

**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNERS' ELECTION &
REGULAR MEETING
NOVEMBER 03, 2022**

**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
NOVEMBER 03, 2022, AT 2:00 P.M.
THE OFFICES OF INFRAMARK
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

District Board of Supervisors	Chair	Jeffery Hills
	Vice-Chair	Nicholas Dister
	Supervisor	Steve Luce
	Supervisor	Ryan Motko
	Supervisor	Alberto Viera
District Manager	Inframark	Rick Reidt
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

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

The Landowner's Election and Regular Meeting will begin at **2:00 p.m.**

Public workshops sessions may be advertised and held 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 Landowner's Election & Regular Meetings of the **Belmond Reserve Community Development District** will be held on **November 03, 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#

LANDOWNER'S MEETING/ELECTION

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNER'S REQUEST**
- 6. ADJOURNMENT**

RETURN AND PROCEED TO REGULAR MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**

- A. Consideration of Resolution 2023-01; Canvassing & Certifying
The Results of the Landowners Election.....Tab 01
- B. Consideration of Resolution 2023-02; Designating Officers.....Tab 02
- C. Consideration of Resolution 2023-03; Setting Public Hearing for Non-Resident Rates.....Tab 03
- D. Discussion on Aquatics Agreements.....Tab 04
- E. Discussion on Surveillance Camera.....Tab 05

4. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Public Hearing &
Regular Meeting August 22, 2022.....Tab 06
- B. Consideration of Minutes of the Public Hearing &
Regular Meeting September 22, 2022.....Tab 07
- C. Consideration of Operations and Maintenance Expenditures September 2022.....Tab 08
- D. Review of Financial Statements for Month Ending September 30, 2022.....Tab 09

5. STAFF REPORTS

- A. District Manager
 - i. Community Inspection Report.....Tab 10
- B. District Counsel
- C. District Engineer

6. BOARD MEMBERS COMMENTS

7. PUBLIC COMMENTS

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,

Rick Reidt
District Manager

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
CANVASSING AND CERTIFYING THE RESULTS OF THE
LANDOWNER’S ELECTION OF SUPERVISORS HELD PURSUANT
TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING
SEAT NUMBER DESIGNATIONS ON THE BOARD OF
SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Belmond Reserve Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 3, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 3, 2022, meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

_____	_____ Votes	(4-year term)	Seat #3
_____	_____ Votes	(4-year term)	Seat #4
_____	_____ Votes	(2-year term)	Seat #5

SECTION 3. Said terms of office commence on November 15, 2022.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 3rd day of November 2022.

ATTEST:

**BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Belmond Reserve Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Rick Reidt</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3rd DAY OF NOVEMBER 2020.

ATTEST:

**BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman

**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the “District”) is the owner of the clubhouse and related facilities (hereinafter, the “facilities”), located within the Belmond Reserve community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must attend the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the “Clubhouse Rules” (**see and initial**) attached. Please make checks (two, separate) payable to BELMOND RESERVE CDD.
4. The undersigned, _____, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: _____
Purpose: _____
Date of Event: _____ Phone: _____
Time of Event (ALL Events shall end by 11:00 p.m.): _____
Extra Hours Required (\$25.00 per every (1) hour: _____
Number of Attendees (NOT TO EXCEED 40): _____
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it is specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
7. As further consideration for the District’s permission to the Applicant, its agents, employees and

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invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date _____

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

By: _____

As: _____

Date: _____

**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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CHECK PAYMENT FORM

*This form must be completed by **each person** issuing a check to Belmond Reserve CDD in payment for clubhouse rentals, keys, or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence**.*

DATE: ____/____/____

NAME OF ISSUER: _____

ADDRESS: _____

HOME PHONE: (____)____-____

CELL PHONE: (____)____-____

DRIVER LICENSE NUMBER: _____
(Attach copy of license)

PLACE OF EMPLOYMENT: _____

WORK PHONE: (____)____-____

AMOUNT OF CHECK: \$_____

REASON FOR CHECK: _____

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over four will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Belmond Reserve Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community.
 - The event encourages socialization amongst the neighbors.
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date.

Without proper notice, rental fee is non-refundable. _____

1. All persons using the Recreation Center do so at their own risk. _____
2. Children under the age of twelve must be always accompanied by an adult while at the Recreation Center. _____
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT** (THERE WILL BE NO EXCEPTIONS) _____
4. Glass beverage containers are NOT permitted at the Recreation Center. _____
5. Furniture shall NOT be removed from the Recreation Center at any time. _____
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. _____
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. _____
8. Non-perishable items left in the Recreation Center after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded. _____
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. _____
10. Glitter and Confetti are not allowed in Recreation Center _____
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. _____
12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____

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13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** _____
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. _____
15. **ALL CLEANING MUST BE COMPLETED**, and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER** 11 pm will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). _____
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. _____
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. _____
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement to rent the center. _____
19. No pets shall be allowed at any time in the center except for service animals as defined by Florida Statutes. _____
20. All exterior doors and windows must be closed when the air conditioning or heat is on, and temperatures reset to original settings. _____
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____
22. Call 911 in the event of an emergency. _____
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. _____

Applicant Signature

Applicant Printed Name

Date

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

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Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Center. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Center will be required to pay a fair and reasonable user fee that covers a proportional share of the District's infrastructure expenses and operation and maintenance expenses of the Recreational Center and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Center.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Center on a year-to-year basis. The Non-Resident Annual User Fee is \$3,116.99 per household (a family of up to four), payable in advance. The rate for an individual is the same as for a family. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District. Additional family members can be added at a cost of \$250.00 per individual.



Belmond Reserve CDD

Waterway maintenance proposal



Aquatic Weed Control, Inc.

Your **CLEAR** choice in waterway management since 1992.

Orlando • Tampa • Fort Myers • Daytona Beach

407-859-2020 • 800-543-6694 • www.AquaticWeedControl.net

We are Aquatic Weed Control, Inc.

Aquatic Weed Control was established in Orlando in 1992 to provide cost-effective and innovative ways to solve aquatic vegetation problems. We are headquartered in Orlando with service locations in Tampa, Ft. Myers and Daytona Beach. Our longstanding reputation for quality service and friendly staff is not an accident. It is our sound belief in combining quality service with dedication that has guided our company over the years.

Our Staff

Our employees, in the office and in the field, truly care about each client and strive to meet and exceed the client's expectations.

Teamwork is a vital part of our success. Our clients trust AWC for a wide range of environmental services. And likewise, we're proud to work closely with our clients. That is how we build relationships that last.



Our Clients

- Home Owners Associations
- Property Management Companies
- Office and Industrial Parks
- Businesses of all sizes
- Condominium and Apartment Complexes
- Golf Courses
- Amusement Parks
- Hospitals and Hotels
- City, County and State Agencies
- Environment Consulting Firms
- Developers and Construction Companies
- And more



Resources

Whatever the job requires, Aquatic Weed Control has what it takes.



Our fleet of **pickup trucks** are equipped with trailers that can haul an ATV, skiff or airboat. You will see them often as they travel from account to account.



ATVs, or all-terrain vehicles are the ideal equipment for spraying along the shorelines of most waterways. Our fleet is especially equipped so our technician can travel easily around a waterway.



Skiffs are small boats that are equipped with trolling motors and specialized equipment. They are ideal for larger ponds where the weeds are too far away from the shoreline to be reached by a backpack or an ATV.



An **airboat** can navigate easily through shallow swamps and marshes. They can travel over and through patches of invasive plants where a regular boat propeller would get entangled.



Backpacks are used to individually target specific non-native plants. Our technician can walk into small, tight areas where larger equipment cannot get access.



Dump trucks are built to haul heavy loads and dump them easily. When debris is removed from a site, a dump truck is ideal for hauling and disposing of debris.



Swamp buggies are made to move around in swamps. With 4-wheel drive and over-sized tires, they can easily travel over dry land, sandy soil, mud and marshes.

Our Licenses

- Florida Commercial Aquatic Plant Management
- Florida Natural Areas Weed Management
- Florida Right-of-Way Vegetation Management
- CSX Railroad Certified Contractor
- Certified Department of Environmental Protection, Stormwater Inspectors
- Department of Environmental Protection, Best Management Practices Certification



Aquatic Weed Control, Inc.

All waterways — ponds, lakes and canals — are susceptible to bad nutrients that accelerate the growth of algae, weeds and other undesirable vegetation. These unwanted nutrients enter the water from street drainage, lawn debris and runoff from fertilized yards. Additionally, weeds can get into your waterway from seeds carried by the wind, birds, wildlife, boat trailers, etc. We offer a variety of ways to work within our client's timeframe and budget to keep algae, weeds and other undesirable vegetation under control.

ALGAE CONTROL

Though some algae and aquatic weeds are a necessary part of a healthy ecosystem, too much is not a good thing. Algae can be especially troublesome as it is present year-round in Florida and thrives during the warmer months when it can double in size every 4 hours. Our professional aquatic weed control programs can make all of these aquatic nuisances manageable.

Algae molecules are in every waterway just waiting to be fed. Run-off and grass clippings from fertilized yards put additional nutrients into the water that can accelerate the growth of unwanted vegetation.

As part of a water management plan, we suggest:

- Grass clippings are NOT blown into the water
- Use a phosphorus free fertilizer and do NOT fertilize within 10 feet of the shoreline

Biological controls can be introduced into an infested body of water that work day after day to assist an herbicide maintenance program in controlling algae and unwanted vegetation.

- New ponds should be dug deep enough to prevent light from reaching the bottom and located where they will not be fed nutrients that can wash down from larger nearby ponds.
- Have a good water run-off management plan in place. With all the rain we get in Florida this is vital. Nutrients from other sources run into a waterway and encourage new growth and stimulate any seeds in the water. Nutrients come from street drainage, yard debris and fertilized grass clippings.
- Plant native plants along the shoreline. Native plants compete with algae and other unwanted vegetation for nutrients and sunlight. These weed control agents also help oxygenate the water which promotes the breakdown of bacteria and provides food and protection for fish and water fowl.

When native plants are planted along the shoreline they act as a filtering agent. When it rains, the run-off from fertilized yards and streets hit the native plants first which soak up the nutrients before they can get into the waterway. The nutrients are often good for the plants but they are bad for a waterway.

Before



After



OTHER SERVICES WE PROVIDED

Wetlands

Florida's natural lands and water resources require special attention to keep them in their naturally functioning ecosystem condition. Some of these functions are to store floodwaters, improve water quality, maintain water flow and provide food, nesting and protection for fish and wildlife.

Aquatic Weed Control, Inc. has been developing and providing wetland programs for years. All of this experience is what brings HOAs, Builders, Commercial Developers and Consulting Firms back to us over and over again, year after year.

We work with the client to plan a strategy to get a wetland area cleaned up and working properly. Our experience and trained staff know which plants are aggressive and undesirable and which ones provide a benefit to any wetland.

We are always ready to work closely with the State, local agencies and the client to restore an area to as close to its natural conditions as possible by means of:

- **Creation** – We can construct a wetland in an isolated area
- **Enhancement** – Increase the function of an existing wetland
- **Mitigation** – To compensate for losses to a wetland area, another wetland can be enhanced, restored or created
- **Installation** – In Littoral areas, our trained staff will install native aquatic plants to help remove pollutants from a waterway. The plants act as a filtering agent.

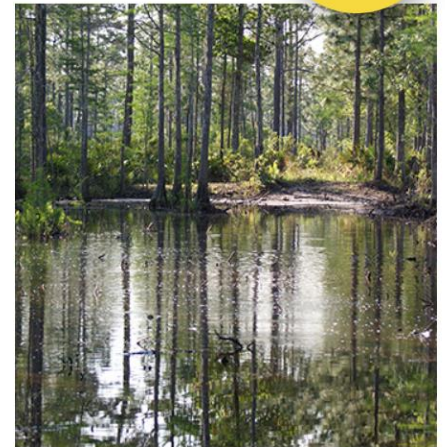


You can count on the cooperation of AWC to be part of your team working hand in hand with government, environmental consulting firms and you, our client. AWC will ensure your project is a success and that a maintenance program is put in place that clearly makes a difference.

Native Plantings

Planting of native plants and trees is an area where we excel. We always work closely with our clients on any size planting project. We have an outstanding reputation for completing projects that exceed expectations.

Introducing native plants and trees into an area is an excellent way to mitigate, or offset, undesirable ecological factors. State and County governments also may require mitigation for environmental reasons including:



Wetlands impacted by development

When natural plants are removed it becomes a question of which plants will survive well in their new neighborhood without needing a lot of fertilizers and water. During construction, the land is moved around and/or more earth is brought in and the drainage usually changes. You need a company that can take all of this into consideration and help the developer make an informed decision. Plants that are native to Florida have adapted over the years to Florida's changing climate and require less water and fertilizers. Also, native trees are more likely to withstand hurricanes and tropical storms.

Preserving the ecosystem:

When native plants are removed, that also removes the food, habitat and shelter for butterflies, birds and animals. Native plants preserve the natural ecosystem.

Filtering and gathering nutrients:

When native plants are planted along the shoreline of ponds and lakes, they act as a filtering agent. When it rains, the run-off carries nutrients from streets and fertilized lawns into waterways. The nutrients are often good for the plants but they are bad for a waterway. Nutrients also feed any unwanted seeds or algae close by and encourage growth.

Shoreline stabilization:

Native plants that are strategically planted along a shoreline where rainwater runs off into ponds can help stabilize the shoreline and prevent erosion. The plant's roots grow and weave together acting as a web to strengthen the soil. We can help you with a selection of plants best suited for this purpose.

Improving aesthetics:

Native plants are an excellent choice when you want to improve the landscape around and near your waterway. As an example, Bald Cypress trees are an elegant addition to an area and since they are native, they thrive in Florida's changing climates.

In addition to plant selection, a successful planting project includes:

- Working closely with the client on a project and utilizing our experienced personnel
- Performing an on-site inspection before making any recommendations
- Identifying key access points, size of the area and soil conditions
- Using our knowledge of proper plant selection, size and quantities
- Thorough follow up and maintenance

AWC's highly experienced and trained personnel will work closely with each client to make sure they have quality plants, properly installed to ensure success.



Removals

Removals can be done using herbicides, mechanical and hand-held equipment or a combination of all three.

Herbicides: We use only EPA approved herbicides. Most are designed to target certain plants and kill on contact, while others are absorbed through their foliage and take about 7 – 10 days. Our technicians are thoroughly trained and licensed by the State in order to do their job properly every day for our clients.

Mechanical removal: This is an effective and efficient way to control or eliminate unwanted plants and trees. Some non-native plants grow so large that machines need to be brought onto a site to assist with the removal.

We look at all removal projects and determine which removal process will work the best. Our experienced operators can operate any kind of equipment needed to complete a project.

As we all know, getting rid of weeds or unwanted trees or shrubs is no picnic unless you have the right equipment.

Our trained staff can quickly and positively identify nuisance plants and remove them with minimal impact on neighboring native vegetation. Whether we are dealing with just a few trees or a large-scale acreage, specialized equipment enables us to get rid of these unwanted trees and remove the debris from the worksite, quickly and efficiently.

Whether it's an over-grown lakefront or an entire canal system that is clogged with growth, we have the training and expertise to make it all go away.



Erosion Control

Erosion can be a real problem during heavy rains when the water pours into waterways and causes the bank to erode. This action depletes the surface soil and causes the edges to crack and fall into the water.

Our team of experts can help the situation from getting worse and take action to repair the damage.

Erosion Blanket: These blankets consist of degradable natural threads like hemp or coconut fibers that are pinned in place along shorelines. They provide protection and promote vegetation taking root.

New vegetation is planted throughout the blanketed area. The blanket holds the shoreline in place and slowly degrades as the new plants take root and control the area on their own.



Benifical fish stocking



Blue Tilapia
(*oreochromis aureus*)

Blue Tilapia commonly grow to 2-4 lbs. They can grow to 5-6 lbs by the time they are 3-5 years old. The largest Blue Tilapia caught in Florida was 21 inches long and weighed 9.6 lbs!

Blue Tilapia grow fast and tolerate a wide range of water conditions. They work great in aquaponics systems. They thrive in warm waters rich with vegetation and algae. They spawn when water temperatures reach 68 degrees and up. Brood size can range from 100 to 2000 eggs depending on the size of the female. The male constructs the nest and immediately after he fertilizes the eggs, the female picks them up in her mouth and swims away. Blue Tilapia primarily feed on plankton, detritus on the bottom of the lake or pond, and vegetation such as duckweed, watermeal, chara, water hyacinth, water lettuce and filamentous algae to name a few. Blue Tilapia also provide a great food source for large mouth bass because of the number of young and frequency of breeding. They can over populate if their numbers are not controlled by other fish such as bass or catfish.



Gambusia Minnow
(*gambusia holbrooki*)

Gambusia minnows are often called mosquito minnows because of their voracious appetite for mosquito and other insect larvae. A mature adult is said to be able to eat one hundred or more mosquito larvae in one day. They mature in as little as 8 weeks, have live birth with broods as large as 50 or more babies at a time and up to four broods a year. They can live in waters ranging from freezing to over 100 degrees with little to no oxygen saturation. Gambusia minnows also provide an ample, sustainable food source for other fish in your pond including themselves. There is little risk in them over populating because of their cannibalistic tendencies.



Triploid Grass Carp
(*ctenopharyngodon idella*)

Triploid Grass Carp are asian grass carp that have been altered using hydrostatic pressure prior to hatching to make them sterile (unable to reproduce). They are actually one of the largest members of the minnow family and can live up to 20 years and commonly grow to weigh 25 lbs. The largest taken in Florida was 15 years old and weighed 75 lbs! Grass carp have pharyngeal teeth that enable them to tear and grind up vegetation for consumption. This makes them especially useful for controlling aquatic vegetation here in the U.S. They are an exotic species that are available by permit only. The permit is free here in Florida, easy to obtain, and the whole process can usually be done online. If you click on the picture to the left the link will take you to the Myfwc Triploid Grass Carp permit page. Triploid Grass Carp are an excellent alternative to distributing herbicides which often cause unforeseen secondary problems such as killing off a native species of plant and allowing a non native to take over. Also, large amounts of rotting vegetation in a body of water can consume oxygen to the point of causing a fish kill.

Belmond Reserve CDD

Waterway map



This inspection report was prepared for the CDD and management

By Tad Roman on Oct 19th. 2022

The following (9) ponds/lakes were visually assessed today: Waterways 1 through 9.

Weather was 60 deg. with clear skies.

Water levels we're higher than normal.

Walking through the right of ways and along waters edges I did not notice any mosquitos or midge flies.

Below are the pictures and observations of the (9) waterways during our site inspection, with recommendations and maintenance proposal at the end.



Pond 1 (above)
Observed minor torpedo grass and algae.



Pond 2 (below)
Observed decaying grasses



Pond 3 (above)
Observed moderate torpedo grass and washout from roadside ditch.

Pond 4 (below)
Observed minor cattails and primrose/shrubs.





Pond 5 (above)
Clean

Pond 6 (below)
Observed minor algae





Pond 7 (above)
Observed moderate torpedo grass & algae

Pond 8 (below)
Observed moderate cattails and well-established duck potato.





Pond 9 (above)

Observed newly planted duck potato

Recommendations

- Target the algae and torpedo grasses in ponds 3, 6 and 7.
- Target the Cattails and primrose and shrubs in ponds 8 & 4.
- Implement a routine maintenance program.



First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A
Orlando, Florida 32809

THIS ADMENDMENT made the date set forth below, by and between **FIRST CHOICE Aquatic Weed Management, LCC**. Hereinafter called "FC", and

Belmond Reserve CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Rick Reidt 813-873-7300

Hereinafter called "CUSTOMER". The parties hereto agree as follows:

FC agrees to maintain the following waterway(s) treatment area(s) in accordance with the terms and conditions of this agreement.

Customer agrees to pay **FC** in the following amount and manor:

(9) waterway(s) associated with Belmond Reserve CDD

- Initial startup charge	\$ n/a
- Shoreline grass and brush control	\$ 1,087.00 (monthly)
- Submersed and floating vegetation control	\$ Included
- Additional treatments as required by FC	\$ Included
- A monthly report of all waterways treated	\$ Included

Total investment of \$ 1,087.00

Scheduled treatments will be provided monthly (approximately once every 30 days)

Payments for this service will be in equal and consecutive monthly installments, each due within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

First Choice Aquatic Weed Control maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Reidt
First Choice
Aquatic Weed Management, LLC

Customer's Signature Title

Print Signature Date

Lake Bernadette CDD

THANK YOU FOR YOUR TIME AND YOUR CONSIDERATION!



Aquatic Weed Control, Inc

Tad Roman

407-402-3309

Troman@aquaticweedcontrol.net

Jason Marks

Operations manager

813-220-9069

Jmarks@aquaticweedcontrol.net

For more information on AWC please visit:

www.Aquaticweedcontrol.net



First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A
Orlando, Florida 32809

THIS ADMENDMENT made the date set forth below, by and between **FIRST CHOICE Aquatic Weed Management, LCC**. Hereinafter called "**FC**", and

Belmond Reserve CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Rick Reidt 813-873-7300

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ACCEPTANCE OF AGREEMENT

Tad Roman
First Choice
Aquatic Weed Management, LLC

Customer's Signature Title

Print Signature Date

Memorandum

Date: October 24th, 2022

SUBJECT: Aquatics Contract Recommendation Belmond Reserve CDD

Supervisors,

The Field Manager Gary Schwartz and District Manager Rick Reidt have become dissatisfied with the performance of our current aquatic's vendor Cypress Creek Aquatics, Inc. We recommend change in vendor for cost savings and due to weak performance.

Current Agreement with Cypress Creek Aquatics, Inc.

- Contract \$1,792,00 per month.
- Annual \$21,504.00
- 30 Day written termination notice in agreement.

Proposed Agreement First Choice Aquatic Weed Management, LLC.

- Same Services
- Contract \$1,087.00 per month.
- Annual \$13,044.00
- Will also have a 30-day termination in the agreement.

Currently the district is carrying over a significant shortfall from the prior year into this year's budget and needs savings where we may find them. We have had exceptional experience in other districts with First Choice Aquatics Weed Management, LLC.

Based on quality of work and **budget savings annually of \$8,460.00**. we recommend a change.

Belmond Reserve CDD


Hays Clan Rd
Riveview, FL.

(9) Waterways

- 1- 685LF/ .73ac.
- 2- 803LF/ .92ac.
- 3- 1,767LF/ 1.00ac.
- 4- 4,582LF/ 8.26ac.
- 5- 2,162LF/ 2.29ac.
- 6- 1,873LF/ 3.49ac.
- 7- 2,143LF/ 1.02ac.
- 8- 612LF/ .45ac.
- 9- 907LF/ 1.11ac.

Contact Rick Reidt 813-955-0050
Rick.reidt@inframark.com

Legend

 Hays Clan Rd





Phone # -

Email:

[illegible]

Description	Qty	Unit Price	Price
		Total	\$ 3,010.00

A 60% DEPOSIT WILL BE NEEDED TO ENSURE ALL
EQUIPTMENT CAN BE ORDERED NOW DUE TO SHIPPING
DELAYS. ANY QUESTIONS PLEASE CONTACT JOEY AT
JOEY.JONES@SWSPROTECTION.COM

Deposit Amount	\$1,806.00
Remander Payment When Job Is Complete	\$1,204.00

**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

August 22, 2022, Minutes of Public Hearing and Regular Meeting

MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING

The Public Hearing and Regular Meetings of the Board of Supervisors for the Belmond Reserve Community Development District was held on **Thursday, August 22, 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 Public Hearing and Regular Meetings of the Board of Supervisors of the Belmond Reserve Community Development District to order on **Thursday, August 22, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Vice-Chair
Ryan Motko	Supervisor
Albert Viera	Supervisor
Steve Luce	Supervisor

Staff Members Present:

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

There were no members of the public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Final Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. Staff Presentation

Mr. Lamb made a presentation to the Board.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-08; Adopting Final Fiscal Year 2023 Budget

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-08.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

86
87
88 **B. Staff Presentation**
89

90 Mr. Lamb made a presentation to the Board.
91

92 **C. Public Comment**
93

94 There were no public comments.
95

96 **D. Consideration of Resolution 2022-09; Levying O&M Assessments**

97 **i. Developer Budget Funding Agreement**
98

99 The Board reviewed and discussed the resolution.
100

MOTION TO:	Approve Resolution 2022-09.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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108 **E. Close the Public Hearing on Levying O&M Assessments**
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MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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117 **6. RETURN AND PROCEED TO THE REGULAR MEETING**
118

119 Mr. Lamb directed the Board to proceed to the regular meeting.
120

121 **7. BUSINESS ITEMS**
122

123 **A. Consideration of Resolution 2022-10; Setting FY 2023 Meeting Schedule**
124

125 Mr. Lamb discussed the meeting schedule and set dates for Fiscal year 2023 along with a
126 revision for October 3rd meeting with the Board.
127
128

MOTION TO: Approve Resolution 2022-10.
MADE BY: Supervisor Dister
SECONDED BY: Supervisor Luce
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.

8. CONSENT AGENDA ITEMS

A. Consideration of the Regular Meeting August 04, 2022

B. Consideration of Operations and Maintenance Expenditures July 2022

C. Review of Financial Statements for Month Ending July 31, 2022.

The Board reviewed the Consent Agenda items.

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

9. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Manager

i. Community Inspection Reports

ii. Yellowstone Landscape Reports

C. District Engineer

The Board reviewed the community and landscape reports.

10. SUPERVISOR REQUESTS

There was no supervisor request.

11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

12. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
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

Signature

Printed Name

Printed Name

Title:

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

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

September 22, 2022, Minutes of Public Hearing and Regular Meeting

MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING

The Public Hearing and Regular Meetings of the Board of Supervisors for the Belmond Reserve Community Development District was held on **Thursday, September 22, 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 Public Hearing and Regular Meetings of the Board of Supervisors of the Belmond Reserve Community Development District to order on **Thursday, September 22, 2022, at 2:35 p.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Vice-Chair
Ryan Motko	Supervisor
Albert Viera	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	
John Vericker	District Counsel, Straley Robin Vericker	
Vanessa Steinerts	District Counsel, Straley Robin Vericker	<i>(via conference call)</i>
Tonja Stewart	District Engineer, Stantec	<i>(via conference call)</i>

There were no members of the public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON APPROVING & LEVYING SPECIAL ASSESSMENTS

A. Open the Public Hearing on Approving & Levying Special Assessments

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Viera
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. Staff Presentation

Mr. Lamb made a presentation of the Levying Special Assessments to the Board.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-11; Approving & Levying Special Assessments

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-11.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Close the Public Hearing on Approving & Levying Special Assessments

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

5. RETURN AND PROCEED TO THE REGULAR MEETING

Mr. Lamb directed the Board to proceed to the regular meeting.

6. BUSINESS ITEMS

A. Consideration of Resolution 2022-12; Approving FY 2023 Amended Budget

Mr. Lamb state the Resolution 2022-12, Approving Fiscal Year 2023 Amended Budget will be discussed on the November 3rd meeting.

B. Consideration of District Engineer Report

C. Consideration of Supplemental Assessment Methodology Report

Mr. Lamb reviewed and discussed the District Engineers Report and Special Assessment Methodology Report with the Board.

MOTION TO:	Approve both the District Engineers Report and Special Assessment Methodology Report for expansion areas in substantial form.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

D. Consideration of Resolution 2022-13; Delegated Award Resolution

i. Second Supplemental Trust Indenture

ii. Bond Purchase Contract

iii. Preliminary Limited Offering Memorandum

iv. Continuing Disclosure Agreement

Mr. Lamb reviewed and discussed the resolution with the Board.

MOTION TO:	Approve Resolution 2022-13.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. 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 August 22, 2022

B. Consideration of Operations and Maintenance Expenditures August 2022

C. Review of Financial Statements for Month Ending August 30, 2022.

The Board reviewed the Consent Agenda items.

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

5. STAFF REPORTS

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

There were no additional reports by staff currently.

6. BOARD MEMBERS COMMENTS

There were no supervisor comments.

7. PUBLIC COMMENTS

There were no audience comments.

8. ADJOURNMENT

MOTION TO: Adjourn.
MADE BY: Supervisor Dister
SECONDED BY: Supervisor Motko
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
Monthly Contract				
Cypress Creek Aquatics	1185	\$ 1,792.00		Aquatic Service - 09/01/22
Inframark	81942	4,999.84		District Invoice - August
Yellowstone	422253	9,205.00		Landscape - September
Zebra Cleaning Team Inc.	5009	850.00		Pool Service - September
Monthly Contract Sub-Total		\$ 16,846.84		

Variable Contract				
Variable Contract Sub-Total		\$ 0.00		

Utilities				
BOCC	9634760433 071822	\$ 99.32		Water Services - Thru 07/11/22
BOCC	9634760433 091622	93.85	\$ 193.17	Water Services - Thru 09/10/22
Tampa Electric	221008266985 091922	3,350.17		Electricity Service - Thru 09/13/22
Tampa Electric	221008295042 091922	286.73		Electricity Service - Thru 09/13/22
Tampa Electric	221008339725 091922	348.07		Electricity Service - Thru 09/13/22
Tampa Electric	221008446983 091922	163.66		Electricity Service - Thru 09/13/22
Tampa Electric	221008514244 091922	852.43		Electricity Service - Thru 09/13/22
Tampa Electric	221008528939 091922	316.44		Electricity Service - Thru 09/13/22
Tampa Electric	221008539324 091922	35.03	\$ 5,352.53	Electricity Service - Thru 09/13/22
Utilities Sub-Total		\$ 5,545.70		

Regular Services				
JNJ Cleaning Services	0114	\$ 520.00		Trash Pickup - 09/01/22
Spectrum	096633801083022	99.44		Internet & Phone Service - Thru 09/27/22
SWS Protection	20247307	100.00		Access Control Management - 08/01/22-08/31/22
SWS Protection	20248341	100.00	\$ 200.00	Access Ctrl Mgmt - 09/01-09/30

Belmond Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Bay Times	303847 083122	2,300.00		Assessment / Resolution - 08/31/22
Tampa Bay Times	303847 090722	2,296.00	\$ 4,596.00	Assessments / Resolution - 09/07/22
Yellowstone	421517	2,030.30		Irrigation Control Valve - 08/31/22
Regular Services Sub-Total		\$ 7,445.74		
Additional Services				
BOCC	9634760433 081622	\$ 143.18		Water Services - Thru 08/10/22
Additional Services Sub-Total		\$ 143.18		
TOTAL:		\$ 29,981.46		

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 #
9/1/2022	1185

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	September Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	1,792.00	1,792.00
5-3900 4509 BWB				
Total				\$1,792.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#81942

DATE

8/25/2022

BILL TO

Belmond Reserve Community
Development District
2005 Pan Am Circle
Suite 700
Tampa FL 33607
United States

CUSTOMER ID

C2276

NET TERMS

Net 30

PO#**DUE DATE**

9/24/2022

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Copies - Color Copies- July	10	Ea	0.50		5.00
Postage - Postage- July	13	Ea	0.60		7.84
Copies - B/W Copies- July	80	Ea	0.15		12.00
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
Subtotal					5,199.84

4999.84

Subtotal	\$5,199.84
Tax	4999.84
Total Due	\$5,199.84

4999.84

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

INVOICE #	INVOICE DATE
TMC 422253	9/1/2022
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: October 1, 2022

Invoice Amount: \$9,205.00

Description	Current Amount
Monthly Landscape Maintenance September 2022	\$9,205.00

Invoice Total

\$9,205.00

Excellence
IN COMMERCIAL LANDSCAPING

53900
4604
RLO

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: SEPTEMBER 7, 2022
INVOICE #5009
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
		Pool cleaning for September		\$850.00

53400
4605
Ain

SUBTOTAL	
SALES TAX	
TOTAL	\$850.00

Comments:



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	07/18/2022	08/08/2022



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	06/09/2022	1212	07/11/2022	1250	3800 GAL	ACTUAL	WATER

Service Address Charges

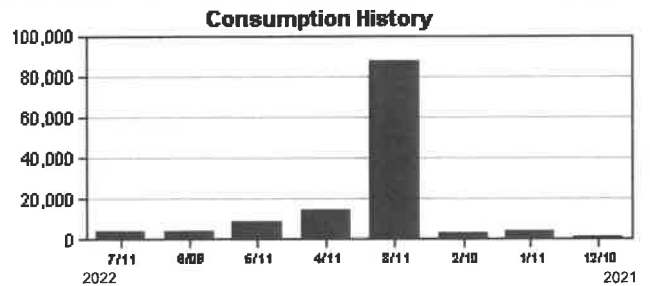
Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$11.48
Water Base Charge	\$17.30
Water Usage Charge	\$3.23
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$20.48

Summary of Account Charges

Previous Balance	\$98.39
Net Payments - Thank You	\$-98.39
Total Account Charges	\$99.32
AMOUNT DUE	\$99.32

Important Message

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



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 9634760433



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 10,742.8
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE	08/08/2022
AMOUNT DUE	\$99.32
AMOUNT PAID	

0096347604330 00000099325



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	09/16/2022	10/07/2022

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	08/10/2022	1330	09/12/2022	1349	1900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$5.74
Water Base Charge	\$17.30
Water Usage Charge	\$1.62
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$10.24

Miscellaneous Charges

Late Payment Charge	\$12.12
Total Miscellaneous Charges	\$12.12

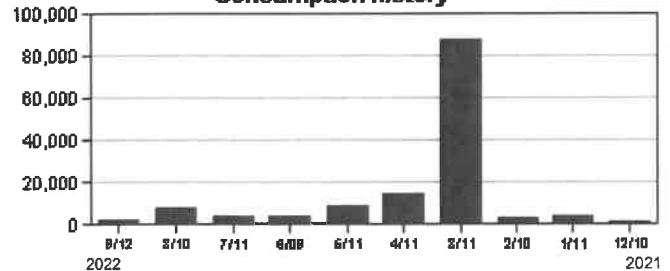
Summary of Account Charges

Previous Balance	\$242.50
Net Payments	\$0.00
Past Due Amount	\$242.50
Bill Adjustments	\$12.12
Total Account Charges	\$81.73

AMOUNT DUE	\$336.35
-------------------	-----------------

93.85

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 9634760433



ELECTRONIC PAYMENTS BY CHECK OR

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



**** NOTICE ** THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 2,190 8
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE	10/07/2022
AMOUNT DUE	\$336.35
AMOUNT PAID	93.85

0096347604330 00000336354

Statement Date: 09/19/2022

Account: 221008266985

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

Current month's charges:	\$3,350.17
Total amount due:	\$3,350.17
Payment Due By:	10/10/2022

Your Account Summary

Previous Amount Due	\$6,551.89
Payment(s) Received Since Last Statement	-\$6,551.89
Current Month's Charges	\$3,350.17
Total Amount Due	\$3,350.17

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See reverse side for more information

Account: 221008266985

Current month's charges:	\$3,350.17
Total amount due:	\$3,350.17
Payment Due By:	10/10/2022

Amount Enclosed \$ _____
621754231787

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: 09/19/2022
Current month's charges due 10/10/2022



Details of Charges – Service from 08/12/2022 to 09/13/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	1463 kWh @ \$0.03102/kWh	\$45.38
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 **\$3,251.89**

Other Fees and Charges

Lighting Late Payment Fee	\$98.28
---------------------------	---------

Total Other Fees and Charges **\$98.28**

Total Current Month's Charges **\$3,350.17**



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/19/2022

Account: 221008295042

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

Current month's charges:	\$286.73
Total amount due:	\$286.73
Payment Due By:	10/10/2022

Your Account Summary

Previous Amount Due	\$415.60
Payment(s) Received Since Last Statement	-\$415.60
Current Month's Charges	\$286.73
Total Amount Due	\$286.73

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Account: 221008295042

Current month's charges:	\$286.73
Total amount due:	\$286.73
Payment Due By:	10/10/2022
Amount Enclosed	\$

621754231788

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

6217542317882210082950420000000286736

Account: 221008295042
Statement Date: 09/19/2022
Current month's charges due 10/10/2022



Details of Charges – Service from 08/12/2022 to 09/13/2022

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	09/13/2022	3,503		2,712		791 kWh	1	33 Days
1000811385	09/13/2022	12.08		0		12.08 kW	1	33 Days

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Daily Basic Service Charge	33 days @ \$1.08000	\$35.64
Billing Demand Charge	12 kW @ \$13.86000/kW	\$166.32
Energy Charge	791 kWh @ \$0.00736/kWh	\$5.82
Fuel Charge	791 kWh @ \$0.04126/kWh	\$32.64
Capacity Charge	12 kW @ \$0.17000/kW	\$2.04
Storm Protection Charge	12 kW @ \$0.59000/kW	\$7.08
Energy Conservation Charge	12 kW @ \$0.81000/kW	\$9.72
Environmental Cost Recovery	791 kWh @ \$0.00130/kWh	\$1.03
Clean Energy Transition Mechanism	12 kW @ \$1.10000/kW	\$13.20
Florida Gross Receipt Tax		\$7.01

Electric Service Cost

\$280.50

Other Fees and Charges

Electric Late Payment Fee

\$6.23

Total Other Fees and Charges

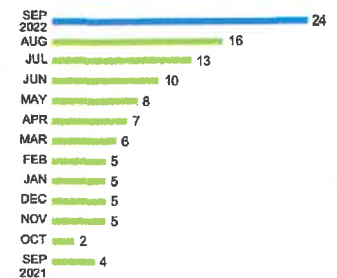
\$6.23

Total Current Month's Charges

\$286.73

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



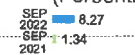
Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Statement Date: 09/19/2022

Account: 221008339725

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



Current month's charges:	\$348.07
Total amount due:	\$348.07
Payment Due By:	10/10/2022

Your Account Summary

Previous Amount Due	\$680.71
Payment(s) Received Since Last Statement	-\$680.71
Current Month's Charges	\$348.07
Total Amount Due	\$348.07

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Account: 221008339725

Current month's charges:	\$348.07
Total amount due:	\$348.07
Payment Due By:	10/10/2022

Amount Enclosed \$ 621754231789

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: 09/19/2022
Current month's charges due 10/10/2022



Details of Charges – Service from 08/12/2022 to 09/13/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	152 kWh @ \$0.03102/kWh	\$4.72
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 **\$337.86**

Other Fees and Charges

Lighting Late Payment Fee \$10.21

Total Other Fees and Charges **\$10.21**

Total Current Month's Charges **\$348.07**

Statement Date: 09/19/2022

Account: 221008446983

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

Current month's charges:	\$163.66
Total amount due:	\$163.66
Payment Due By:	10/10/2022

Your Account Summary

Previous Amount Due	\$239.09
Payment(s) Received Since Last Statement	-\$239.09
Current Month's Charges	\$163.66
Total Amount Due	\$163.66

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Account: 221008446983

Current month's charges:	\$163.66
Total amount due:	\$163.66
Payment Due By:	10/10/2022

Amount Enclosed \$

621754231790

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: 09/19/2022
Current month's charges due 10/10/2022



Details of Charges – Service from 08/12/2022 to 09/13/2022

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	09/13/2022	8,077		6,988		1,089 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	1,089 kWh @ \$0.07089/kWh	\$77.20
Fuel Charge	1,089 kWh @ \$0.04126/kWh	\$44.93
Storm Protection Charge	1,089 kWh @ \$0.00315/kWh	\$3.43
Clean Energy Transition Mechanism	1,089 kWh @ \$0.00402/kWh	\$4.38
Florida Gross Receipt Tax		\$3.97

Electric Service Cost

\$158.66

Other Fees and Charges

Electric Late Payment Fee	\$5.00
---------------------------	--------

Total Other Fees and Charges

\$5.00

Total Current Month's Charges

\$163.66

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 09/19/2022

Account: 221008514244

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



Current month's charges:	\$852.43
Total amount due:	\$852.43
Payment Due By:	10/10/2022

Your Account Summary

Previous Amount Due	\$1,575.16
Payment(s) Received Since Last Statement	-\$1,575.16
Current Month's Charges	\$852.43
Total Amount Due	\$852.43

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See reverse side for more information

Account: 221008514244

Current month's charges:	\$852.43
Total amount due:	\$852.43
Payment Due By:	10/10/2022

Amount Enclosed \$ _____
663729395757

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: 09/19/2022
Current month's charges due 10/10/2022



Details of Charges – Service from 08/12/2022 to 09/13/2022

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	09/13/2022	40,026		33,461		6,565 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	6,565 kWh @ \$0.07089/kWh	\$465.39
Fuel Charge	6,565 kWh @ \$0.04126/kWh	\$270.87
Storm Protection Charge	6,565 kWh @ \$0.00315/kWh	\$20.68
Clean Energy Transition Mechanism	6,565 kWh @ \$0.00402/kWh	\$26.39
Florida Gross Receipt Tax		\$20.72

Electric Service Cost

\$828.80

Other Fees and Charges

Electric Late Payment Fee	\$23.63
---------------------------	---------

Total Other Fees and Charges

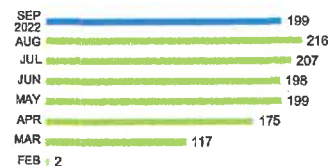
\$23.63

Total Current Month's Charges

\$852.43

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 09/19/2022

Account: 221008528939

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



Current month's charges:	\$316.44
Total amount due:	\$316.44
Payment Due By:	10/10/2022

Your Account Summary

Previous Amount Due	\$467.17
Payment(s) Received Since Last Statement	-\$467.17
Current Month's Charges	\$316.44
Total Amount Due	\$316.44

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See reverse side for more information

Account: 221008528939

Current month's charges:	\$316.44
Total amount due:	\$316.44
Payment Due By:	10/10/2022

Amount Enclosed \$

663729395759

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: 09/19/2022
Current month's charges due 10/10/2022



Details of Charges – Service from 08/12/2022 to 09/13/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: WELL

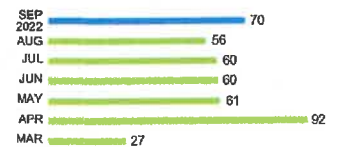
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551211	09/13/2022	12,880		10,559		2,321 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	2,321 kWh @ \$0.07089/kWh	\$164.54
Fuel Charge	2,321 kWh @ \$0.04126/kWh	\$95.76
Storm Protection Charge	2,321 kWh @ \$0.00315/kWh	\$7.31
Clean Energy Transition Mechanism	2,321 kWh @ \$0.00402/kWh	\$9.33
Florida Gross Receipt Tax		\$7.74
Electric Service Cost		\$309.43
Other Fees and Charges		
Electric Late Payment Fee		\$7.01
Total Other Fees and Charges		\$7.01

Total Current Month's Charges **\$316.44**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 09/19/2022

Account: 221008539324

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



Current month's charges:	\$35.03
Total amount due:	\$35.03
Payment Due By:	10/10/2022

Your Account Summary

Previous Amount Due	\$57.45
Payment(s) Received Since Last Statement	-\$57.45
Current Month's Charges	\$35.03
Total Amount Due	\$35.03

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See reverse side for more information

Account: 221008539324

Current month's charges:	\$35.03
Total amount due:	\$35.03
Payment Due By:	10/10/2022

Amount Enclosed \$

663729395760

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: 09/19/2022
Current month's charges due 10/10/2022



Details of Charges – Service from 08/12/2022 to 09/13/2022

Service for: 13207 RHODINE RD, RIVERVIEW, FL 33579

Rate Schedule: General Service - Non Demand

Meter Location: ENTRY

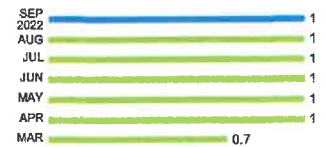
00000015-0000316-Page 17 of 34

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000337420	09/13/2022	207		169		38 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	38 kWh @ \$0.07089/kWh	\$2.69
Fuel Charge	38 kWh @ \$0.04126/kWh	\$1.57
Storm Protection Charge	38 kWh @ \$0.00315/kWh	\$0.12
Clean Energy Transition Mechanism	38 kWh @ \$0.00402/kWh	\$0.15
Florida Gross Receipt Tax		\$0.75
Electric Service Cost		\$30.03
Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00
Total Current Month's Charges		\$35.03

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



INVOICE



JNJ Cleaning Services

Cesmarie Irizarry Velez

7804 Davie Ray Dr, Zephyrhills, FL 33540, UNITED STATES

Phone: +1 813-781-8999; services@jnjcleanservices.com; Website:

www.jnjcleanservices.com

Invoice No#: 0114

Invoice Date: Sep 1, 2022

Due Date: Sep 15, 2022

\$520.00

AMOUNT DUE

BILL TO

c/o Inframark, LLC

Belmond Reserve CDD

2005 Pan Am Circle, Suite 300, Tampa, FL 33607, UNITED

STATES

districtinvoices@inframark.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Trash Remove and replace 4 large trash bags. Clean and sanitize trash bins as needed. Remove and replace 1 dog trash liners. Place dog waste bags as needed. All bags for regular trash bins and dog stations are provided by JNJ.	1	\$160.00	\$160.00
2	Trash pickup Pick up trash around entry and pool deck only. *As needed*	1	\$50.00	\$50.00
3	Restrooms Clean and sanitize 6 toilets, 2 urinals, and 6 sinks. Sweep/mop as needed. Supply all toilet paper, paper towels, hand soap and trash bags.	1	\$240.00	\$240.00
4	Activity room Clean all windows inside only as needed. Sweep/mop as needed. Clean any tables and/or furniture as needed.	1	\$20.00	\$20.00
5	Pool deck Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in use.	1	\$50.00	\$50.00
Subtotal				\$520.00
Shipping				\$0.00
TOTAL				\$520.00 USD

539.00
160.00
220.00

NOTES TO CUSTOMER

Services for Belmond Reserve CDD in August 2022.

August 30, 2022
Invoice Number: 096633801083022
Account Number: **0050966338-01**
Security Code: **2252**
Service At: 13004 WILLOW GROVE DR
RIVERVIEW, FL 33579

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page.

Summary *Services from 08/28/22 through 09/27/22
details on following pages*

Previous Balance	159.79
Payments Received - Thank You	-60.92
Past Due Balance - Due Now	\$98.87
Spectrum Business™ Internet	77.97
Spectrum Business™ Voice	19.99
One-Time Charges	1.48
Current Charges Due by 09/14/22	\$99.44
Total Due	\$198.31



ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 30 08302022 NNNNNY 01 000453 0002

BELMOND RESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

August 30, 2022

BELMOND RESERVE CDD

Invoice Number: 096633801083022
Account Number: 0050966338-01
Service At: 13004 WILLOW GROVE DR
RIVERVIEW, FL 33579

Received
SEP 06 2022

Total Due	\$198.31
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001000100509663380157019831

Invoice Number:
Account Number:
Security Code:

BELMOND RESERVE CDD
096633801083022
0050966338-01
2252

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 30 08302022 NNNNNY 01 000453 0002

Charge Details

Previous Balance		159.79
Payments Received - Thank You	08/05	-60.92
Past Due Balance - Due Now		\$98.87

Payments received after 08/30/22 will appear on your next bill.

Services from 08/28/22 through 09/27/22

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Business WiFi	7.99
Promotional Discount	-150.00
	\$77.97

Spectrum Business™ Internet Total **\$77.97**

Spectrum Business™ Voice

Phone Number 813-574-7540	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
Promo Discount	-10.00
	\$19.99

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$19.99**

One-Time Charges

Late Payment Charge	08/29	1.48
One-Time Charges Total		\$1.48

Current Charges Due by 09/14/22 **\$99.44**
Total Due **\$198.31**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

The following taxes, fees and surcharges are included in the price of the applicable service - Federal USF \$1.32, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.02.

Voice Fees and Charges - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit spectrum.net/taxesandfees.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.



Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

Sign up for Paperless Billing. It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

It's easy - enroll in paperless billing visit SpectrumBusiness.net.

It's convenient - you can access your statement through SpectrumBusiness.net.

It's secure - we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.





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

Invoice

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20247307	PROJ-0108	08/01/2022	08/01/2022	\$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	20247307	08/01/2022		\$100.00

Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL			
ACCESS CONTROL MANAGEMENT, (08/01/2022 - 08/31/2022) :	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
	Amount Due:	\$100.00

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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 #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20248341	PROJ-0108	09/01/2022	09/01/2022	\$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	20248341	09/01/2022		\$100.00

Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL			
ACCESS CONTROL MANAGEMENT, (09/01/2022 - 09/30/2022) :	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
	Amount Due:	\$100.00

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CONTACT US

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

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/31/22		BELMOND CDD	
Billing Date		Sales Rep	Customer Account
08/31/2022		Deirdre Bonett	303847
Total Amount Due			Ad Number
\$2,300.00			0000243541

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/31/22	08/31/22	0000243541	Times	Main A/B	Assessment/Resolution	1	4x14.00 IN	\$2,296.00
08/31/22	08/31/22	0000243541	Tampabay.com	Marketplace	Assessment/Resolution AffidavitMaterial	1	4x14.00 IN	\$0.00 \$4.00

1 of 2

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PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
08/31/22		BELMOND CDD	
Billing Date		Sales Rep	Customer Account
08/31/2022		Deirdre Bonett	303847
Total Amount Due			Ad Number
\$2,300.00			0000243541

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

Received
SEP 06 2022

REMIT TO:

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,
 Hernando Citrus

} ss

Before the undersigned authority personally appeared Deirdre Bonett who on
 oath says that he/she is Legal Advertising Representative of the Tampa Bay
 Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida;
 that the attached copy of advertisement, being a Legal Notice in the matter RE:
 Assessment/Resolution was published in said newspaper by print in the
 issues of: 8/31/22, 9/ 7/22 or by publication on the newspaper's website, if
 authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in
 Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida and that the
 said newspaper has heretofore been continuously published in said Pinellas,
 Hillsborough, Pasco, Hernando Citrus County, Florida each day and has been
 entered as a second class mail matter at the post office in said Pinellas,
 Hillsborough, Pasco, Hernando Citrus County, Florida for a period of one
 year next preceding the first publication of the attached copy of advertisement,
 and affiant further says that he/she neither paid nor promised any person, firm
 or corporation any discount, rebate, commission or refund for the purpose of
 securing this advertisement for publication in the said newspaper.



 Signature Affiant

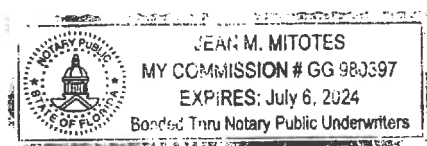
Sworn to and subscribed before me this 09/07/2022



 Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF REGULAR MEETING AND PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL AND IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTERS 170, 190, AND 197, FLORIDA STATUTES, BY THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Belmont Reserve Community Development District ("District") will hold a regular meeting and public hearing on September 22, 2022, at 2:00 p.m., at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Master Assessment Methodology Report – Expansion Parcel dated August 4, 2022. The proposed bonds will fund the public improvements described in the Report of the District Engineer dated August 4, 2022. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$1,765,000 principal in debt, excluding interest, collection costs, and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

SUMMARY OF ROLL			
TOTAL ASSESSMENT:	\$1,765,000.00		
ANNUAL ASSESSMENT:	\$122,369.08	(30 installments)	
TOTAL GROSS ASSESSABLE ACRES:	6.00		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$294,166.67		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$22,048.19	(30 installments)	
PER PARCEL ASSESSMENTS			
		Gross Unplatted Assessable Acres	Total Annual
		6.00	\$1,765,000.00
			\$122,369.08
Totals		6.00	\$1,765,000.00
			\$122,369.08

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

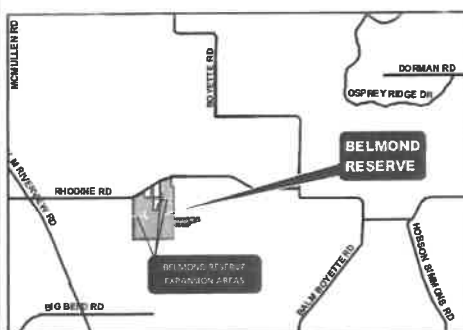
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Brian Lamb, District Manager



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 Belmont 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 4, 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 – Expansion Parcel dated August 4, 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:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- 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.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$1,200,000 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$1,765,000 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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:

Brian Lamb
Community Development District

/s/ Brian Lamb
Name: Brian Lamb
Secretary / Assistant Secretary

/s/ Jeffery S. Hills
Name: Jeffery S. Hills
Chair/Vice Chair of the Board of Supervisors

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/ 7/22	BELMOND CDD	
Billing Date	Sales Rep	Customer Account
09/07/2022	Deirdre Bonett	303847
Total Amount Due		Ad Number
\$2,296.00		0000243541

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/07/22	09/07/22	0000243541	Times	Main A/B	Assessment/Resolution	1	4x14.00 IN	\$2,296.00
09/07/22	09/07/22	0000243541	Tampabay.com	Marketplace	Assessment/Resolution	1	4x14.00 IN	\$0.00

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PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/ 7/22	BELMOND CDD	
Billing Date	Sales Rep	Customer Account
09/07/2022	Deirdre Bonett	303847
Total Amount Due		Ad Number
\$2,296.00		0000243541

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,
 Hernando Citrus

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Assessment/Resolution** was published in said newspaper by print in the issues of: **8/31/22, 9/ 7/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



 Signature of Affiant

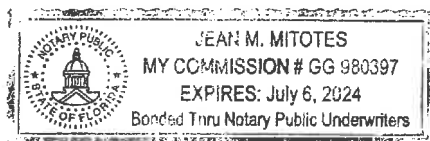
Sworn to and subscribed before me this **09/07/2022**



 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



0000343641-01



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TMC 421517	8/31/2022
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: September 30, 2022

Invoice Amount: \$2,030.30

Description	Current Amount
-------------	----------------

#236885 - Irrigation Control Valve Investigation/Repairs August 2022 (Controller B- Zone 1/2/3/4/5)

- During the irrigation system inspection of clock B, zone(s) 1/2/3/4/5 would not turn on automatically from the irrigation controller (timer). Further evaluation will be necessary and repairs will be made based on the findings. The valve will need to be electronically located and excavated. Repairs could range from wire splicing to replacement of solenoid, valve disassembly and cleaning, diaphragm replacement, to complete valve replacement including all fittings needed to repair. This proposal reflects the worse case scenario (total valve replacement). Any lesser repairs would be billed at a time and material basis which would result in a lower amount.

Irrigation \$2,030.30

IN COMMERCIAL LANDSCAPING

Invoice Total \$2,030.30

53980
4607
Q20

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Truck # 125



YELLOWSTONE

LANDSCAPE

**9506 N. Trask Street
Tampa, FL 33624
Phone: (813) 886-7755
Fax: (813) 886-4386**

CONTROL# 530757

Invoice #

Invoice Date #

IRRIGATION WORK AUTHORIZATION

Date: 08 23 22

[] Existing Customer- Job #

☐ New Customer (no job#)

CUSTOMER NAME: Belmont Reserve

FAX #:

Name of Authorizing Person:

Phone #:**Billing Address:****Job Address:**

Description of Work Authorized

Please Print All Information

* per proposal # 236885 wiring issues were found and repaired
value Boxes installed * Repaired broken mainline @ 13017
willow Grove

[illegible]

Yellowstone Landscape, herein agrees to provide the services and materials itemized above.

(YS) Prepared By: (X)

(YS) Work Completed By: (X)

Date:

** Post To Accounting Code #

Manager Approval:

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date:

Please Print Name:

Authorized & Accepted by: (X)



Proposal #236885

Date: 08/10/2022

From: Wayne Ebanks

Proposal For

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

main: 813-873-7300
mobile:
brian.howell@merituscorp.com

Location

12330 Rising Oaks Trail
Riverview, FL 33579

Property Name: Belmond Reserve CDD

Irrigation Control Valve Investigation/Repairs August 2022 (Controller B- Terms: Net 30
Zone 1/2/3/4/5)

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	8.00	\$440.00
Irrigation Part(s)	1.00	\$312.50

Client Notes

- During the irrigation system inspection of clock B, zone(s) 1/2/3/4/5 would not turn on automatically from the irrigation controller (timer). Further evaluation will be necessary and repairs will be made based on the findings. The valve will need to be electronically located and excavated. Repairs could range from wire splicing to replacement of solenoid, valve disassembly and cleaning, diaphragm replacement, to complete valve replacement including all fittings needed to repair. This proposal reflects the worse case scenario (total valve replacement). Any lesser repairs would be billed at a time and material basis which would result in a lower amount.

Signature

x

SUBTOTAL \$752.50

SALES TAX \$0.00

TOTAL \$752.50

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Ebanks, Wayne (Thomas)

From: Rhodes, Robin
Sent: Thursday, August 11, 2022 1:38 PM
To: Ebanks, Wayne (Thomas); Geary, Jason
Subject: Fwd: Emailing: belmond irrigation repairs 8-10-22.pdf

Here's approval

Sent from my iPhone

Begin forwarded message:

From: Gary Schwartz <Gary.Schwartz@inframark.com>
Date: August 11, 2022 at 11:56:51 AM EDT
To: "Rhodes, Robin" <rrhodes@yellowstonelandscape.com>
Subject: Re: Emailing: belmond irrigation repairs 8-10-22.pdf

[CAUTION: THIS IS AN EXTERNAL EMAIL. CHECK THE SENDER'S EMAIL ADDRESS. DO NOT CLICK ON ANY LINKS OR ATTACHMENTS UNLESS YOU KNOW THIS IS LEGITIMATE]

Hello Robin,
Irrigation repairs approved.

Get [Outlook for iOS](#)

From: Rhodes, Robin <rrhodes@yellowstonelandscape.com>
Sent: Thursday, August 11, 2022 9:59:22 AM
To: Gary Schwartz <Gary.Schwartz@inframark.com>
Subject: Emailing: belmond irrigation repairs 8-10-22.pdf

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

=====

FYI Irrigation repairs needed

Your message is ready to be sent with the following file or link attachments:

belmond irrigation repairs 8-10-22.pdf













Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	08/16/2022	09/06/2022

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	07/11/2022	1250	08/10/2022	1330	8000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$24.16
Water Base Charge	\$17.30
Water Usage Charge	\$6.80
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$43.12

Miscellaneous Charges

Late Payment Charge	\$4.97
Total Miscellaneous Charges	\$4.97

Summary of Account Charges

Previous Balance	\$99.32
Net Payments	\$0.00
Past Due Amount	\$99.32
Bill Adjustments	\$4.97
Total Account Charges	Current: \$138.21

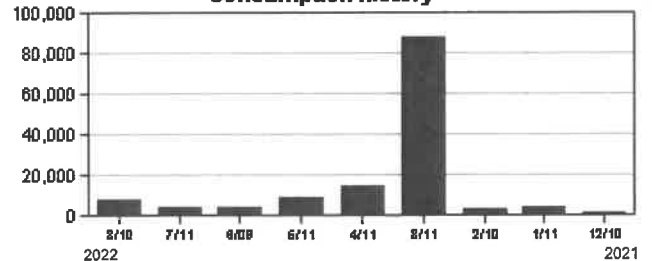
AMOUNT DUE	\$242.50
-------------------	-----------------

Important Message

143.18

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

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9634760433



ELECTRONIC PAYMENTS BY CHECK OR

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



**** NOTICE ** THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**

DUE DATE	09/06/2022
AMOUNT DUE	\$242.50
AMOUNT PAID	143.18



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 10,697 8
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

0096347604330 00000242503

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 9/30/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2020	Capital Projects Fund - Series 2020	General Fixed Assets	General Long- Term Debt	Total
Assets						
Cash-Operating Account	(11,697.00)	0.00	0.00	0.00	0.00	(11,697.00)
Investment - Revenue 2020 (2000)	0.00	201,374.00	0.00	0.00	0.00	201,374.00
Investment - Interest 2020 (2001)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2020 (2002)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2020 (2003)	0.00	296,700.00	0.00	0.00	0.00	296,700.00
Investment - Construction 2020 (2005)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Amenity 2020 (2006)	0.00	1.00	1,259.00	0.00	0.00	1,260.00
Investment - Cost of Issuance 2020	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00
Due From Debt Service	0.00	0.00	100.00	0.00	0.00	100.00
Due From Developer	45,945.00	0.00	0.00	0.00	0.00	45,945.00
Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00
Construction Work in Progress	0.00	0.00	0.00	9,545,557.00	0.00	9,545,557.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	10,210,000.00	10,210,000.00
Total Assets	34,248.00	498,075.00	1,359.00	9,545,557.00	10,210,000.00	20,289,239.00
Liabilities						
Accounts Payable	134,644.00	0.00	0.00	0.00	0.00	134,644.00
Accounts Payable-Other	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
Due To Capital Projects Fund	0.00	100.00	0.00	0.00	0.00	100.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable - Series 2020	0.00	0.00	0.00	0.00	10,210,000.00	10,210,000.00
Total Liabilities	134,644.00	100.00	0.00	0.00	10,210,000.00	10,344,744.00
Fund Equity & Other Credits Contributed Capital						
Retained Earnings-All Other Reserves	0.00	593,556.00	167,163.00	0.00	0.00	760,719.00
Fund Balance-Unreserved	0.00	0.00	0.00	0.00	0.00	0.00
Investment in General Fixed Assets	0.00	0.00	0.00	9,545,557.00	0.00	9,545,557.00
Other	(100,396.00)	(95,581.00)	(165,804.00)	0.00	0.00	(361,781.00)
Total Fund Equity & Other Credits Contributed Capital	(100,396.00)	497,975.00	1,359.00	9,545,557.00	0.00	9,944,495.00
Total Liabilities & Fund Equity	34,248.00	498,075.00	1,359.00	9,545,557.00	10,210,000.00	20,289,239.00

Belmond Reserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

001 - General Fund
(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	0.00	168,913.00	168,913.00	0 %
Operations & Maintenance Assmts-Off Roll	0.00	5,538.00	5,538.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0.00	11,306.00	11,306.00	0 %
Landowner Direct Funding	172,745.00	0.00	(172,745.00)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0.00	175.00	175.00	0 %
Total Revenues	<u>172,745.00</u>	<u>185,932.00</u>	<u>13,187.00</u>	<u>8 %</u>
Expenditures				
Legislative				
Supervisor Fees	6,000.00	3,000.00	3,000.00	50 %
Financial & Administrative				
District Manager	36,000.00	49,500.00	(13,500.00)	(38)%
District Engineer	5,000.00	4,453.00	547.00	11 %
Disclosure Report	4,200.00	3,850.00	350.00	8 %
Trustee Fees	4,200.00	4,041.00	159.00	4 %
Accounting Services	9,000.00	4,425.00	4,575.00	51 %
Auditing Services	5,000.00	5,429.00	(429.00)	(9)%
Postage, Phone, Faxes, Copies	500.00	522.00	(22.00)	(4)%
Public Officials Insurance	3,750.00	2,329.00	1,421.00	38 %
Legal Advertising	10,000.00	13,803.00	(3,803.00)	(38)%
Bank Fees	250.00	80.00	170.00	68 %
Dues, Licenses, & Fees	175.00	450.00	(275.00)	(157)%
Miscellaneous Fees	125.00	2,223.00	(2,098.00)	(1,678)%
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Website Maintenance	3,000.00	3,250.00	(250.00)	(8)%
Legal Counsel				
District Counsel	5,000.00	15,838.00	(10,838.00)	(217)%
Electric Utility Services				
Electric Utility Services - Streetlights	37,500.00	38,597.00	(1,097.00)	(3)%
Electric Utility Services - All Others	1,600.00	1,432.00	168.00	11 %
Water-Sewer Combination Services				
Water Utility Services	10,000.00	2,174.00	7,826.00	78 %
Other Physical Environment				
General, Property & Casualty Insurance	5,850.00	5,276.00	574.00	10 %
Waterway Management System	5,095.00	35,954.00	(30,859.00)	(606)%
Landscape Maintenance	14,000.00	79,958.00	(65,958.00)	(471)%
Miscellaneous Landscape	1,500.00	4,947.00	(3,447.00)	(230)%
Plant Replacement Program	2,500.00	0.00	2,500.00	100 %
Irrigation Maintenance	1,000.00	3,048.00	(2,048.00)	(205)%
Pool Maintenance-Other	0.00	250.00	(250.00)	0 %
Total Expenditures	<u>172,745.00</u>	<u>286,327.00</u>	<u>(113,582.00)</u>	<u>(66)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(100,396.00)</u>	<u>(100,396.00)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(100,396.00)</u>	<u>(100,396.00)</u>	<u>0 %</u>

Belmond Reserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

200 - Debt Service Fund - Series 2020
(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	0.00	381,505.00	381,505.00	0 %
Debt Service Assmts-Off Roll	593,550.00	416,030.00	(177,520.00)	(30)%
Interest Earnings				
Interest Earnings	0.00	39.00	39.00	0 %
Total Revenues	<u>593,550.00</u>	<u>797,573.00</u>	<u>204,023.00</u>	<u>34 %</u>
Expenditures				
Debt Service Payments				
Interest	393,551.00	396,175.00	(2,624.00)	(1)%
Principal	<u>200,000.00</u>	<u>200,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>593,551.00</u>	<u>596,175.00</u>	<u>(2,624.00)</u>	<u>(0)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(296,853.00)	(296,853.00)	0 %
Interfund Transfer				
Interfund Transfer	0.00	(127.00)	(127.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>(296,979.00)</u>	<u>(296,979.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1.00)</u>	<u>(95,581.00)</u>	<u>(95,580.00)</u>	<u>9,558,016 %</u>
Fund Balance, Beginning of Period	0.00	593,582.00	593,582.00	0 %
Interfund Transfer	0.00	(26.00)	(26.00)	0 %
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>593,556.00</u>	<u>593,556.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>(1.00)</u>	<u>497,975.00</u>	<u>497,976.00</u>	<u>(49,797,577)%</u>

Belmond Reserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

300 - Capital Projects Fund - Series 2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>5.00</u>	<u>5.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>5.00</u>	<u>5.00</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0.00</u>	<u>462,788.00</u>	<u>(462,788.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>462,788.00</u>	<u>(462,788.00)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>127.00</u>	<u>127.00</u>	<u>0 %</u>
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>296,853.00</u>	<u>296,853.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>296,979.00</u>	<u>296,979.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(165,804.00)</u>	<u>(165,804.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	<u>0.00</u>	<u>167,137.00</u>	<u>167,137.00</u>	<u>0 %</u>
Interfund Transfer	<u>0.00</u>	<u>26.00</u>	<u>26.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>167,163.00</u>	<u>167,163.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>1,359.00</u>	<u>1,359.00</u>	<u>0 %</u>

Belmond Reserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

*900 - General Fixed Assets
(In Whole Numbers)*

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	8,996,587.00	8,996,587.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>9,545,557.00</u>	<u>8,996,587.00</u>	<u>0 %</u>

Belmond Reserve CDD
Reconcile Cash Accounts

Summary

*Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked*

Bank Balance	161.66
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(11,859.05)
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	(11,697.39)
Balance Per Books	(11,697.39)
Unreconciled Difference	<u>0.00</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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Other Cash Items

Document Number	Document Date	Document Description	Document Amount
221008339725 071922	7/19/2022	payment made online	(337.82)
221008266985 071922	9/16/2022	payment made online	(3,251.56)
221008266985 081722	9/16/2022	payment made online	(3,300.33)
221008295042 071922	9/16/2022	payment made online	(271.45)
221008295042 081722	9/16/2022	payment made online	(144.15)
221008339725 081722	9/16/2022	payment made online	(342.89)
221008446983 071922	9/16/2022	payment made online	(124.49)
221008446983 081722	9/16/2022	payment made online	(114.60)
221008514244 071922	9/16/2022	payment made online	(779.67)
221008514244 081722	9/16/2022	payment made online	(795.49)
221008516975 071922	9/16/2022	payment made online	(929.02)
221008516975 081722	9/16/2022	payment made online	(942.96)
221008528939 071922	9/16/2022	payment made online	(243.04)
221008528939 081722	9/16/2022	payment made online	(224.13)
221008539324 071922	9/16/2022	payment made online	(26.54)
221008539324 081722	9/16/2022	payment made online	(30.91)
Outstanding Other Cash Items			(11,859.05)

Belmond Reserve CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
CD039	9/19/2022	Internet pmt	11,938.92	
1164	9/20/2022	System Generated Check/Voucher	<u>3,015.50</u>	Tampa Publishing Company
Cleared Checks/Vouchers			<u>14,954.42</u>	

Belmond Reserve CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR076	9/1/2022	Clubhouse Rental	50.00	
CR081	9/16/2022	Developer Funding 09.16.22 - CK# 1208	3,015.50	
CR090	9/30/2022	Payment for Teco Bills	<u>11,859.05</u>	
Cleared Deposits			<u>14,924.55</u>	



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Belmond

Date: Tuesday September 27, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	10	0	<u>Good</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>Good</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>NA</u>
PLANT FERTILITY	5	4	-1	<u>Good overall, some plants are stressed</u> <u>due to over watering from storms</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Good</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	3	-2	<u>Good overall, pond trash noticed.</u>
MULCHING	5	5	0	<u>Good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>NA</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	97	-3	97%
-----	----	----	-----

Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____



Community Association Management Service, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: _____

Date: _____

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	5	0	
TURF FERTILITY	10	10	0	
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	5	0	
WEED CONTROL - BED AREAS	5	5	0	
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	100	0	100%
-----	-----	---	------

Contractor Signature: _____

Manager's Signature: _____

Supervisor's Signature: _____



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Belmond Reserve

Date: Wednesday September 28, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	10	-10	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 Reserve

Date: Wednesday September 28, 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	688	-12	98%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

AQUATICS

DEBRIS
INVASIVE MATERIAL (FLOATING)
INVASIVE MATERIAL (SUBMERSED)
FOUNTAINS/AERATORS
DESIRABLE PLANTS

AMENITIES

CLUBHOUSE INTERIOR
CLUBHOUSE EXTERIOR
POOL WATER
POOL TILES
POOL LIGHTS
POOL FURNITURE/EQUIPMENT
FIRST AID/SAFETY ITEMS
SIGNAGE (rules, pool, playground)
PLAYGROUND EQUIPMENT
RECREATIONAL FACILITIES
RESTROOMS
HARDSCAPE
ACCESS & MONITORING SYSTEM
IT/PHONE SYSTEM
TRASH RECEPTACLES
FOUNTAINS

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)
PAINTING
CLEANLINESS

GENERAL CONDITION

HIGH IMPACT LANDSCAPING

**ENTRANCE MONUMENT
RECREATIONAL AREAS
SUBDIVISION MONUMENTS**

HARDSCAPE ELEMENTS

**WALLS/FENCING
SIDEWALKS
SPECIALITY MONUMENTS
STREETS
PARKING LOTS**

LIGHTING ELEMENTS

**STREET LIGHTING
LANDSCAPE UPLIGHTING
MONUMENT LIGHTING
AMENITY CENTER LIGHTING**

GATES

**ACCESS CONTROL PAD
OPERATING SYSTEM
GATE MOTORS
GATES**

Description

Garbage and other pollutants

pond fountains/aerators - are they working, are they blocked

check lighting, spider webs, does it need to be repainted

check lighting, spider webs, does it need to be repainted

Color, clean

broken, chipped

All working

working, clean

is it all there

are rules posted, is all signage up and readable

can the kids reach the swings, are they broken

other than clubhouse such as Gazebo

clean and supplied

monuments

Does the system work

any issues with the phone system/internet

Are they in the right place, have they been cleaned, changed

running, clean

Can you see the signs

Is the paint chipping, is it legible

overall good condition

plantings, stone, condition

tables clean, trash

plantings, stone, condition

Are the lights working, are they enough

Are the lights working, are they enough

Are the lights working, are they enough

Are the lights working, are they enough

pad clean with right information

System closing and opening properly

rusting

rusting

Belmond September 2022.



West entrance on Shinning Willow & Rhodine Road looks good.



West entrance frontage along Rhodine Road.



East entrance frontage along Rhodine Road.



East entrance on Shinning Willow & Rhodine Road looks good.



Plants & ornamental grass are healthy & look good along the East side entrance of Shinning Willow.



Plants & ornamental grass are healthy & look good along the West side entrance of Shinning Willow.



Turf along Shining Willow is healthy & looks good.



Turf & plants are overall healthy & look good in the Pocket Park along Orchid Ash.



The Variegated Ginger are in direct sun and some of the plants do not look their best. This is a shade plant and not a direct sun plant.



Plants as pictured are healthy & look good.



Some die back of the Variegated Ginger plants. I do not recommend replacing the same plant in direct sun.



Plumbago plants have some die back due to overwatering issues caused by many excessive rainstorms as well as drainage issues.



Notice the Plumbago plants pictured in the front are doing well as there is not a drainage issue there.



The plants & turf look good. Some of the Variegated Ginger leaves are burning from too much sun.



The dog park looks good & the Oak tree was replanted and strapped by Yellowstone at no cost to the district.



Dog park frontage along Sage Hollow looks good.



The Oak tree in front of the dog park along Sage Hollow was replanted and strapped by Yellowstone at no cost to the district.



There was a dead Oak tree on Willow Grove just West of the dog park that was removed & filled in with new sod by Yellowstone at no cost to the district.



New building next to the Amenity Center is ready to be occupied & looks good. It is no longer going to be a day care center.



Mailboxes for the new building.



The turf and plants on the North side of the building are healthy & look good.



The plants & turf on the South side of the building are healthy & look good.



The builder needs to replace 4 Viburnum Suspensum plants on the S.E corner entrance of the Amenity Center parking lot.



Willow Grove frontage of the Amenity Center looks good.



Mailboxes at the Amenity Center look good.



Amenity Center is clean & looks good. There are some pest issues & we are looking into contracting a pest control company to address those issues. The bathrooms are clean & fully functional.



Plants & turf in front of the pickleball court look good.



Playground is clean & looks good.



Pickleball court is clean & looks good.





South pond view just West of Peachleaf & Willow Grove has an overgrown berm. Ripa needs to level the berm and replace with turf.



Ripa leveled the berms. They will replace with turf soon.







Various weeds & invasives in the pond. The pond vendor was notified that we expect better service.



Most of the ponds this month are problematic and have various invasives & algae issues. I informed the pond vendor that they need to fix these issues within 30 days. I was told that they would service the ponds twice this month to help alleviate the pond issues.



Some invasives are dying from recent chemical treatments.





