INVOICE #	INVOICE DATE
TMC 377129	6/1/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

Belmond Reserve CDD  
c/o Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Property Name:** Belmond Reserve CDD

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** July 1, 2022

**Invoice Amount:** \$8,937.00

Description	Current Amount
Monthly Landscape Maintenance June 2022	\$8,937.00

**Invoice Total** **\$8,937.00**

*Excellence*  
PA 4604  
5390  
IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

***Thanks For Your Business!***

# INVOICE

**Zebra Cleaning Team, Inc.**  
**P.O. BOX 3456**  
**APOLLO BEACH, FL 33572**  
**813-458-2942**

DATE: JUNE 10, 2022  
INVOICE #4856

**EXPIRATION DATE**

TO **Belmond Reserve**  
**13272 Shinning Willow St.**  
**Riverview FL, 33579**

[illegible]

**Comments:**



*Thanks For Your Business!*

# INVOICE

Zebra Cleaning Team, Inc.  
P.O. BOX 3456  
APOLLO BEACH, FL 33572  
813-458-2942

DATE: JUNE 10, 2022  
INVOICE #4857

EXPIRATION DATE

TO Belmond Reserve  
13272 Shinning Willow St.  
Riverview FL, 33579

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		June gas charge		\$50.00

10A 4903 5132

SUBTOTAL	
SALES TAX	
TOTAL	\$50.00

Comments:

**BELMOND RESERVE CDD**  
**MEETING DATE: June 2, 2021**

DMS: \_\_\_\_\_

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

AV060222

**BELMOND RESERVE CDD**  
**MEETING DATE: June 2, 2021**

DMS: \_\_\_\_\_

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

ND 060222



**BELMOND RESERVE CDD**  
**MEETING DATE: June 2, 2021**

DMS: \_\_\_\_\_

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

Rm 060222

**BELMOND RESERVE CDD**  
**MEETING DATE: June 2, 2021**

**DMS:** \_\_\_\_\_

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

SH 060222



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	06/16/2022	07/07/2022

Service Address: 13004 WILLOW GROVE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	05/11/2022	1175	06/09/2022	1212	3700 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$11.17
Water Base Charge	\$17.30
Water Usage Charge	\$3.15
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$19.94

#### Summary of Account Charges

Previous Balance	\$147.38
Net Payments - Thank You	\$-147.38
Total Account Charges	\$98.39

AMOUNT DUE	\$98.39
------------	---------

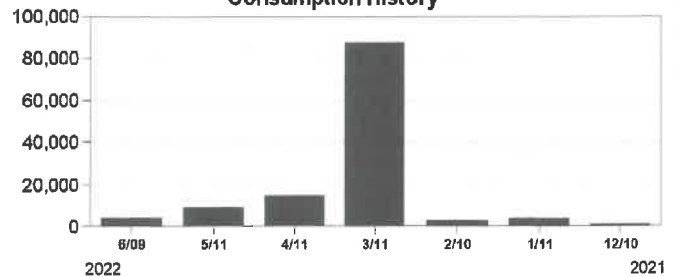
#### Important Message

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill) and select paper delivery.

The 2021 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Received  
JUN 23 2022

#### Consumption History



Make checks payable to: BOCC

ACCOUNT NUMBER: 9634760433



Hillsborough  
County Florida

#### ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 2,256 8  
C/O MERITUS DISTRICTS  
2005 PAN AM CIR SUITE 300  
TAMPA FL 33607-6008

DUE DATE	07/07/2022
AMOUNT DUE	\$98.39
AMOUNT PAID	

Statement Date: 06/17/2022

Account: 221008266985

BELMOND RESERVE CDD  
C/O MERITUS CORP  
RHODINE RD AND HAYS CLAN RD  
RIVERVIEW, FL 33579

Current month's charges:	\$3,251.56
Total amount due:	\$3,251.56
Payment Due By:	07/08/2022

**Your Account Summary**

Previous Amount Due	\$3,251.56
Payment(s) Received Since Last Statement	-\$3,251.56
<b>Current Month's Charges</b>	<b>\$3,251.56</b>
<b>Total Amount Due</b>	<b>\$3,251.56</b>

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221008266985

Current month's charges:	\$3,251.56
Total amount due:	\$3,251.56
Payment Due By:	07/08/2022
<b>Amount Enclosed</b>	<b>\$</b>

642741798502

Received

JUN 24 2022

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 221008266985  
**Statement Date:** 06/17/2022  
**Current month's charges due** 07/08/2022



## Details of Charges – Service from 05/13/2022 to 06/13/2022

Service for: RHODINE RD AND HAYS CLAN RD, RIVERVIEW, FL 33579

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1463 kWh @ \$0.03079/kWh	\$45.05
Fixture & Maintenance Charge	77 Fixtures	\$1161.16
Lighting Pole / Wire	77 Poles	\$1967.35
Lighting Fuel Charge	1463 kWh @ \$0.04060/kWh	\$59.40
Storm Protection Charge	1463 kWh @ \$0.01028/kWh	\$15.04
Clean Energy Transition Mechanism	1463 kWh @ \$0.00033/kWh	\$0.48
Florida Gross Receipt Tax		\$3.08

### Lighting Charges

**\$3,251.56**

### Total Current Month's Charges

**\$3,251.56**

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Statement Date: 06/17/2022

Account: 221008295042

BELMOND RESERVE CDD  
C/O MERITUS CORP  
13203 RHODINE RD  
RIVERVIEW, FL 33579



Current month's charges:	\$169.73
Total amount due:	\$169.73
Payment Due By:	07/08/2022

**Your Account Summary**

Previous Amount Due	\$62.39
Payment(s) Received Since Last Statement	-\$62.39
<b>Current Month's Charges</b>	<b>\$169.73</b>
<b>Total Amount Due</b>	<b>\$169.73</b>

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221008295042

Current month's charges:	\$169.73
Total amount due:	\$169.73
Payment Due By:	07/08/2022

**Amount Enclosed** \$

642741798503

Received

JUN 24 2022

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318



**Account:** 221008295042  
**Statement Date:** 06/17/2022  
**Current month's charges due** 07/08/2022



## Details of Charges – Service from 05/13/2022 to 06/13/2022

Service for: 13203 RHODINE RD, RIVERVIEW, FL 33579

**Rate Schedule: General Service Demand - Standard**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811385	06/13/2022	1,877		1,550		327 kWh	1	32 Days
1000811385	06/13/2022	7.03		0		7.03 kW	1	32 Days

Daily Basic Service Charge	32 days @ \$1.07000	\$34.24
Billing Demand Charge	7 kW @ \$13.75000/kW	\$96.25
Energy Charge	327 kWh @ \$0.00730/kWh	\$2.39
Fuel Charge	327 kWh @ \$0.04126/kWh	\$13.49
Capacity Charge	7 kW @ \$0.17000/kW	\$1.19
Storm Protection Charge	7 kW @ \$0.59000/kW	\$4.13
Energy Conservation Charge	7 kW @ \$0.81000/kW	\$5.67
Environmental Cost Recovery	327 kWh @ \$0.00130/kWh	\$0.43
Clean Energy Transition Mechanism	7 kW @ \$1.10000/kW	\$7.70
Florida Gross Receipt Tax		\$4.24

**Electric Service Cost**

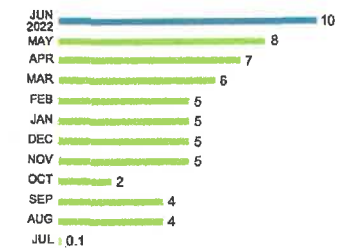
**\$169.73**

**Total Current Month's Charges**

**\$169.73**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)



Statement Date: 06/17/2022

Account: 221008339725

BELMOND RESERVE CDD  
C/O MERITUS CORP  
RHODINE RD AND HAYS CLAN RD PH3  
RIVERVIEW, FL 33579

Current month's charges:	\$337.82
Total amount due:	\$337.82
Payment Due By:	07/08/2022

**Your Account Summary**

Previous Amount Due	\$337.82
Payment(s) Received Since Last Statement	-\$337.82
<b>Current Month's Charges</b>	<b>\$337.82</b>
<b>Total Amount Due</b>	<b>\$337.82</b>

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221008339725

Current month's charges:	\$337.82
Total amount due:	\$337.82
Payment Due By:	07/08/2022

**Amount Enclosed** \$

642741798504

Received  
JUN 14 2022

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318



**Account:** 221008339725  
**Statement Date:** 06/17/2022  
**Current month's charges due** 07/08/2022



## Details of Charges – Service from 05/13/2022 to 06/13/2022

Service for: RHODINE RD AND HAYS CLAN RD PH3, RIVERVIEW, FL 33579

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	152 kWh @ \$0.03079/kWh	\$4.68
Fixture & Maintenance Charge	8 Fixtures	\$120.64
Lighting Pole / Wire	8 Poles	\$204.40
Lighting Fuel Charge	152 kWh @ \$0.04060/kWh	\$6.17
Storm Protection Charge	152 kWh @ \$0.01028/kWh	\$1.56
Clean Energy Transition Mechanism	152 kWh @ \$0.00033/kWh	\$0.05
Florida Gross Receipt Tax		\$0.32

### Lighting Charges

**\$337.82**

### Total Current Month's Charges

**\$337.82**

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Statement Date: 06/17/2022

Account: 221008446983

BELMOND RESERVE CDD  
C/O MERITUS CORP  
12160 SHINING WILLOW ST, IRR  
RIVERVIEW, FL 33579

Current month's charges:	\$119.92
Total amount due:	\$119.92
Payment Due By:	07/08/2022

## Your Account Summary

Previous Amount Due	\$106.22
Payment(s) Received Since Last Statement	-\$106.22
<b>Current Month's Charges</b>	<b>\$119.92</b>
<b>Total Amount Due</b>	<b>\$119.92</b>

## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability)

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: 221008446983

Current month's charges:	\$119.92
Total amount due:	\$119.92
Payment Due By:	07/08/2022

**Amount Enclosed**

\$

642741798505

Received  
JUN 24 2022

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 221008446983  
**Statement Date:** 06/17/2022  
**Current month's charges due** 07/08/2022



## Details of Charges – Service from 05/13/2022 to 06/13/2022

Service for: 12160 SHINING WILLOW ST, IRR, RIVERVIEW, FL 33579

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852710	06/13/2022	5,434		4,649		785 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	785 kWh @ \$0.07035/kWh	\$55.22
Fuel Charge	785 kWh @ \$0.04126/kWh	\$32.39
Storm Protection Charge	785 kWh @ \$0.00315/kWh	\$2.47
Clean Energy Transition Mechanism	785 kWh @ \$0.00402/kWh	\$3.16
Florida Gross Receipt Tax		\$3.00

**Electric Service Cost**

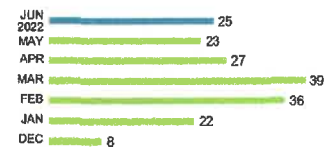
**\$119.92**

**Total Current Month's Charges**

**\$119.92**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



Statement Date: 06/17/2022

Account: 221008514244

BELMOND RESERVE CDD  
C/O MERITUS CORP  
13004 WILLOW GROVE DR  
RIVERVIEW, FL 33579

Current month's charges:	\$796.06
Total amount due:	\$796.06
Payment Due By:	07/08/2022

**Your Account Summary**

Previous Amount Due	\$748.48
Payment(s) Received Since Last Statement	-\$748.48
<b>Current Month's Charges</b>	<b>\$796.06</b>
<b>Total Amount Due</b>	<b>\$796.06</b>

**A one-stop shop to manage your account.**



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

**Log in at [tecoaccount.com](http://tecoaccount.com) today!**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Ready for storm season?



**We are.**

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Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability)

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: 221008514244

Current month's charges:	\$796.06
Total amount due:	\$796.06
Payment Due By:	07/08/2022

**Amount Enclosed** \$

630396139956

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 221008514244  
**Statement Date:** 06/17/2022  
**Current month's charges due** 07/08/2022



**Details of Charges – Service from 05/13/2022 to 06/13/2022**

Service for: 13004 WILLOW GROVE DR, RIVERVIEW, FL 33579

**Rate Schedule: General Service - Non Demand**

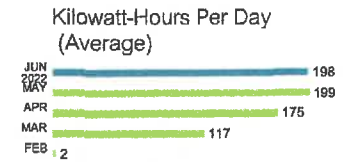
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000838830	06/13/2022	20,995		14,660		6,335 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	6,335 kWh @ \$0.07035/kWh	\$445.67
Fuel Charge	6,335 kWh @ \$0.04126/kWh	\$261.38
Storm Protection Charge	6,335 kWh @ \$0.00315/kWh	\$19.96
Clean Energy Transition Mechanism	6,335 kWh @ \$0.00402/kWh	\$25.47
Florida Gross Receipt Tax		\$19.90

**Electric Service Cost** **\$796.06**

**Total Current Month's Charges** **\$796.06**

**Tampa Electric Usage History**



Statement Date: 06/17/2022  
Account: 221008516975

BELMOND RESERVE CDD  
C/O MERITUS CORP  
RHODINE RD AND HAYS CLAN RD PH2  
RIVERVIEW, FL 33579

Current month's charges: \$929.02  
Total amount due: \$929.02  
Payment Due By: 07/08/2022

**Your Account Summary**

Previous Amount Due	\$929.02
Payment(s) Received Since Last Statement	-\$929.02
<b>Current Month's Charges</b>	<b>\$929.02</b>
<b>Total Amount Due</b>	<b>\$929.02</b>

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221008516975

Current month's charges: \$929.02  
Total amount due: \$929.02  
Payment Due By: 07/08/2022

Amount Enclosed \$

630396139957

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318



**Account:** 221008516975  
**Statement Date:** 06/17/2022  
**Current month's charges due** 07/08/2022



## Details of Charges – Service from 05/13/2022 to 06/13/2022

Service for: RHODINE RD AND HAYS CLAN RD PH2, RIVERVIEW, FL 33579

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	418 kWh @ \$0.03079/kWh	\$12.87
Fixture & Maintenance Charge	22 Fixtures	\$331.76
Lighting Pole / Wire	22 Poles	\$562.10
Lighting Fuel Charge	418 kWh @ \$0.04060/kWh	\$16.97
Storm Protection Charge	418 kWh @ \$0.01028/kWh	\$4.30
Clean Energy Transition Mechanism	418 kWh @ \$0.00033/kWh	\$0.14
Florida Gross Receipt Tax		\$0.88

### Lighting Charges

**\$929.02**

### Total Current Month's Charges

**\$929.02**

00000023-0000511-Pag 41 of 50

Statement Date: 06/17/2022

Account: 221008528939

BELMOND RESERVE CDD  
C/O MERITUS CORP  
12998 WILLOW GROVE DR  
RIVERVIEW, FL 33579

Current month's charges:	\$258.19
Total amount due:	\$258.19
Payment Due By:	07/08/2022

**Your Account Summary**

Previous Amount Due	\$245.22
Payment(s) Received Since Last Statement	-\$245.22
<b>Current Month's Charges</b>	<b>\$258.19</b>
<b>Total Amount Due</b>	<b>\$258.19</b>

Received  
JUN 24 2022

**A one-stop shop to manage your account.**



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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221008528939

Current month's charges:	\$258.19
Total amount due:	\$258.19
Payment Due By:	07/08/2022

**Amount Enclosed** \$

630396139958

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318



**Account:** 221008528939  
**Statement Date:** 06/17/2022  
**Current month's charges due** 07/08/2022



## Details of Charges – Service from 05/13/2022 to 06/13/2022

Service for: 12998 WILLOW GROVE DR, RIVERVIEW, FL 33579

**Rate Schedule: General Service - Non Demand**

Meter Location: WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551211	06/13/2022	7,133		5,213		1,920 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	1,920 kWh @ \$0.07035/kWh	\$135.07
Fuel Charge	1,920 kWh @ \$0.04126/kWh	\$79.22
Storm Protection Charge	1,920 kWh @ \$0.00315/kWh	\$6.05
Clean Energy Transition Mechanism	1,920 kWh @ \$0.00402/kWh	\$7.72
Florida Gross Receipt Tax		\$6.45

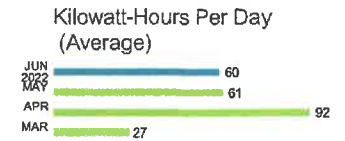
**Electric Service Cost**

**\$258.19**

**Total Current Month's Charges**

**\$258.19**

### Tampa Electric Usage History



Statement Date: 06/17/2022

Account: 221008539324

BELMOND RESERVE CDD  
C/O MERITUS CORP  
13207 RHODINE RD  
RIVERVIEW, FL 33579

Current month's charges: \$28.18  
Total amount due: \$28.18  
Payment Due By: 07/08/2022

**Your Account Summary**

Previous Amount Due	\$26.54
Payment(s) Received Since Last Statement	-\$26.54
<b>Current Month's Charges</b>	<b>\$28.18</b>
<b>Total Amount Due</b>	<b>\$28.18</b>

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221008539324

Current month's charges: \$28.18  
Total amount due: \$28.18  
Payment Due By: 07/08/2022

**Amount Enclosed** \$

630396139959

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 221008539324  
**Statement Date:** 06/17/2022  
**Current month's charges due** 07/08/2022



## Details of Charges – Service from 05/13/2022 to 06/13/2022

Service for: 13207 RHODINE RD, RIVERVIEW, FL 33579

**Rate Schedule: General Service - Non Demand**

Meter Location: ENTRY

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000337420	06/13/2022	106		74		32 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	32 kWh @ \$0.07035/kWh	\$2.25
Fuel Charge	32 kWh @ \$0.04126/kWh	\$1.32
Storm Protection Charge	32 kWh @ \$0.00315/kWh	\$0.10
Clean Energy Transition Mechanism	32 kWh @ \$0.00402/kWh	\$0.13
Florida Gross Receipt Tax		\$0.70

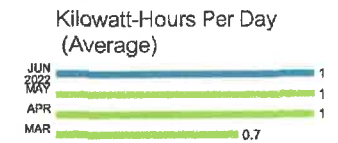
**Electric Service Cost**

**\$28.18**

**Total Current Month's Charges**

**\$28.18**

### Tampa Electric Usage History



Cypress Creek Aquatics, Inc.  
12231 Main St Unit 1196  
San Antonio, FL 33576



# Invoice

Date	Invoice #
4/11/2022	1148

Bill To
Belmond Reserve CDD c/o Meritus Corp 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

Ship To
Site Clean Up

P.O. Number	Terms	Project
	Net 30	

Quantity	Item Code	Description	Price Each	Amount
	General Service	Cypress Creek Aquatics will clean up construction trash and cut down dead vegetation around all community ponds	775.00	775.00
<p>3A 4509 5392</p>				
<b>Total</b>				\$775.00

Cypress Creek Aquatics, Inc.  
 12231 Main St Unit 1196  
 San Antonio, FL 33576



# Invoice

Date	Invoice #
6/17/2022	1170

Bill To
Belmond Reserve CDD c/o Meritus Corp 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

Ship To
Midge Fly Treatments

P.O. Number	Terms	Project

Quantity	Item Code	Description	Price Each	Amount
18	General Service	Aquatic Insecticide / Larvicide applications for midge fly control and maintenance within ponds 1-9. Total area to be treated = 18.00 AC  <i>ms 4509 53901</i>	411.00	7,398.00

<b>Total</b>	<b>\$7,398.00</b>
--------------	-------------------



Florida Department of Health  
in Hillsborough County  
Notification of Fees Due



29-BID-5899341

Permit Number

**29-60-2218183**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$275.00

Previous Balance: \$0.00

**Total Amount Due: \$275.00**

Payment Due Date: 06/30/2022 or Upon Receipt

**If not paid by 06/30/2022 then the fee will be: \$325.00**

Received  
MAY 25 2022

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

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Belmond Reserve Amenity Pool  
Location: 13197 Rhodine Road  
Riverview, FL 33579

Pool Volume: 73,000 gallons  
Bathing Load: 75  
Flow Rate: 379

**Owner Information:**

Name: Belmond Reserve CDD  
Address: 2005 Pan Am Circle, Suite 300  
(Mailing) Tampa, FL 33607  
Home Phone: (813) 873-7300 Work Phone: ()

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

**I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:**

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Please go online to pay fee at:**  
**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 29-60-2218183 Bill ID: 29-BID-5899341

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health in Hillsborough County  
P O Box 5135  
Tampa, FL 33675

[Please RETURN invoice with your payment]

Batch Billing ID:55012

**PERMIT HOLDERS CAN NOW**

## pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

# Invoice from JNJ Cleaning Services

[Download PDF](#)



## JNJ Cleaning Services

Cesmarie Irizarry Velez  
7804 Davie Ray Dr  
Zephyrhills, FL 33540  
UNITED STATES  
www.jnjcleanservices.com

Invoice #0075  
Issued : Jun 1, 2022  
Due : Jun 15, 2022

Last updated on May 29, 2022  
at 1:54:36 PM PDT

Balance due: **\$750.00**

Pay \$750.00

**\$750.00**  
DUE

☎ +1 813-781-8999 • ✉ services@jnjcleanservices.com

### Bill to

#### Belmond Reserve CDD

c/o Meritus Corp  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607  
UNITED STATES  
districtinvoices@merituscorp.com

### Items

#### Deep Clean

1 x \$750.00

Deep clean 2 bathrooms and activity room. All windows cleaned inside and out. All doors on property will be wiped down. Front gate wiped down. Replace full trash bins/provide new trash bags, dog station liners and dog station trash bags. Use blower around property (pool deck, entry, tennis/basketball court, sidewalks, and parking lot). Fans and fountains will be cleaned.  
\*\*toilet bowl gels in all toilets and urinals is included.\*\*

*Handwritten:*  
BD  
\$735.00  
No code avail.

**\$750.00**

Subtotal	\$750.00
Shipping	\$0.00
<b>Total</b>	<b>\$750.00</b>

### Note to customer

One time deep clean services completed at property on 5/26/2022.  
Regular servicing price of \$520.00 will begin June 1st, 2022 and will be billed in July 2022.

Powered by **PayPal**

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## Neptune Multi services LLC

11423 Crestlake Village Dr  
Riverview, FL, 33569  
Neptunemts@gmail.com  
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>  
813-778-9857

## Invoice


**Invoice No:** 0053160  
**Date:** 06/06/2022  
**Terms:** NET 0  
**Due Date:** 06/06/2022

**Bill To:** Belmond Reserve CDD  
teresa.farlow@inframark.com,  
brian.howell@inframark.com

Description	Quantity	Rate	Amount
Trash Pickup	14	\$65.00	\$910.00
Trash pick up service days April 29, May 6, May 13, May 20, May 27 2022			

Subtotal	\$910.00
TAX 0%	\$0.00
Total	\$910.00
Paid	\$0.00

<b>Balance Due</b>	<b>\$910.00</b>
--------------------	-----------------

 Pay Now

 Invoice2go  
a Bill.com company





**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139979520

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Cedarbrook / belmond

CDD

**INVOICE # 5354****DATE 06/23/2022****DUE DATE 07/08/2022****TERMS Net 15**

*Handwritten notes:*  
B/L  
4605  
5354

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> replace 4 privacy fence slats along Rodine rd.	1	160.00	160.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

**BALANCE DUE****\$160.00**

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Belmond Reserve Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

May 24, 2022

Client: 001542

Matter: 000001

Invoice #: 21531

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

Bl 3107 51410

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/18/2022	JMV	REVIEW CDD AUDIT REQUEST; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	0.9	\$319.50
4/18/2022	LB	FINALIZE RESOLUTION RE APPROVAL OF FY 2022/2023 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$33.00
4/22/2022	LB	PREPARE DRAFT PUBLICATION ADS FOR FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	0.8	\$132.00
4/27/2022	DCC	REVIEW PROPOSED PARKING AGREEMENT; REPLY TO K. SMITH'S QUESTION REGARDING EXHIBITS.	0.2	\$61.00
5/2/2022	DCC	REVIEW EXHIBITS; REVISE AND FINALIZE PARKING AGREEMENT; TRANSMIT AGREEMENT TO K. SMITH AND S. LUCE FOR HANDLING.	1.0	\$305.00
5/9/2022	JMV	REVIEW COMMUNICATION FROM V. HALL RE: CDD AUDIT; DRAFT EMAIL TO V. HALL.	0.4	\$142.00
5/9/2022	LB	REVISE RESOLUTION TO APPROVE TENTATIVE BUDGET AND SET PUBLIC HEARING; REVISE PUBLICATION ADS FOR FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.3	\$49.50
5/10/2022	JMV	REVIEW COMMUNICATION FROM M. CAMPBELL; CONFERENCE CALL.	0.8	\$284.00
5/10/2022	LB	CONFERENCE CALL WITH B. LAMB AND A. WOLFE RE STATUS OF FILING EXPANSION PETITION.	0.1	\$16.50
Total Professional Services			4.7	\$1,342.50

May 24, 2022  
Client: 001542  
Matter: 000001  
Invoice #: 21531

Page: 2

## DISBURSEMENTS

Date	Description of Disbursements	Amount
5/15/2022	Photocopies	\$0.45
Total Disbursements		\$0.45
Total Services		\$1,342.50
Total Disbursements		\$0.45
Total Current Charges		\$1,342.95
Previous Balance		\$1,075.40
Less Payments		(\$1,075.40)
<b>PAY THIS AMOUNT</b>		<b>\$1,342.95</b>

5/24

*Please Include Invoice Number on all Correspondence*



PO BOX 450132  
Kissimmee, FL 34745 - 0132  
(407) 290-5911

# Invoice

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20245208	PROJ-0108	06/01/2022	06/01/2022	\$100.00	\$

To: BELMOND RESERVE CDD  
2005 PAN AM CIRCLE  
SUITE 300  
TAMPA, FL 33607

Remit To: Southeast Wiring Solutions, Inc.  
PO BOX 450132  
Kissimmee, FL 34745 - 0132

Detach and return with your payment.

Customer Name	Customer #	Invoice #	Invoice Date	PO Number	Amount Due
BELMOND RESERVE CDD	PROJ-0108	20245208	06/01/2022		\$100.00

Description	QTY	Rate	Amount
<b>BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL</b>			
ACCESS CONTROL MANAGEMENT, (06/01/2022 - 06/30/2022) :	1.00	100.00	100.00
SUBSCRIBER REMOTE ACCESS - \$50, SWS REMOTE ACCESS - \$50			

	Sub Total:	100.00
	Total Sales Tax:	0.00
	Invoice Total:	100.00
	Payments/Credits Applied:	(0.00)
	Invoice Amount Due:	100.00
	<b>Amount Due:</b>	<b>\$100.00</b>

## CONTACT US

Billing Questions	Sales	Central Station	Service	Email
(407) 290-5911				BILLING@SWSPROTECTION.COM

To pay online, please visit: <https://southeastwiring.alarmbiller.com> | Registration Key: 9965B2



PO BOX 450132  
Kissimmee, FL 34745 - 0132  
(407) 290-5911

# Invoice

Invoice # <b>20245269</b>	Customer # <b>PROJ-0108</b>	Invoice Date <b>06/15/2022</b>	Due Date <b>06/15/2022</b>	Amount Due <b>\$780.00</b>	Amount Enclosed <b>\$</b>
------------------------------	--------------------------------	-----------------------------------	-------------------------------	-------------------------------	------------------------------

To: BELMOND RESERVE CDD  
2005 PAN AM CIRCLE  
SUITE 300  
TAMPA, FL 33607

Remit To: Southeast Wiring Solutions, Inc.  
PO BOX 450132  
Kissimmee, FL 34745 - 0132

Detach and return with your payment.

Customer Name <b>BELMOND RESERVE CDD</b>	Customer # <b>PROJ-0108</b>	Invoice # <b>20245269</b>	Invoice Date <b>06/15/2022</b>	PO Number <b>KEYPAD</b>	Amount Due <b>\$780.00</b>
---	--------------------------------	------------------------------	-----------------------------------	----------------------------	-------------------------------

Description	QTY	Rate	Amount
<b>BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL</b>			
SERVICE RATE (2 HOUR MINIMUM)	2.00	140.00	280.00
SOLARKPB CARD READER/KEYPAD ACCESS DEVICE	1.00	500.00	500.00

SERVICE REQUESTED BY BELMOND. KEYPAD NOT WORKING. TECHNICIANS FOUND KEYPAD HAD BEEN PULLED OFF, WIRES RIPPED OUT AND THEN PUT BACK IN PLACE. KEYPAD HAD TO BE REPLACED.	Sub Total:	780.00
	Total Sales Tax:	0.00
	Invoice Total:	780.00
	Payments/Credits Applied:	(0.00)
	Invoice Amount Due:	780.00
	<b>Amount Due:</b>	<b>\$780.00</b>

5130  
4903  
Bk

## CONTACT US

Billing Questions <b>(407) 290-5911</b>	Sales	Central Station	Service	Email <b>BILLING@SWSPROTECTION.COM</b>
To pay online, please visit: <a href="https://southeastwiring.alarmbiller.com">https://southeastwiring.alarmbiller.com</a>   Registration Key: 9965B2				



PO BOX 450132  
Kissimmee, FL 34745 - 0132  
(407) 290-5911

# Invoice

Invoice # <b>20244200</b>	Customer # <b>PROJ-0108</b>	Invoice Date <b>05/13/2022</b>	Due Date <b>07/13/2022</b>	Amount Due <b>\$455.83</b>	Amount Enclosed <b>\$</b>
------------------------------	--------------------------------	-----------------------------------	-------------------------------	-------------------------------	------------------------------

To: BELMOND AMENITY CENTER  
13197 RHODINE RD.  
RIVERVIEW, FL 33579

Remit To: Southeast Wiring Solutions, Inc.  
PO BOX 450132  
Kissimmee, FL 34745 - 0132

Detach and return with your payment.

Customer Name <b>BELMOND AMENITY CENTER</b>	Customer # <b>PROJ-0108</b>	Invoice # <b>20244200</b>	Invoice Date <b>05/13/2022</b>	PO Number <b>ROUTER</b>	Amount Due <b>\$455.83</b>
--	--------------------------------	------------------------------	-----------------------------------	----------------------------	-------------------------------

Description	QTY	Rate	Amount
<b>BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL</b>			
ESTIMATED INSTALLATION LABOR. ADDITIONAL HOURS MIGHT BE CHARGED AT COMPLETION	3.00	120.00	360.00
TRENDNET ETHERNET WIRELESS ROUTER	1.00	89.98	89.98

SWS WILL INSTALL ROUTER FOR REMOTE ACCESS TO ATRIUM ACCESS CONTROL DEPOSIT OF \$273.50 REQUIRED TO ORDER PARTS AND PLACE ON SCHEDULE	Sub Total:	449.98
	No Tax:	0.00
	FL TAX:	5.85
	Invoice Total:	455.83
	Payments/Credits Applied:	(0.00)
	Invoice Amount Due:	455.83
	<b>Amount Due:</b>	<b>\$455.83</b>

131  
4305  
5311

## CONTACT US

Billing Questions (407) 290-5911	Sales	Central Station	Service	Email <b>BILLING@SWSPROTECTION.COM</b>
To pay online, please visit: <a href="https://southeastwiring.alarmbiller.com">https://southeastwiring.alarmbiller.com</a>   Registration Key: 9965B2				

# Belmond Reserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2022



Inframark LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**Belmond Reserve CDD**

Balance Sheet

As of 6/30/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2020	Capital Projects Fund - Series 2020	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash-Operating Account	3,445	0	0	0	0	3,445
Investment - Revenue 2020 (2000)	0	192,927	0	0	0	192,927
Investment - Interest 2020 (2001)	0	0	0	0	0	0
Investment - Sinking 2020 (2002)	0	0	0	0	0	0
Investment - Reserve 2020 (2003)	0	593,550	0	0	0	593,550
Investment - Construction 2020 (2005)	0	0	3	0	0	3
Investment - Amenity 2020 (2006)	0	1	(1)	0	0	0
Investment - Cost of Issuance 2020 (2007)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Due From Debt Service	0	0	100	0	0	100
Due From Developer	45,945	0	0	0	0	45,945
Prepaid Trustee Fees	1,684	0	0	0	0	1,684
Construction Work in Progress	0	0	0	9,249,957	0	9,249,957
Amount To Be Provided-Debt Service	0	0	0	0	10,210,000	10,210,000
<b>Total Assets</b>	<b>51,074</b>	<b>786,478</b>	<b>102</b>	<b>9,249,957</b>	<b>10,210,000</b>	<b>20,297,610</b>
<b>Liabilities</b>						
Accounts Payable	48,031	0	0	0	0	48,031
Accounts Payable-Other	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Due To Capital Projects Fund	0	100	0	0	0	100
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bonds Payable - Series 2020	0	0	0	0	10,210,000	10,210,000
<b>Total Liabilities</b>	<b>48,031</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>10,210,000</b>	<b>10,258,131</b>
<b>Fund Equity &amp; Other Credits Contributed Capital</b>						
Retained Earnings-All Other Reserves	0	593,556	167,163	0	0	760,719
Fund Balance-Unreserved	0	0	0	0	0	0
Investment in General Fixed Assets	0	0	0	9,249,957	0	9,249,957
Other	3,043	192,822	(167,062)	0	0	28,803
<b>Total Fund Equity &amp; Other Credits Contributed Capital</b>	<b>3,043</b>	<b>786,378</b>	<b>102</b>	<b>9,249,957</b>	<b>0</b>	<b>10,039,479</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>51,074</b>	<b>786,478</b>	<b>102</b>	<b>9,249,957</b>	<b>10,210,000</b>	<b>20,297,610</b>



**Belmond Reserve CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2021 Through 6/30/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	0	168,913	168,913	0 %
Operations & Maintenance Assmts-Off Roll	0	3,081	3,081	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	8,290	8,290	0 %
Landowner Direct Funding	172,745	0	(172,745)	(100)%
Total Revenues	172,745	180,284	7,539	4 %
Expenditures				
Legislative				
Supervisor Fees	6,000	800	5,200	87 %
Financial & Administrative				
District Manager	36,000	40,800	(4,800)	(13)%
District Engineer	5,000	1,647	3,353	67 %
Disclosure Report	4,200	3,150	1,050	25 %
Trustee Fees	4,200	2,357	1,843	44 %
Accounting Services	9,000	3,675	5,325	59 %
Auditing Services	5,000	4,829	171	3 %
Postage, Phone, Faxes, Copies	500	224	276	55 %
Public Officials Insurance	3,750	2,329	1,421	38 %
Legal Advertising	10,000	1,277	8,723	87 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	450	(275)	(157)%
Miscellaneous Fees	125	1,923	(1,798)	(1,438)%
ADA Website Compliance	1,500	1,500	0	0 %
Website Maintenance	3,000	2,750	250	8 %
Legal Counsel				
District Counsel	5,000	6,178	(1,178)	(24)%
Electric Utility Services				
Electric Utility Services - Streetlights	37,500	20,485	17,015	45 %
Electric Utility Services - All Others	1,600	1,374	226	14 %
Water-Sewer Combination Services				
Water Utility Services	10,000	1,837	8,163	82 %
Other Physical Environment				
General, Property & Casualty Insurance	5,850	5,276	574	10 %
Waterway Management System	5,095	30,578	(25,483)	(500)%
Landscape Maintenance	14,000	41,974	(27,974)	(200)%
Miscellaneous Landscape	1,500	1,577	(77)	(5)%
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	1,000	0	1,000	100 %
Pool Maintenance-Other	0	250	(250)	0 %
Total Expenditures	172,745	177,241	(4,496)	(3)%
Excess of Revenues Over (Under) Expenditures	0	3,043	3,043	0 %
Fund Balance, End of Period	0	3,043	3,043	0 %

**Belmond Reserve CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund - Series 2020  
From 10/1/2021 Through 6/30/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	0	381,505	381,505	0 %
Debt Service Assmts-Off Roll	593,550	407,585	(185,965)	(31) %
Interest Earnings				
Interest Earnings	0	29	29	0 %
Total Revenues	593,550	789,119	195,569	33 %
Expenditures				
Debt Service Payments				
Interest	393,551	396,175	(2,624)	(1) %
Principal	200,000	200,000	0	0 %
Total Expenditures	593,551	596,175	(2,624)	(0) %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(122)	(122)	0 %
Total Other Financing Sources	0	(122)	(122)	0 %
Excess of Revenues Over (Under) Expenditures	(1)	192,822	192,823	(19,282,272) %
Fund Balance, Beginning of Period	0	593,582	593,582	0 %
Interfund Transfer	0	(26)	(26)	0 %
Total Fund Balance, Beginning of Period	0	593,556	593,556	0 %
Fund Balance, End of Period	(1)	786,378	786,379	(78,637,865) %

**Belmond Reserve CDD**  
Statement of Revenues and Expenditures  
300 - Capital Projects Fund - Series 2020  
From 10/1/2021 Through 6/30/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0 %
Total Revenues	0	4	4	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	167,188	(167,188)	0 %
Total Expenditures	0	167,188	(167,188)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	122	122	0 %
Total Other Financing Sources	0	122	122	0 %
Excess of Revenues Over (Under) Expenditures	0	(167,062)	(167,062)	0 %
Fund Balance, Beginning of Period				
	0	167,137	167,137	0 %
Interfund Transfer	0	26	26	0 %
Total Fund Balance, Beginning of Period	0	167,163	167,163	0 %
Fund Balance, End of Period	0	102	102	0 %

**Belmond Reserve CDD**  
Statement of Revenues and Expenditures  
900 - General Fixed Assets  
From 10/1/2021 Through 6/30/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	8,996,587	8,996,587	0 %
Fund Balance, End of Period	<u>0</u>	<u>9,249,957</u>	<u>8,996,587</u>	<u>0 %</u>

Belmond Reserve CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 6.30.2022  
Reconciliation Date: 6/30/2022  
Status: Locked

Bank Balance	10,493.88
Less Outstanding Checks/Vouchers	7,048.87
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	3,445.01
Balance Per Books	<u>3,445.01</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Belmond Reserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6.30.2022

Reconciliation Date: 6/30/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1153	6/22/2022	System Generated Check/Voucher	900.00	Zebra Cleaning Team Inc
1154	6/29/2022	System Generated Check/Voucher	98.39	BOCC
1155	6/29/2022	System Generated Check/Voucher	160.00	Spearem Enterprises LLC
1156	6/29/2022	System Generated Check/Voucher	5,890.48	TECO
Outstanding Checks/Vouchers			7,048.87	

**Belmond Reserve CDD  
Reconcile Cash Accounts**

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6.30.2022

Reconciliation Date: 6/30/2022

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
1135	5/26/2022	System Generated Check/Voucher	147.38	BOCC
1136	5/26/2022	System Generated Check/Voucher	5,707.25	TECO
1137	5/26/2022	System Generated Check/Voucher	850.00	Zebra Cleaning Team Inc
1138	6/2/2022	System Generated Check/Voucher	2,567.00	Cypress Creek Aquatics, Inc.
1139	6/2/2022	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
1140	6/2/2022	System Generated Check/Voucher	455.83	Southeast Wiring Solutions Inc
1141	6/2/2022	System Generated Check/Voucher	1,342.95	Straley Robin Vericker
1142	6/8/2022	System Generated Check/Voucher	200.00	Alberto Viera
1143	6/8/2022	System Generated Check/Voucher	5,185.80	Inframark LLC
1144	6/8/2022	System Generated Check/Voucher	910.00	Neptune Multi Services LLC
1145	6/8/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1146	6/8/2022	System Generated Check/Voucher	200.00	Ryan Motko
1147	6/8/2022	System Generated Check/Voucher	200.00	Steven K. Luce
1148	6/8/2022	System Generated Check/Voucher	8,937.00	Yellowstone Landscape
1149	6/10/2022	Series 2020 FY22 Tax Dist ID 575	13,260.23	Belmond Reserve CDD
1150	6/22/2022	System Generated Check/Voucher	7,398.00	Cypress Creek Aquatics, Inc.
1151	6/22/2022	System Generated Check/Voucher	750.00	JNJ Cleaning Services LLC
1152	6/22/2022	System Generated Check/Voucher	880.00	Southeast Wiring Solutions Inc

Belmond Reserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 6.30.2022  
Reconciliation Date: 6/30/2022  
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
Cleared Checks/Vouchers			49,466.44	



Belmond Reserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6.30.2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR069	6/10/2022	Tax Distribution 06.10.2022	17,119.15	
Cleared Deposits			17,119.15	



## District Management Services, LLC

# MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Belmond

Date: Tuesday July 26, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Good
TURF INSECT/DISEASE CONTROL	10	10	0	NA
PLANT FERTILITY	5	4	-1	Good overall
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Good
CLEANLINESS	5	4	-1	Good overall
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	NA

## SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	Good
INSECT/DISEASE CONTROL	7	7	0	NA
DEADHEADING/PRUNING	3	3	0	NA

**SCORE**

100	98	-2	98%
-----	----	----	-----

Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Belmond

Date: Wednesday July 27, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	24	3	Minimal trash in ponds.
INVASIVE MATERIAL (FLOATING)	20	15	-5	Various invasive floating weeds were noticed.
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Marginal invasive submersed material in ponds.
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	Good

### AMENITIES

CLUBHOUSE INTERIOR	4	4	0	Good
CLUBHOUSE EXTERIOR	3	3	0	Good
POOL WATER	10	10	0	Good
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	Good
POOL FURNITURE/EQUIPMENT	8	8	0	Good
FIRST AID/SAFETY ITEMS	10	10	0	Good
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Good
HARDSCAPE	10	10	0	Good
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	Good
TRASH RECEPTACLES	3	3	0	Good
FOUNTAINS	8	8	0	NA

### MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Belmond

Date: Wednesday July 27, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	N/A
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		Good
SCORE	700	692	-4	99%

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_

Belmond July 2022



West entrance sign on Shinning Willow.





West entrance on Shinning Willow.



East entrance on Shinning Willow.





West side frontage along Rhodine Rd.





West frontage on Shinning Willow.



East frontage on Shinning Willow. Tar stains on the side of the road.





Heading South on Shinning Willow.



Pocket Park on Orchid Ash looks good.





Pocket Park plants look good.



Construction progress on Shinning Willow.



David Baker & Orchid Ash sign damage. E.P.G. project manager was contacted.





Sign was fixed.





Construction progress on Sage Hollow.



Frontage of the dog park.



Dog park is clean & looks good.





Construction progress on Willow Grove.



Construction progress on Brookside Moss.



Southern most point on Peach Leaf.





Construction progress on Brookside Moss.



Plants in the Amenity Center parking lot are healthy & look good.





Playground looks good.



Pickleball court is clean & looks good.



Front of the Amenity Center looks good.





Mailboxes in the Amenity Center parking lot.





Landscape in front of the day care building.





Day Care should be ready for move in by 2<sup>nd</sup> week of August per the builder.



New mailboxes at the day care building.





Pavers, Chaises, & Umbrellas look good.



Pool is clear & blue.



There is scaling on the shower pole.





Dining area is clean & looks good.



Function room at the Amenity Center looks good.



Hayes clan entrance. The irrigation zone that waters the Oaks on Hayes Clan was cut by a builder which intern caused some of the trees to die. The E.P.G project manager is aware of this issue, and is currently working to resolve the problem.























## SERVICE COMMUNICATION REPORT

Property Name: Belmond Reserve CDD

Date: 6-29-22

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

**GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755**

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing	( <input checked="" type="checkbox"/> )	Pruning	( )	Turf	( )	Turf	Trees
Edging	( <input checked="" type="checkbox"/> )	Hedging	( <input checked="" type="checkbox"/> )	Trees	( )	insects	( )
curbs	( <input checked="" type="checkbox"/> )	Weeding	( <input checked="" type="checkbox"/> )	Shrubs	( )	weeds	( )
beds	( )	Trees	( )	Annuals	( )	disease	( )
		pruning	( )			Shrubs	Fire ants
Weedeating	( <input checked="" type="checkbox"/> )	Palms	( )			insects	( )
		pruning	( )			disease	( )
						Weed beds	
						spray	( <input checked="" type="checkbox"/> )
IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED	
Inspect	( )	Annuals	( )	Trash	( <input checked="" type="checkbox"/> )		
Adjust	( )	Palms	( )				
Repair	( )	Mulch	( )	Leaves &			
		Contractual	( )	debris	( <input checked="" type="checkbox"/> )		
		Billable	( )				

### COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowing Common AREAS, Picked up Trash & Debris

Services provided by:

[Signature]

Received by:

\_\_\_\_\_



## SERVICE COMMUNICATION REPORT

Property Name: Belmont Reserve CDD

Date: 7-9-22

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

**GROUND MAINTENANCE CUSTOMER SERVICE 813-886-7755**

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing	( <input checked="" type="checkbox"/> )	Pruning	( )	Turf	( )	Turf	Trees
Edging	( <input checked="" type="checkbox"/> )	Hedging	( )	Trees	( )	insects	( )
curbs	( <input checked="" type="checkbox"/> )	Weeding	( <input checked="" type="checkbox"/> )	Shrubs	( )	weeds	( )
beds	( )	Trees	( )	Annuals	( )	disease	( )
		pruning	( )			Shrubs	Fire ants
Weedeating	( <input checked="" type="checkbox"/> )	Palms	( )			insects	( )
		pruning	( )			disease	( )
							Weed beds
							spray
							( <input checked="" type="checkbox"/> )
IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED	
Inspect	( )	Annuals	( )	Trash	( <input checked="" type="checkbox"/> )		
Adjust	( )	Palms	( )				
Repair	( )	Mulch	( )	Leaves &			
		Contractual	( )	debris	( <input checked="" type="checkbox"/> )		
		Billable	( )				

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

new Common Areas, Clubhouse

Services provided by:

[Signature]

Received by:

\_\_\_\_\_



## SERVICE COMMUNICATION REPORT

Property Name: Belmond Reserve CDD

Date: 7-9-22

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

**GROUPS MAINTENANCE CUSTOMER SERVICE 813-886-7755**

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing	( <input checked="" type="checkbox"/> )	Pruning	( )	Turf	( )	Turf	Trees
Edging	( )	Hedging	( )	Trees	( )	insects	( )
curbs	( )	Weeding	( )	Shrubs	( )	weeds	( )
beds	( )	Trees	( )	Annuals	( )	disease	( )
Weedeating	( <input checked="" type="checkbox"/> )	pruning	( )			Shrubs	Fire ants
		Palms	( )			insects	( )
		pruning	( )			disease	( )
							Weed beds
							spray
IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED	
Inspect	( )	Annuals	( )	Trash	( <input checked="" type="checkbox"/> )		
Adjust	( )	Palms	( )				
Repair	( )	Mulch	( )	Leaves &			
		Contractual	( )	debris	( <input checked="" type="checkbox"/> )		
		Billable	( )				

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

mowing ponds

Services provided by:

Manojit m

Received by:

\_\_\_\_\_



## SERVICE COMMUNICATION REPORT

Property Name: Belmond Reserve CDD

Date: 7-23-22

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

**GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755**

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing	( <input checked="" type="checkbox"/> )	Pruning	( <input checked="" type="checkbox"/> )	Turf	( )	Turf	Trees
Edging	( <input checked="" type="checkbox"/> )	Hedging	( <input checked="" type="checkbox"/> )	Trees	( )	insects	( )
curbs	( <input checked="" type="checkbox"/> )	Weeding	( <input checked="" type="checkbox"/> )	Shrubs	( )	weeds	( )
beds	( )	Trees	( )	Annuals	( )	disease	( )
		pruning	( )			Shrubs	Fire ants
Weedeating	( <input checked="" type="checkbox"/> )	Palms	( )			insects	( )
		pruning	( )			disease	( )
							Weed beds
							spray
							( <input checked="" type="checkbox"/> )
IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED	
Inspect	( )	Annuals	( )	Trash	( <input checked="" type="checkbox"/> )		
Adjust	( )	Palms	( )				
Repair	( )	Mulch	( )	Leaves &			
		Contractual	( )	debris	( <input checked="" type="checkbox"/> )		
		Billable	( )				

### COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

*removed all common areas, clubhouse roadways, removed and weeded all ponds, pulled weeds, pulled out dying plants, staked up trees by dog park, worked on firetrucks, deadened spring weeds. Picked up trash & debris.*

Services provided by:

Received by:

Angela Diaz

\_\_\_\_\_



**YELLOWSTONE**  
LANDSCAPE

# IRRIGATION REPORT

Property Name: Belmont Reserve

Clock # 1 of 2

Date: 07/12/22

FIELDWORK ONE		Start Time																																						
LANDSCAPE			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36		
Prog	Watering Days																																							
A	S-M-T-W-T-H-F-S	4Am	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	
B	S-M-T-W-T-H-F-S	4A										20	40	40	40			40																						
C	S-M-T-W-T-H-F-S	4A							30									30																						
D	S-M-T-W-T-H-F-S																																							

Zones-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Type of Head:	B	R	R	S	S	S	S	R	S	P	S	P	S	P	S	R																				

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Broken Head																																				
Broken Riser																																				
Missing Head																																				
Flush Nozzle																																				
Clogged Nozzle										2					2																					
Raise Head																																				
Lower Head																																				
Straighten Head																																				
Adjust Spray																																				
Add Head(s)																																				
Internal / Broken Main					2																															
Valve Inoperable																																				
Turf/Plant Condition																																				
Good Zone																																				
Move Head																																				
# of Heads																																				

Condition of Clock: Function

Rain Sensor: Yes

Pump Start: ( )

Pressurized System: (✓)

Recycled Water: ( )

Notes/Comments: \_\_\_\_\_





**YELLOWSTONE**  
LANDSCAPE

# IRRIGATION REPORT

Property Name: BE/MONT RESERVE

Clock # 2 of 2

Date: 07/11/22

Prog	Watering Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
A	<del>S-M-T-W-T-H-F-S</del>	4 AM	20	15	20	20	20	20	10	10	20	20	20	15	15	20	20	10	45	10																		
B	<del>S-M-T-W-T-H-F-S</del>	1 PM																																				
D/C	<del>S-M-T-W-T-H-F-S</del>	1230																																				
D/C	<del>S-M-T-W-T-H-F-S</del>	12A																																				

Zones-->

																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
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Broken Head																	3																			
Broken Riser																																				
Missing Head																																				
Flush Nozzle																																				
Clogged Nozzle		1					2						1																							
Raise Head																																				
Lower Head																																				
Straighten Head																																				
Adjust Spray																																				
Add Head(s)																																				
Broken Main																																				
Valve Inoperable																		✓																		
Turf/Plant Condition																																				
Good Zone	✓		✓	✓	✓	✓		✓	✓			✓		✓	✓	✓				✓																
Move Head																																				
# of Heads																																				

Condition of Clock: Function

Rain Sensor: yes

Pump Start: ( ☒ )

Pressurized System: ( ☒ )

Recycled Water: ( ☐ )

Notes/Comments: \_\_\_\_\_