

# *Belmond Reserve Community Development District*

## **Board of Supervisors**

Nicholas Dister, Chairman  
Carlos de la Ossa, Vice Chairperson  
Kelly Evans, Assistant Secretary  
Alberto Viera, Assistant Secretary  
Ryan Motko, Assistant Secretary

Bryan Radcliff, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## **Regular Meeting Agenda**

Thursday, June 01, 2023, at 2:00 p.m.

The Regular Meeting of the **Belmond Reserve Community Development District** will be held on **June 01, 2023, 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 at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

*All cellular phones and pagers must be turned off during the meeting.*

**Zoom:** <https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0V1ZjhdE4rZz09>

**Meeting ID: 870 6131 3619**

**Passcode: 315865**

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

### **2. PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

### **3. BUSINESS ITEMS**

- A. Consideration of Resolution 2023-07; Approving FY 2024 Proposed Budget  
& Setting Public Hearing ..... Tab 01
- B. Consideration of Resolution 2023-08; Redesignation of Officers.....Tab 02
- General Matters of the District

### **4. CONSENT AGENDA**

- A. Consideration of Board of Supervisor's Meeting Minutes of the  
Regular Meeting May 04, 2023,.....Tab 03
- B. Consideration of Operation and Maintenance Expenditure April 2023,.....Tab 04
- C. Review of Financial Statements Month Ending April 30, 2023,.....Tab 05

### **5. STAFF REPORTS**

- A. District Manager..... Tab 06
  - i. Community Inspection Reports
- B. District Counsel
- C. District Engineer

### **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

### **7. ADJOURNMENT**

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

Sincerely,

*Bryan Radcliff*

District Manager

#### **District Office**

Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

#### **Meeting Location:**

The offices of Inframark  
at 2005 Pan Am Circle, Suite 300.  
Tampa, FL 33607

## RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Belmond Reserve Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 3, 2023  
HOUR: 2:00 pm  
LOCATION: Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON JUNE 1, 2023.**

Attest:

**Belmond Reserve Community  
Development District**

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

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

**Exhibit A: Proposed Budget for Fiscal Year 2023/2024**

2024

# BELMOND RESERVE

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET



June 01, 2023

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

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June 01, 2023

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Belmond Reserve Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2023 Special Assessment Revenue Bonds

#### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Special Assmnts- Tax Collector	341,615.00	314,296.00	0.00	314,296.00	(27,319.00)
Interest - Investments	0.00	5.00	0.00	5.00	5.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$341,615.00</b>	<b>\$314,301.00</b>	<b>\$0.00</b>	<b>\$314,301.00</b>	<b>(\$27,314.00)</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	43,248.00	0.00	43,248.00	43,248.00
Other Miscellaneous Revenues	0.00	5,328.00	0.00	5,328.00	5,328.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$48,576.00</b>	<b>\$0.00</b>	<b>\$48,576.00</b>	<b>\$48,576.00</b>
<b>TOTAL REVENUES</b>	<b>\$341,615.00</b>	<b>\$362,877.00</b>	<b>\$0.00</b>	<b>\$362,877.00</b>	<b>\$21,262.00</b>
<b>EXPENDITURES</b>					
<b>Legislative</b>					
Supervisor Fees	5,000.00	2,400.00	(400.00)	2,000.00	(3,000.00)
<b>TOTAL LEGISLATIVE</b>	<b>\$5,000.00</b>	<b>\$2,400.00</b>	<b>(\$400.00)</b>	<b>\$2,000.00</b>	<b>(\$3,000.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	36,000.00	31,200.00	4,800.00	36,000.00	0.00
District Engineer	0.00	2,040.00	960.00	3,000.00	3,000.00
Disclosure Report	12,200.00	5,057.00	(857.00)	4,200.00	(8,000.00)
ProfServ-Expansion Services	0.00	22,500.00	22,500.00	22,500.00	22,500.00
Trustee Fees	8,200.00	4,041.00	59.00	4,100.00	(4,100.00)
Accounting Services	4,500.00	1,875.00	(375.00)	1,500.00	(3,000.00)
Auditing Services	6,400.00	600.00	4,200.00	4,800.00	(1,600.00)
Postage, Phone, Faxes, Copies	250.00	468.00	(418.00)	50.00	(200.00)
Public Officials Insurance	2,329.00	2,504.00	(175.00)	2,329.00	0.00
Legal Advertising	2,500.00	1,717.00	(717.00)	1,000.00	(1,500.00)
Bank Fees	250.00	30.00	220.00	250.00	0.00
Dues, Licenses, & Fees	175.00	175.00	0.00	175.00	0.00
Miscellaneous Fees	300.00	2,618.00	(2,318.00)	300.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
Website Maintenance	3,000.00	1,250.00	3,850.00	5,100.00	2,100.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$77,604.00</b>	<b>\$77,575.00</b>	<b>\$31,729.00</b>	<b>\$86,804.00</b>	<b>\$9,200.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	4,000.00	7,206.00	(4,206.00)	3,000.00	(1,000.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$4,000.00</b>	<b>\$7,206.00</b>	<b>(\$4,206.00)</b>	<b>\$3,000.00</b>	<b>(\$1,000.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services - Streetlights	25,000.00	25,659.00	(15,159.00)	10,500.00	(14,500.00)
Electric Utility Services - All Others	4,000.00	6,201.00	(5,101.00)	1,100.00	(2,900.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$29,000.00</b>	<b>\$31,860.00</b>	<b>(\$20,260.00)</b>	<b>\$11,600.00</b>	<b>(\$17,400.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	7,500.00	9,062.00	(5,062.00)	4,000.00	(3,500.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$7,500.00</b>	<b>\$9,062.00</b>	<b>(\$5,062.00)</b>	<b>\$4,000.00</b>	<b>(\$3,500.00)</b>
<b>Clubhouse</b>					
R&M-Clubhouse	0.00	100.00	0.00	100.00	100.00
Key Card Maintenance	0.00	0.00	0.00	0.00	0.00
Security Monitoring	0.00	0.00	0.00	0.00	0.00
Office Phone / Internet	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CLUBHOUSE</b>	<b>\$0.00</b>	<b>\$100.00</b>	<b>\$0.00</b>	<b>\$100.00</b>	<b>\$100.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
General, Property & Casualty Insurance	15,000.00	9,663.00	0.00	9,663.00	(5,337.00)
Waterway Management System	15,000.00	7,604.00	7,396.00	15,000.00	0.00
R&M-Other Landscape	15,000.00	11,766.00	3,234.00	15,000.00	0.00
R&M-Pools	0.00	850.00	(850.00)	0.00	0.00
Landscape Maintenance	60,000.00	64,425.00	(19,425.00)	45,000.00	(15,000.00)
Plant Replacement Program	2,000.00	0.00	0.00	0.00	(2,000.00)
Irrigation Maintenance	2,000.00	14,610.00	(14,110.00)	500.00	(1,500.00)
Janitorial Service	7,500.00	2,910.00	840.00	3,750.00	(3,750.00)
Pool Maintenance	10,000.00	4,177.00	1,823.00	6,000.00	(4,000.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$126,500.00</b>	<b>\$116,005.00</b>	<b>(\$21,092.00)</b>	<b>\$94,913.00</b>	<b>(\$31,587.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$249,604.00</b>	<b>\$244,208.00</b>	<b>(\$19,291.00)</b>	<b>\$202,417.00</b>	<b>(\$47,187.00)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$92,011.00</b>	<b>\$118,669.00</b>	<b>\$19,291.00</b>	<b>\$160,460.00</b>	<b>\$68,449.00</b>

\*\*\* EXCLUDES 2% MANATEE COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

## FISCAL YEAR 2024

## PROPOSED ANNUAL OPERATING BUDGET

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Proposed Operating Budget
<b>REVENUES</b>		
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>		
Operations & Maintenance Assmts-Off Roll	0.00	0.00
Operations & Maintenance Assmts-On Roll	341,615.00	401,504.25
Interest - Investments	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$341,615.00</b>	<b>\$401,504.25</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>		
Developer Contributions	0.00	45,199.75
Other Miscellaneous Revenues	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$45,199.75</b>
<b>TOTAL REVENUES</b>	<b>\$341,615.00</b>	<b>\$446,704.00</b>
<b>EXPENDITURES</b>		
<b>Legislative</b>		
Supervisor Fees	5,000.00	12,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$5,000.00</b>	<b>\$12,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>		
District Manager	36,000.00	36,000.00
District Engineer	0.00	4,000.00
Disclosure Report	12,200.00	8,200.00
ProfServ-Expansion Services	0.00	0.00
Trustee Fees	8,200.00	4,500.00
Accounting Services	4,500.00	4,500.00
Auditing Services	6,400.00	6,400.00
Postage, Phone, Faxes, Copies	250.00	250.00
Public Officials Insurance	2,329.00	2,329.00
Legal Advertising	2,500.00	2,500.00
Bank Fees	250.00	250.00
Dues, Licenses, & Fees	175.00	175.00
Miscellaneous Fees	300.00	300.00
ADA Website Compliance	1,500.00	1,500.00
Website Maintenance	3,000.00	3,000.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$77,604.00</b>	<b>\$73,904.00</b>
<b>LEGAL COUNSEL</b>		
District Counsel	4,000.00	10,000.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$4,000.00</b>	<b>\$10,000.00</b>
<b>ELECTRIC UTILITY SERVICES</b>		
Electric Utility Services - Streetlights	25,000.00	50,000.00
Electric Utility Services - All Others	4,000.00	12,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$29,000.00</b>	<b>\$62,000.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>		
Water Utility Services	7,500.00	18,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$7,500.00</b>	<b>\$18,000.00</b>
<b>Clubhouse</b>		
R&M-Clubhouse	0.00	10,000.00
Pool Monitors	0.00	6,000.00
Part time Clubhouse Manager	0.00	35,000.00
Key Card Maintenance	0.00	2,500.00
Security Monitoring	0.00	1,500.00
Office Phone / Internet	0.00	1,800.00
<b>TOTAL CLUBHOUSE</b>	<b>\$0.00</b>	<b>\$56,800.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>		
General, Property & Casualty Insurance	15,000.00	20,000.00
Waterway Management System	15,000.00	13,100.00
Garbage Dumpster Rental	0.00	2,400.00
R&M-Other Landscape	15,000.00	15,000.00
R&M-Pools	0.00	0.00
Field Management Services	0.00	12,000.00
Landscape Maintenance	60,000.00	125,000.00
Plant Replacement Program	2,000.00	2,000.00
Irrigation Maintenance	2,000.00	7,000.00
Janitorial Service	7,500.00	7,500.00
Pool Maintenance	10,000.00	10,000.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$126,500.00</b>	<b>\$214,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$249,604.00</b>	<b>\$446,704.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$92,011.00</b>	<b>\$0.00</b>

\*\*\* EXCLUDES 2% MANATEE COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

## FISCAL YEAR 2024

## PROPOSED ANNUAL OPERATING BUDGET

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Financial & Administrative

##### District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

The District Administrative team accepts responsibilities to include day-to-day service calls, questions and comments that are considered part of the District's obligation in providing

responsive and quality customer services to the general public. This fee is based on the residential units as assessed and/or platted the previous fiscal year.

##### Recording Secretary

As part of the consulting managers contract, the District retains a Recording Secretary to prepare and record the minutes of the official district records of proceeding.

##### District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial Services**

As part of the consulting managers contract, the District retains Financial Services to process invoices, tax-roll preparation and record the District's transactions in compliance with governmental accounting standards.

#### **Travel Per Diem**

This applies at the current rate of mileage reimbursement for official District business.

#### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

#### **Miscellaneous Administration**

This is required of the District to store its official records.

#### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

#### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

#### **Bank Fees**

The District operates a checking account for expenditures and receipts.

#### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

#### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

#### **Investment Reporting Fees**

This is to provide an investment report to the District on a quarterly basis.

#### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

#### **Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

#### **Website Administration**

This is for maintenance and administration of the District's official website.

#### **Capital Outlay**

This is to purchase new equipment as required.

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Legal Counsel

##### Legal Counsel

##### District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

#### Electric Utility Services

##### Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

#### Garbage/Solid Waste Control Services

##### Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

#### Water-Sewer Combination Services

##### Water Utility Services

This item is for the potable and non-potable water used for irrigation.

#### Other Physical Environment

##### Non-Potable Irrigation Service

This item provides for irrigation service to the District's common area landscape program.

##### Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

##### Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

##### Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

##### Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

##### Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

##### Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

##### Property Taxes

This item is for property taxes assessed to lands within the District.

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

#### **Parks & Recreation**

##### **Pool Maintenance**

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

##### **Clubhouse Maintenance**

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

##### **Administrative Support**

As part of the consulting managers contract, the District retains a Recording Secretary to prepare and record the minutes of the official district records of proceeding.

##### **Disclosure Report**

This is required of the District as part of the bond indentures.

##### **Trustee Fees**

This is required of the District as part of the bond indentures.

The District contracts with a professional firm to prepare the tax roll for the County.

The District contracts with a professional firm to consult as a Financial Advisor.

The District contracts with a professional firm to collect off-roll assessments.

##### **Arbitrage Rebate Calculation**

This is required of the District as part of the bond indentures.

##### **Accounting Services**

As part of the consulting managers contract, the District retains Accounting Services to process invoices, prepare tax-rolls and record the District's transactions in compliance with governmental accounting standards.

##### **Collection Agent**

The consulting manager provides the service of collection agent. This service includes providing payoff information for lot closings, maintaining logs and records, depositing closing funds in the proper trust accounts, and preparing lien releases.

##### **Construction Accounting Services**

As part of the consulting managers contract, the District retains Construction Accounting Services to process construction invoices, prepare requisition listings and record the District's transactions in compliance with governmental accounting standards, specifically GASB 34.

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Water/Sewer Combination Services**

##### Water Utility Services

This item is for the potable and non-potable water used for irrigation, recreation facility and the pool.

##### Field Manager

The District retains the services of a Field Manager. The Field Manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs. The fee for this service is reviewed annually.

##### General Maintenance

To provide for physical environmental operational expenses to anticipate District assets including but not limited to landscape and irrigation maintenance, recreational facility, security, waterway management and entry and walls maintenance.

#### **Road & Street Facilities**

##### Decorative Light Maintenance

This item is to maintain the decorative light fixtures throughout the community.

##### Street Sweeping

This item is for sweeping the streets.

##### Roadway/Sidewalk Repairs

This item is for miscellaneous repairs to the roads/sidewalks as needed.

##### Signage Repairs

This item is for miscellaneous repairs to the signage in the community as needed.

#### **Parks & Recreation**

##### Security/Courtesy Patrol

This item is for the contractual service of the Sheriffs office or a private vendor to provide random patrols of the District assets and the community as a whole.

##### Staff

This item is intended to fund part time individuals to staff during peak use events and seasons. The staff also provide some cleaning and ensures authorized individuals are utilizing the facility.

##### Club Facility Maintenance

This item is for the monthly cleaning and repairs of the Clubhouse facility.

##### Clubhouse Supplies

This item is for the basic commodities and other items for Clubhouse events.

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Park Facility Maintenance

This item is for repairs to the tennis courts, volleyball courts and other park infrastructure.

#### Special Events

This item is intended to fund District held functions such as Fall, Winter, Spring & Summer Festivals or other events that may be deemed beneficial to the character and quality of life within the community.

This item is for the pool and spa heater.

#### Other Fees & Charges

##### Tax Collector

Fees are based on Fiscal Year 2006 assessments to be collected. The Tax Collector charges charges two (2) percent of the assessments collected.

##### Property Appraiser

Fees are based on Fiscal Year 2006 assessments to be collected. The Property Appraiser charges two (2) percent of the assessments collected.

##### Revenue Reserve

Pursuant to State Law, the District is permitted to appropriate 96% of estimated revenues, which will cover discounts and non-payment of assessments.

##### Security System

This item is for the alarm system and monitoring at the clubhouse.

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Series 2020 Bond

REVENUES		
CDD Debt Service Assessments	\$	592,788
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>592,788</b>
EXPENDITURES		
Series 2020 May Bond Interest Payment	\$	192,772
Series 2020 May Bond Principal Payment	\$	210,000
Series 2020 November Bond Interest Payment	\$	190,016
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>592,788</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2023	\$	10,005,000
Principal Payment Applied Toward Series 2020 Bonds	\$	210,000
<b>Bonds Outstanding - Period Ending 11/1/2024</b>	<b>\$</b>	<b>9,795,000</b>

FISCAL YEAR 2024  
PROPOSED ANNUAL OPERATING BUDGET

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Series 2023 Bond

REVENUES		
CDD Debt Service Assessments	\$	34,410
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>34,410</b>
EXPENDITURES		
Series 2023 May Bond Interest Payment	\$	13,205
Series 2023 May Bond Principal Payment	\$	8,000
Series 2023 November Bond Interest Payment	\$	13,205
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>34,410</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2022	\$	492,000
Principal Payment Applied Toward Series 2020 Bonds	\$	8,000
<b>Bonds Outstanding - Period Ending 11/1/2023</b>	<b>\$</b>	<b>484,000</b>

FISCAL YEAR 2024  
PROPOSED ANNUAL OPERATING BUDGET

# BELMOND RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment	Total Increase / (Decrease) in Annual Assmt	Percentage of Increase / (Decrease) in Annual Assmt
<b>ASSESSMENT AREA ONE - SERIES 2020</b>										
Single Family 50'	0.833	178	\$1,563.83	\$900.00	\$2,463.83	\$1,563.83	\$1,112.66	\$2,676.49	\$212.66	8.63%
Single Family 60'	1.00	188	\$1,876.60	\$1,080.00	\$2,956.60	\$1,876.60	\$1,335.73	\$3,212.33	\$255.73	8.65%
<b>TOTAL</b>		<b>366</b>								
<b>ASSESSMENT AREA TWO - SERIES 2023</b>										
Single Family 60'	0.833	9			\$0.00	\$1,912.17	\$1,335.73	\$3,247.90	\$3,247.90	N/A
Single Family 70'	1.00	9			\$0.00	\$2,230.86	\$1,558.35	\$3,789.21	\$3,789.21	N/A
		<b>18</b>								
<b>Total Units</b>		<b>384</b>								

**Notations:**

<sup>(1)</sup> Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.

**RESOLUTION 2023-08**

**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**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate 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:

<u>Nick Dister</u>	Chairman
<u>Carlos de la Ossa</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
<u>Alberto Viera</u>	Assistant Secretary
<u>Kelly Evans</u>	Assistant Secretary

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

**PASSED AND ADOPTED THIS 1<sup>st</sup> DAY OF June 2023.**

**ATTEST:**

**BELMOND RESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**May 04, 2023, Minutes of Regular Meeting**

**MINUTES OF THE REGULAR MEETING**

The Regular Meetings of the Board of Supervisors for the Belmond Reserve Community Development District was held on **Thursday, May 04, 2023, 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**

Bryan Radcliff called the Regular Meetings of the Board of Supervisors of the Belmond Reserve Community Development District to order on **Thursday, May 04, 2023, at 3:41 p.m.**

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

Nicholas “Nick” Dister	Chairman
Carlos de la Ossa	Vice-Chair
Ryan Motko	Supervisor
Albert Viera	Supervisor

**Staff Members Present:**

Bryan Radcliff	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Kathryn Hopkinson	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Annual Notice of Qualified Elector**

Mr. Radcliff informed the Board that the District has 207 qualified electors as of April 15, 2023.

**B. Discussion on Review of Fiscal Year 2024 Proposed Budget**

Mr. Radcliff informed the Board that work is continuing with the FY 23/24 Budget and that a meeting is scheduled for May 12<sup>th</sup> of 2023 to put final adjustments in place in advance of our Proposed Budget meeting in June.

**C. General Matters of the District**

There were no general matters at this time.

**4. CONSENT AGENDA ITEMS**

**A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting April 06, 2023**

**B. Consideration of Operation and Maintenance Expenditure March 2023,**

**C. Review of Financial Statements Month Ending March 31, 2023**

The Board Approved Consent Agenda Items A through C (Meeting Minutes from the meeting held on 04/06/2023, O & M Expenditures for March 2023 and the Financial Statements for the month ending 03/31/2023).

MOTION TO:	Approve Consent Agenda Items from A through C.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**5. STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**i. Community Inspection Report**

**C. District Manager**

There were no vendor or staff reports currently.

The Community Inspection Report was provided to the Board for review.

**6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

There were no supervisor requests or comments currently.

**7. ADJOURNMENT**

MOTION TO:	Adjourn the meeting at 3:44 P.M.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - 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 CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
AQUATIC WEED CONTROL INC	82539	\$1,087.00		WATERWAY SERVICE - 9 PONDS MARCH 2023
AQUATIC WEED CONTROL INC	82773	\$1,087.00	\$2,174.00	WATERWAY SERVICE - 9 PONDS APRIL 2023
CHARTER COMMUNICATIONS	0122607032823	\$97.96		INTERNET SERVICE - 03/28/23-04/27/23
JNJ CLEANING SERVICES LLC	0206	\$520.00		AMENITY CLEANING SERVICE - APRIL 2023
NEPTUNE MULTI SERVICES LLC	0053324	\$780.00		POND TRASH SERVICE - MARCH 2023
NEPTUNE MULTI SERVICES LLC	0053327	\$520.00	\$1,300.00	POND TRASH SERVICE - APRIL 2023
YELLOWSTONE LANDSCAPE	TMC 511774	\$10,580.00		LANDSCAPE MAINT. APRIL 2023
YELLOWSTONE LANDSCAPE	TMC 514313	\$708.46	\$11,288.46	IRRIGATION REPAIRS - FEB. 2023 INSPECTION
<b>Monthly Contract Subtotal</b>		<b>\$15,380.42</b>		
<b>Variable Contract</b>				
ALBERTO VIERA	AV 040623	\$200.00		SUPERVISOR FEE 04/06/23
CARLOS DE LA OSSA	CDLO 040623	\$200.00		SUPERVISOR FEE 04/06/23
NICHOLAS J. DISTER	ND 040623	\$200.00		SUPERVISOR FEE 04/06/23
RYAN MOTKO	RM 040623	\$200.00		SUPERVISOR FEE 04/06/23
STEVEN K. LUCE	SL 040623	\$200.00		SUPERVISOR FEE 04/06/23
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>				
BOCC	9634760433 041423	\$1,308.32		WATER SERVICE 03/14/23-04/13/23
TECO	221008266985 041923	\$3,554.15		ELECTRICITY SERVICES 03/15/23-04/13/23
TECO	221008295042 041923	\$299.16		ELECTRICITY SERVICES 03/15/23-04/13/23
TECO	221008339725 041923	\$369.27		ELECTRICITY SERVICES 03/15/23-04/13/23
TECO	221008446983 041923	\$141.06		ELECTRICITY SERVICES 03/15/23-04/13/23
TECO	221008514244 041923	\$630.09		ELECTRICITY SERVICES 03/15/23-04/13/23
TECO	221008516975 041923	\$1,015.48		ELECTRICITY SERVICES 03/15/23-04/13/23
TECO	221008528939 041923	\$491.91	\$6,501.12	ELECTRICITY SERVICES 03/15/23-04/13/23
<b>Utilities Subtotal</b>		<b>\$7,809.44</b>		

**BELMOND RESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Regular Services</b>				
HOMETEAM PEST DEFENSE INC	92030956	\$90.00		MOSQUITO CONTROL SERVICE - 04/03/23
SOUTHEAST WIRING SOLUTIONS INC	20255168	\$100.00		ACCESS CONTROL MANAGEMENT - APRIL 2023
SPEAREM ENTERPRISES	5717	\$170.00		TRASH/DEBRIS
YELLOWSTONE LANDSCAPE	TMC 516640	\$161.80		IRRIGATION REPAIRS
<b>Regular Services Subtotal</b>		<b>\$521.80</b>		
<b>Additional Services</b>				
BELMOND RESERVE CDD	04052023-1	\$7,050.00		SERIES 2020 - FY 23 TAX DIST. ID 616
<b>Additional Services Subtotal</b>		<b>\$7,050.00</b>		
<b>TOTAL</b>		<b>\$31,761.66</b>		

Approved (with any necessary revisions noted):

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

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

# Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

Phone: 407-859-2020  
Fax: 407-859-3275

Date	Invoice #
3/31/2023	82539

**Bill To**

Belmond Reserve CDD  
c/o Inframark  
2005 Pan Am Cir, Ste 300  
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	4/30/2023

Description	Amount
Waterway service for (9) ponds for the month this invoice is dated. Completed 3/29/2023.	1,087.00

Thank you for your business.

<b>Total</b>	\$1,087.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,087.00



Job Name: \_\_\_\_\_  
Customer Number: 1367 Customer: FCA - BELMOND RESERVE CDD  
Technician: Ed  
Date: 03/29/2023 Time: 12:12 PM  
Customer Signature: \_\_\_\_\_

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input checked="" type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input checked="" type="checkbox"/> Lily

☐ Naiad ☒ Needle rush

☐ Pickerelweed ☐

☐ Soft Rush ☐

# Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

Phone: 407-859-2020  
Fax: 407-859-3275

Date	Invoice #
4/25/2023	82773

**Bill To**

Belmond Reserve CDD  
c/o Inframark  
2005 Pan Am Cir, Ste 300  
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/25/2023

Description	Amount
Waterway service for (9) ponds for the month this invoice is dated. Completed 4/18/2023.	1,087.00

Thank you for your business.

<b>Total</b>	\$1,087.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,087.00



Job Name: \_\_\_\_\_  
Customer Number: 1367 Customer: FCA - BELMOND RESERVE CDD  
Technician: Ed  
Date: 04/18/2023 Time: 01:26 PM  
Customer Signature: \_\_\_\_\_

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Ducks
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/>
<input checked="" type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

<input checked="" type="checkbox"/> Arrowhead	<input checked="" type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Golden Canna
<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input checked="" type="checkbox"/> Lily

☐ Naiad ☐ \_\_\_\_\_

☒ Pickerelweed

☒ Soft Rush ☐







Received  
APR 3 2023

March 28, 2023  
Invoice Number: 0122607032823  
Account Number: 8338 12 029 0122607  
Security Code: 2252  
Service At: 13004 WILLOW GROVE DR  
RIVERVIEW FL 33579-6876

## NEWS AND INFORMATION

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

### Summary Service from 03/28/23 through 04/27/23 details on following pages

Previous Balance	97.96
Payments Received -Thank You!	-97.96
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	77.97
Spectrum Business™ Voice	19.99
Current Charges	\$97.96
<b>Total Due by 04/14/23</b>	<b>\$97.96</b>

**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. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**IMPORTANT NOTICE ABOUT YOUR ACCOUNT:** Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to [www.SpectrumBusiness.net/](http://www.SpectrumBusiness.net/) and create a username.

**When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.**

For more information, visit [www.spectrumbusiness.net/support/category/my-account](http://www.spectrumbusiness.net/support/category/my-account) or call **1-800-314-7195**.

**Keep your customers** entertained with Spectrum Business TV Essentials! Call 1-855-259-8145 today.

**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8338 1200 NO RP 28 03292023 NNNNNYNN 01 000191 0001

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

March 28, 2023

**BELMOND RESERVE CDD**

Invoice Number: 0122607032823  
Account Number: 8338 12 029 0122607  
Service At: 13004 WILLOW GROVE DR  
RIVERVIEW FL 33579-6876

<b>Total Due by 04/14/23</b>	<b>\$97.96</b>
Amount you are enclosing	\$

### Please Remit Payment To:

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833812029012260700097964



Invoice Number: BELMOND RESERVE CDD  
 Account Number: 0122607032823  
 Security Code: 8338 12 029 0122607  
 Security Code: 2252

Contact Us  
 Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-866-519-1263

8338 1200 NO RP 28 03292023 NNNNNYNN 01 000191 0001

### Charge Details

Previous Balance	97.96
Payment - Thank You	03/27 -97.96
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 03/28/23 will appear on your next bill.

Service from 03/28/23 through 04/27/23

### Spectrum Business™ Internet

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Promotional Discount	-110.00
Business WiFi	7.99
Promotional Discount	-40.00
	<b>\$77.97</b>

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

### Spectrum Business™ Voice

<b>Phone number (813) 574-7540</b>	
Spectrum Business Voice	49.99
Promotional Discount	-30.00
Voice Mail	0.00
	<b>\$19.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

**Current Charges \$97.96**  
**Total Due by 04/14/23 \$97.96**

### Messages continued from page 1

**NEW!** Get a second mobile unlimited line **FREE** when you buy one mobile unlimited line! Call **1-833-539-1794** to learn how.

### 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](https://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](https://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

**Authorization to Convert your Check to an Electronic Funds Transfer Debit** - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

**The following taxes, fees and surcharges are included in the price of the applicable service** - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.12, Florida CST \$2.10, Sales Tax \$0.02, TRS Surcharge \$0.10.

Continued on the next page...

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

### Simplify your life with Auto Pay!

Spend less time paying your bill  
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office  
 It's Secure - Powerful technology keeps your information safe  
 It's Flexible - Use your checking, savings, debit or credit card  
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**  
 Visit: [spectrumbusiness.net/payment](https://spectrumbusiness.net/payment)  
 (My Account login required)



### Payment Options

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](https://SpectrumBusiness.net/payment) to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.



# INVOICE



**JNJ Amenity Services**

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

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

**Invoice No#:** 0206

**Invoice Date:** Apr 24, 2023

**Due Date:** May 15, 2023



**\$520.00**  
**AMOUNT DUE**

## BILL TO

c/o Inframark, LLC

Belmond Reserve CDD

2005 Pan Am Circle, Suite 300, Tampa, FL

33607, UNITED STATES

inframark@avidbill.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
<hr/>	
<b>TOTAL</b>	<b>\$520.00 USD</b>
<hr/>	

**NOTES TO CUSTOMER**

Amenity Cleaning Services for Belmond Reserve CDD in April 2023.



## Neptune Multi services LLC

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

## Invoice

Invoice No: 0053324  
 Date: 04/10/2023  
 Terms: NET 0  
 Due Date: 04/10/2023

**Bill To:** Belmond Reserve CDD  
 inframark@avidbill.com  
 Rick.Reidt@inframark.com

Description	Quantity	Rate	Amount
Trash pick up March 3,10,17,24,31 2023	12	\$65.00	\$780.00

### Payment Instructions

Zelle @8133257684  
 Cashapp \$neptunejku

Subtotal	\$780.00
TAX 0%	\$0.00
Total	\$780.00
Paid	\$0.00

 Pay Now

 Invoice2go  
from bill



**Balance Due \$780.00**

Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569

Remittance Advice for Invoice # 0053324 on 04/10/2023

Balance Due \$780.00

Paid

Received From: Belmond Reserve CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





## Neptune Multi services LLC

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

## Invoice

Invoice No: 0053327  
 Date: 04/25/2023  
 Terms: NET 0  
 Due Date: 04/25/2023

**Bill To:** Belmond Reserve CDD  
 inframark@avidbill.com  
 Rick.Reidt@inframark.com

Description	Quantity	Rate	Amount
Trash Pickup April 7,14,21,28 2023	8	\$65.00	\$520.00

### Payment Instructions

Zelle @8133257684  
 Cashapp \$neptunejku

Subtotal	\$520.00
TAX 0%	\$0.00
Total	\$520.00
Paid	\$0.00

Pay Now

Invoice2go  
from bill



**Balance Due \$520.00**

Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569

Remittance Advice for Invoice # 0053327 on 04/25/2023

Balance Due \$520.00

Paid

Received From: Belmond Reserve CDD

Card Type

Cardholder's Name

Card Number

















CVV




Expiry Date







Signature





## INVOICE

INVOICE #	INVOICE DATE
TMC 511774	4/3/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

Belmond Reserve CDD  
c/o Inframark  
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:** May 3, 2023

**Invoice Amount:** \$10,580.00

Description	Current Amount
Monthly Landscape Maintenance April 2023	\$10,580.00

**Invoice Total** **\$10,580.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

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



## INVOICE

INVOICE #	INVOICE DATE
TMC 514313	4/11/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Belmond Reserve CDD

**Opp # 285577**

Irrigation Repairs February 2023 Inspection

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 11, 2023

**Invoice Amount:** \$708.46

Description	Current Amount
Irrigation	\$708.46

**Invoice Total**

**\$708.46**

*Excellence*  
IN COMMERCIAL LANDSCAPING

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



# YELLOWSTONE

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

CONTROL# 53283

Invoice # 285577

Invoice Date # 02/16/2023

## IRRIGATION WORK AUTHORIZATION

Date: 3-27-23

**[ ] Existing Customer- Job #**

☐ New Customer (no job#)

CUSTOMER NAME: Belmond Reserve CDD

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

Job Address: 12330 Rising Oaks Trail Riverview, FL 33579

### *Description of Work Authorized*

Please Print All Information

[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 #285577

Date: 02/16/2023

From: Wayne Ebanks

Proposal For

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

main: 813-873-7300  
mobile:  
eric.davidson@merituscop.com

Location

12330 Rising Oaks Trail  
Riverview, FL 33579

Property Name: Belmond Reserve CDD

Irrigation Repairs February 2023 Inspection

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	10.00	\$600.00
Materials	1.00	\$375.00

Client Notes

- The below are the estimated materials and labor for all repairs on zone 10 construction damages (See attached photos). Once repairs have been completed test for operation, make adjustments, and clean up.

Signature  X	SUBTOTAL	\$975.00
	SALES TAX	\$0.00
	TOTAL	\$975.00

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.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Wayne Ebanks

Office:

webanks@yellowstonelandscape.com

## Schweitzer, Greg

---

**From:** Bryan Radcliff <Bryan.Radcliff@Inframark.com>  
**Sent:** Thursday, March 16, 2023 3:24 PM  
**To:** Schweitzer, Greg  
**Cc:** Gary Schwartz  
**Subject:** RE: irrigation report and proposal

### This Message Is From an External Sender

This message came from outside your organization.

APPROVED. Gary mentioned that the turf is dead now. Would it be possible to get some turf installed in there ASAP? If so please send over a proposal...

---

**From:** Schweitzer, Greg <gschweitzer@yellowstonelandscape.com>  
**Sent:** Tuesday, February 21, 2023 7:27 AM  
**To:** Bryan Radcliff <Bryan.Radcliff@Inframark.com>  
**Cc:** Gary Schwartz <Gary.Schwartz@inframark.com>  
**Subject:** irrigation report and proposal

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

---

FYI

**Greg Schweitzer** | Account Manager – Tampa Central  
Yellowstone Landscape  
9506 N. Trask Street Tampa, FL 33624  
Ph: 813.886.7755 | Cell: 813.599.1335

**BELMOND RESERVE CDD**MEETING DATE: **April 06, 2023**DMS: BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viero	✓	Salary Accepted	\$200.00

AV 040623

**BELMOND RESERVE CDD**

MEETING DATE: April 06, 2023

DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
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Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viero	✓	Salary Accepted	\$200.00

Cd10 040623

**BELMOND RESERVE CDD**MEETING DATE: April 06, 2023DMS: BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viero	✓	Salary Accepted	\$200.00

ND 040623

**BELMOND RESERVE CDD**MEETING DATE: **April 06, 2023**DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viero	✓	Salary Accepted	\$200.00

Rm 040623

**BELMOND RESERVE CDD**

MEETING DATE: April 06, 2023

DMS: RYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viero	✓	Salary Accepted	\$200.00

SL 040623



Hillsborough  
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	04/14/2023	05/05/2023



#### Summary of Account Charges

Previous Balance	\$1,292.40
Net Payments - Thank You	\$-1,292.40
Total Account Charges	<b>\$1,308.32</b>
<b>AMOUNT DUE</b>	<b>\$1,308.32</b>

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



Hillsborough  
County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 9634760433**



#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 2,195 8  
C/O MERITUS DISTRICTS  
2005 PAN AM CIR SUITE 300  
TAMPA FL 33607-6008

<b>DUE DATE</b>	05/05/2023
<b>AMOUNT DUE</b>	\$1,308.32
<b>AMOUNT PAID</b>	

0096347604330 00001308329



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
---------------	----------------	-----------	----------

BELMOND RESERVE COMMUNITY  
DEVELOPMENT DISTRICT

9634760433

04/14/2023

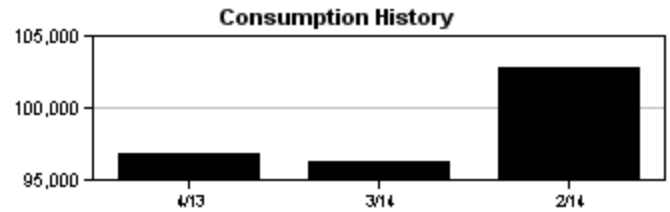
05/05/2023

Service Address: 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702151774	03/14/2023	513565	04/13/2023	610310	96747 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$292.18
Water Base Charge	\$37.22
Water Usage Charge	\$292.32
<b>Total Service Address Charges</b>	<b>\$627.00</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
---------------	----------------	-----------	----------

BELMOND RESERVE COMMUNITY  
DEVELOPMENT DISTRICT

9634760433

04/14/2023

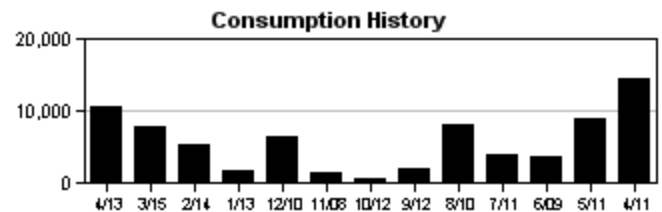
05/05/2023

Service Address: 13047 WILLOW GROVE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	03/15/2023	1580	04/13/2023	1686	10600 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$32.01
Water Base Charge	\$18.34
Water Usage Charge	\$13.15
Sewer Base Charge	\$44.35
Sewer Usage Charge	\$60.53
<b>Total Service Address Charges</b>	<b>\$173.66</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	04/14/2023	05/05/2023
Service Address: 13098 WILLOW GROVE DR - COMM IRRIG MTR			



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702172008	03/15/2023	526537	04/13/2023	608963	82429 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$248.94
Water Base Charge	\$45.13
Water Usage Charge	\$208.31
Total Service Address Charges	\$507.66



1.24.23

# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/19/2023

Account: 221008266985

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



Current month's charges:	\$3,554.15
Total amount due:	\$3,554.15
Payment Due By:	05/10/2023

## Your Account Summary

Previous Amount Due	\$3,543.23
Payment(s) Received Since Last Statement	-\$3,543.23
<b>Current Month's Charges</b>	<b>\$3,554.15</b>
<b>Total Amount Due</b>	<b>\$3,554.15</b>

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



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

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

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

## Yard project? Avoid damage and fines

Learn more at [TampaElectric.com/811](http://TampaElectric.com/811)



CALL



WAIT two  
business days



Start  
**DIGGING!**

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 221008266985

Current month's charges:	\$3,554.15
Total amount due:	\$3,554.15
Payment Due By:	05/10/2023

**Amount Enclosed** \$

684717100281

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

6847171002812210082669850000003554155

**Account:** 221008266985  
**Statement Date:** 04/19/2023  
**Current month's charges due** 05/10/2023



## Details of Charges – Service from 03/15/2023 to 04/13/2023

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1463 kWh @ \$0.03511/kWh	\$51.37
Fixture & Maintenance Charge	77 Fixtures	\$1256.64
Lighting Pole / Wire	77 Poles	\$2139.83
Lighting Fuel Charge	1463 kWh @ \$0.05169/kWh	\$75.62
Storm Protection Charge	1463 kWh @ \$0.01466/kWh	\$21.45
Clean Energy Transition Mechanism	1463 kWh @ \$0.00036/kWh	\$0.53
Storm Surcharge	1463 kWh @ \$0.00326/kWh	\$4.77
Florida Gross Receipt Tax		\$3.94

### Lighting Charges

**\$3,554.15**

### Total Current Month's Charges

**\$3,554.15**

00000023-0000649-Page 23 of 50

4.24.23

# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/19/2023

Account: 221008295042

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



Current month's charges:	\$299.16
Total amount due:	\$299.16
Payment Due By:	05/10/2023

## Your Account Summary

Previous Amount Due	\$215.49
Payment(s) Received Since Last Statement	-\$215.49
<b>Current Month's Charges</b>	<b>\$299.16</b>
<b>Total Amount Due</b>	<b>\$299.16</b>

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



- Report an outage
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- Monitor your energy use
- Sign up for notifications and programs

Log in at **TECOaccount.com** today!

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

## Yard project? Avoid damage and fines

Learn more at [TampaElectric.com/811](http://TampaElectric.com/811)



**CALL**



**WAIT** two  
business days



**Start**  
**DIGGING!**

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008295042

Current month's charges:	\$299.16
Total amount due:	\$299.16
Payment Due By:	05/10/2023

**Amount Enclosed**

\$

684717100282

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

6847171002822210082950420000000299161

**Account:** 221008295042  
**Statement Date:** 04/19/2023  
**Current month's charges due** 05/10/2023



## Details of Charges – Service from 03/15/2023 to 04/13/2023

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	04/13/2023	10,730	9,528		1,202 kWh	1	30 Days
1000811385	04/13/2023	11.34	0		11.34 kW	1	30 Days

Daily Basic Service Charge	30 days @ \$1.08000	\$32.40
Billing Demand Charge	11 kW @ \$14.13000/kW	\$155.43
Energy Charge	1,202 kWh @ \$0.00736/kWh	\$8.85
Fuel Charge	1,202 kWh @ \$0.05239/kWh	\$62.97
Capacity Charge	11 kW @ -\$0.06000/kW	-\$0.66
Storm Protection Charge	11 kW @ \$0.62000/kW	\$6.82
Energy Conservation Charge	11 kW @ \$0.88000/kW	\$9.68
Environmental Cost Recovery	1,202 kWh @ \$0.00084/kWh	\$1.01
Clean Energy Transition Mechanism	11 kW @ \$1.12000/kW	\$12.32
Storm Surcharge	1,202 kWh @ \$0.00238/kWh	\$2.86
Florida Gross Receipt Tax		\$7.48

**Electric Service Cost**

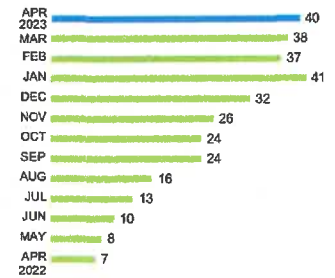
**\$299.16**

**Total Current Month's Charges**

**\$299.16**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)



4.24.23

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/19/2023

Account: 221008339725

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



Current month's charges:	\$369.27
Total amount due:	\$369.27
Payment Due By:	05/10/2023

### Your Account Summary

Previous Amount Due	\$368.13
Payment(s) Received Since Last Statement	-\$368.13
<b>Current Month's Charges</b>	<b>\$369.27</b>
<b>Total Amount Due</b>	<b>\$369.27</b>

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



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
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CALL

811



WAIT two  
business days



Start  
DIGGING!

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008339725

Current month's charges:	\$369.27
Total amount due:	\$369.27
Payment Due By:	05/10/2023
<b>Amount Enclosed</b>	<b>\$</b>

684717100283

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

6847171002832210083397250000000369275

**Account:** 221008339725  
**Statement Date:** 04/19/2023  
**Current month's charges due** 05/10/2023



## Details of Charges – Service from 03/15/2023 to 04/13/2023

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	152 kWh @ \$0.03511/kWh	\$5.34
Fixture & Maintenance Charge	8 Fixtures	\$130.56
Lighting Pole / Wire	8 Poles	\$222.32
Lighting Fuel Charge	152 kWh @ \$0.05169/kWh	\$7.86
Storm Protection Charge	152 kWh @ \$0.01466/kWh	\$2.23
Clean Energy Transition Mechanism	152 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	152 kWh @ \$0.00326/kWh	\$0.50
Florida Gross Receipt Tax		\$0.41

### Lighting Charges

**\$369.27**

### Total Current Month's Charges

**\$369.27**

00000028-0000555-Page 35 of 50

4.24.23

# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/19/2023

Account: 221008446983

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



Current month's charges:	\$141.06
Total amount due:	\$141.06
Payment Due By:	05/10/2023

## Your Account Summary

Previous Amount Due	\$170.55
Payment(s) Received Since Last Statement	-\$170.55
<b>Current Month's Charges</b>	<b>\$141.06</b>
<b>Total Amount Due</b>	<b>\$141.06</b>

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



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

Log in at [TECOaccount.com](https://TECOaccount.com) today!

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

## Yard project? Avoid damage and fines

Learn more at [TampaElectric.com/811](https://TampaElectric.com/811)



CALL



WAIT two  
business days



Start  
**DIGGING!**

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008446983

Current month's charges:	\$141.06
Total amount due:	\$141.06
Payment Due By:	05/10/2023

**Amount Enclosed** \$

684717100284

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

6847171002842210084469830000000141065

**Account:** 221008446983  
**Statement Date:** 04/19/2023  
**Current month's charges due** 05/10/2023



## Details of Charges – Service from 03/15/2023 to 04/13/2023

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	04/13/2023	14,111		13,350		761 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	761 kWh @ \$0.07990/kWh	\$60.80
Fuel Charge	761 kWh @ \$0.05239/kWh	\$39.87
Storm Protection Charge	761 kWh @ \$0.00400/kWh	\$3.04
Clean Energy Transition Mechanism	761 kWh @ \$0.00427/kWh	\$3.25
Storm Surcharge	761 kWh @ \$0.01061/kWh	\$8.07
Florida Gross Receipt Tax		\$3.53

**Electric Service Cost**

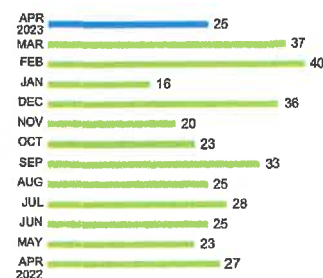
**\$141.06**

**Total Current Month's Charges**

**\$141.06**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



4.24.23

# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/19/2023

Account: 221008514244

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



Current month's charges:	\$630.09
Total amount due:	\$630.09
Payment Due By:	05/10/2023

## Your Account Summary

Previous Amount Due	\$1,629.65
Payment(s) Received Since Last Statement	-\$1,629.65
<b>Current Month's Charges</b>	<b>\$630.09</b>
<b>Total Amount Due</b>	<b>\$630.09</b>

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



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

Log in at [TECOaccount.com](https://TECOaccount.com) today!

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

## Yard project?

Avoid damage and fines

Learn more at [TampaElectric.com/811](https://TampaElectric.com/811)



CALL



WAIT two business days



Start DIGGING!

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 221008514244

Current month's charges:	\$630.09
Total amount due:	\$630.09
Payment Due By:	05/10/2023

Amount Enclosed \$

643976541016

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

6439765410162210085142440000000630090

**Account:** 221008514244  
**Statement Date:** 04/19/2023  
**Current month's charges due** 05/10/2023



## Details of Charges – Service from 03/15/2023 to 04/13/2023

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	04/13/2023	78,004		74,089		3,915 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3,915 kWh @ \$0.07990/kWh	\$312.81
Fuel Charge	3,915 kWh @ \$0.05239/kWh	\$205.11
Storm Protection Charge	3,915 kWh @ \$0.00400/kWh	\$15.66
Clean Energy Transition Mechanism	3,915 kWh @ \$0.00427/kWh	\$16.72
Storm Surcharge	3,915 kWh @ \$0.01061/kWh	\$41.54
Florida Gross Receipt Tax		\$15.75

**Electric Service Cost**

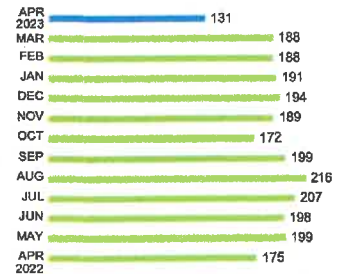
**\$630.09**

**Total Current Month's Charges**

**\$630.09**

## Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



4.24.23

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/19/2023

Account: 221008516975

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



Current month's charges:	\$1,015.48
Total amount due:	\$1,015.48
Payment Due By:	05/10/2023

### Your Account Summary

Previous Amount Due	\$1,012.36
Payment(s) Received Since Last Statement	-\$1,012.36
<b>Current Month's Charges</b>	<b>\$1,015.48</b>
<b>Total Amount Due</b>	<b>\$1,015.48</b>

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



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- Check the status of your account
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## Yard project? Avoid damage and fines

Learn more at [TampaElectric.com/811](http://TampaElectric.com/811)



WAIT two  
business days



Start  
**DIGGING!**

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008516975

Current month's charges:	\$1,015.48
Total amount due:	\$1,015.48
Payment Due By:	05/10/2023

**Amount Enclosed**

\$

643976541017

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

6439765410172210085169750000001015486

**Account:** 221008516975  
**Statement Date:** 04/19/2023  
**Current month's charges due** 05/10/2023



## Details of Charges – Service from 03/15/2023 to 04/13/2023

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	418 kWh @ \$0.03511/kWh	\$14.68
Fixture & Maintenance Charge	22 Fixtures	\$359.04
Lighting Pole / Wire	22 Poles	\$611.38
Lighting Fuel Charge	418 kWh @ \$0.05169/kWh	\$21.61
Storm Protection Charge	418 kWh @ \$0.01466/kWh	\$6.13
Clean Energy Transition Mechanism	418 kWh @ \$0.00036/kWh	\$0.15
Storm Surcharge	418 kWh @ \$0.00326/kWh	\$1.36
Florida Gross Receipt Tax		\$1.13

### Lighting Charges

**\$1,015.48**

### Total Current Month's Charges

**\$1,015.48**

00000028-0000543-Page 11 of 50

4.24.23

# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/19/2023  
Account: 221008528939

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



Current month's charges:	\$491.91
Total amount due:	\$491.91
Payment Due By:	05/10/2023

## Your Account Summary

Previous Amount Due	\$186.80
Payment(s) Received Since Last Statement	-\$186.80
<b>Current Month's Charges</b>	<b>\$491.91</b>
<b>Total Amount Due</b>	<b>\$491.91</b>

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



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

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## Yard project? Avoid damage and fines

Learn more at [TampaElectric.com/811](http://TampaElectric.com/811)



**WAIT** two  
business days



**Start**  
**DIGGING!**

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008528939

Current month's charges:	\$491.91
Total amount due:	\$491.91
Payment Due By:	05/10/2023

**Amount Enclosed** \$ \_\_\_\_\_

643976541018

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

6439765410182210085289390000000491910

**Account:** 221008528939  
**Statement Date:** 04/19/2023  
**Current month's charges due** 05/10/2023



## Details of Charges – Service from 03/15/2023 to 04/13/2023

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	04/13/2023	22,993		21,717		1,276 kWh	1	30 Days

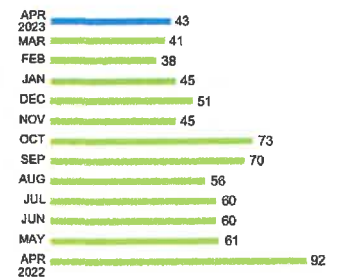
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,276 kWh @ \$0.07990/kWh	\$101.95
Fuel Charge	1,276 kWh @ \$0.05239/kWh	\$66.85
Storm Protection Charge	1,276 kWh @ \$0.00400/kWh	\$5.10
Clean Energy Transition Mechanism	1,276 kWh @ \$0.00427/kWh	\$5.45
Storm Surcharge	1,276 kWh @ \$0.01061/kWh	\$13.54
Florida Gross Receipt Tax		\$5.52
<b>Electric Service Cost</b>		<b>\$220.91</b>
<b>Other Fees and Charges</b>		
Electric Security Deposit		\$271.00
<b>Total Other Fees and Charges</b>		<b>\$271.00</b>

**Total Current Month's Charges**

**\$491.91**

## Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



HomeTeam Pest Defense, Inc.  
2720 South Falkenburg Road  
Riverview, FL 33578  
813-437-6591

Service Slip / Invoice

INVOICE:92030956

DATE:04/03/23

ORDER:92030956

Bill-To: [3900904]  
Inframark Infrastructure  
Belmont Reserve CDD  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607-6008

Work Location: [3900904] 000-000-0000  
At Cedarbrook  
Belmont CDD Clubhouse  
13004 Shining Willow St  
Riverview, FL 33579

Work Date	Time	Target Pest	Technician	Lot/Block	Time In	
04/03/23	08:10 AM		RAFIGUEROA			
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out	
	DUE UPON RECEIPT	04/03/23	N/A	N/A		
Service	Description				Amount	
MCS	Mosquito Control Service				\$90.00	
Hi Mr/Ms . Cedarbrook. Today I inspected and performed a mosquito suppressant service. I treated the shrubs, trees and the perimeter of your home. This treatment will help control the mosquito population in your yard. During my inspection I found 1 potential issues, such as the lake in the back.Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in 06/23.					<b>SUBTOTAL</b>	\$90.00
					<b>TAX</b>	\$0.00
					<b>TOTAL</b>	\$90.00
					<b>AMT. PAID</b>	\$0.00
					<b>BALANCE</b>	\$90.00

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

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

X\_\_\_\_\_

CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE



1248 S Highland Ave  
Apopka, FL 32703  
(407) 290-5911

# Invoice

Invoice # <b>20255168</b>	Customer # <b>PROJ-0108</b>	Invoice Date <b>04/01/2023</b>	Due Date <b>05/01/2023</b>	Amount Due <b>\$100.00</b>	Amount Enclosed <b>\$</b>
------------------------------	--------------------------------	-----------------------------------	-------------------------------	-------------------------------	------------------------------

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

Remit To: Southeast Wiring Solutions, Inc.  
1248 S Highland Ave  
Apopka, FL 32703

Detach and return with your payment.

Customer Name <b>BELMOND RESERVE CDD</b>	Customer # <b>PROJ-0108</b>	Invoice # <b>20255168</b>	Invoice Date <b>04/01/2023</b>	PO Number	Amount Due <b>\$100.00</b>
---	--------------------------------	------------------------------	-----------------------------------	-----------	-------------------------------

Description	QTY	Rate	Amount
<b>BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL</b>			
ACCESS CONTROL MANAGEMENT, (04/01/2023 - 04/30/2023) : SUBSCRIBER REMOTE ACCESS - \$50, SWS REMOTE ACCESS - \$50	1.00	100.00	100.00

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

## CONTACT US

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

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

**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139978101  
spearem.jmb@gmail.com



**INVOICE**

BILL TO  
Belmond Reserve CDD  
C/O Meritus 2005 Pan Am Circle # 300 Tampa , FL 33607

INVOICE 5717  
DATE 04/25/2023  
TERMS Net 15  
DUE DATE 05/10/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Cleaned up trash and debris dumped inside of dumpster enclosure	1	125.00	125.00
Material Two trash cans for restrooms	1	45.00	45.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$170.00**



## INVOICE

INVOICE #	INVOICE DATE
TMC 516640	4/19/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Belmond Reserve CDD

**Opp # 301927**

Irrigation Contractual Monthly Irrigation Repair  
Allowance April 2023

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 19, 2023

**Invoice Amount:** \$161.80

Description	Current Amount
Irrigation Repairs	\$161.80

**Invoice Total** **\$161.80**

*Excellence*  
IN COMMERCIAL LANDSCAPING

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



CONTROL# **55571**  
Invoice # \_\_\_\_\_  
Invoice Date # \_\_\_\_\_

Date: 4-10-2023

**[ ] Existing Customer- Job #**

☐ **New Customer** (no job#)

CUSTOMER NAME: *Belmond*

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

Job Address:

### Description of Work Authorized

**Please Print All Information**

Quantity	Material	Price	Total
2	Sprays 6"	15.00	30.00
2 FT	Flex 1/2	1.47	2.94
2	90 SXT 1/2	1.15	2.30
2	90 (SXS) 1/2	.90	1.80
2	Nozzles	2.38	4.76
		Total Materials:	41.80
Labor:	2	Total Labor:	120.00
		TOTAL:	161.80

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

(YS) Prepared By: (X) *Octavio Garcia*

(YS) Work Completed By: (X) Torben Detlev

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)**







**CHECK REQUEST FORM**  
**Belmond Reserve**

<b>Date:</b>	4/7/2023
<b>Invoice#:</b>	04052023-1
<b>Vendor#:</b>	V00023
<b>Vendor Name:</b>	Belmond Reserve
<b>Pay From:</b>	Truist Acct# 6346
<b>Description:</b>	Series 2020 - FY 23 Tax Dist. ID 616
<b>Code to:</b>	200.103200.1000
<b>Amount:</b>	\$7,050.00
<b>Requested By:</b>	4/7/2023 Teresa Farlow

# BELMOND RESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 4/5/2023  
**Check Amount** \$7,050.00  
**Payable To** Belmond Reserve CDD  
**Check Description** Series 2020 - FY 23 Tax Dist. ID 616  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	Date

# BELMOND RESERVE CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

Dollar Amounts	Fiscal Year 2023 Percentages
324,765.13	36.533%
564,186.73	63.467%
888,951.86	100.00000%

Net O&M  
Net DS  
Net Total

Date Received	Amount Received	36.53%		63.47%		Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2020 Debt Service Revenue	Rounded 2020 Debt Service Revenue			
11/16/2022	5,099.55	1,863.04	1,863.04	3,236.51	3,236.51	-	598	1192
11/22/2022	43,581.92	15,922.00	15,922.00	27,659.92	27,659.92	-	599	1192
11/28/2022	33,381.64	12,195.48	12,195.48	21,186.16	21,186.16	-	600	1222
12/6/2022	157,624.04	57,585.56	57,585.56	100,038.48	100,038.48	-	602	1206
12/13/2022	586,037.76	214,100.04	214,100.04	371,937.72	371,937.72	-	604	1229
1/5/2023	25,066.74	9,157.75	9,157.75	15,908.99	15,908.99	-	606	1249
2/3/2023	7,074.64	2,584.61	2,584.61	4,490.03	4,490.03	-	610	1256
3/2/2023	5,259.32	1,921.41	1,921.41	3,337.91	3,337.91	-	613	1263
4/5/2023	11,108.22	4,058.22	4,058.22	7,050.00	7,050.00	-	616	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	874,233.83	319,388.12	319,388.11	554,845.71	554,845.72			
<b>Net Total on Roll</b>	888,951.86		324,765.13		564,186.73			
<b>Collection Surplus / (Deficit)</b>	(14,718.03)		(5,377.02)		(9,341.01)			

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 03-01-2023 to 03-31-2023 dated 04-06-2023 - Run 04/05/2023 10:04AM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
616	DN022134	FNSD 00134	RESERVE AT PRADERA CDD	8,624.71	0.00	0.00	0.00	0.00	8,624.71	172.49	8,452.22
616	DN022135	FNSD 00135	CARLTON LAKES CDD	14,034.16	0.00	0.00	0.00	0.00	14,034.16	280.69	13,753.47
616	DN022136	FNSD 00136	SUMMITAT FERN HILL CDD	637.28	0.00	0.00	0.00	0.00	637.28	12.74	624.54
616	DN022137	FNSD 00137	OAKS AT SHADY CREEK CDD	10,608.88	0.00	0.00	0.00	0.00	10,608.88	212.18	10,396.70
616	DN022138	FNSD 00138	RIVERBEND WEST CDD	10,006.11	0.00	0.00	0.00	-23.45	9,982.66	199.66	9,783.00
616	DN022139	FNSD 00139	WYNNMERE EAST CDD	2,444.28	0.00	0.00	0.00	0.00	2,444.28	48.89	2,395.39
616	DN022140	FNSD 00140	SOUTH FORK III	26,374.99	0.00	0.00	0.00	0.00	26,374.99	527.50	25,847.49
616	DN022141	FNSD 00141	K-BAR II CDD	42,395.73	0.00	0.00	0.00	0.00	42,395.73	847.91	41,547.82
616	DN022142	FNSD 00142	WATERSET CENTRAL CDD	35,958.55	0.00	0.00	0.00	0.00	35,958.55	719.17	35,239.38
616	DN022143	FNSD 00143	TOUCHSTONE CDD	21,324.28	0.00	0.00	0.00	0.00	21,324.28	426.48	20,897.80
616	DN022144	FNSD 00144	VENTANA CDD	24,004.34	0.00	0.00	0.00	0.00	24,004.34	480.08	23,524.26
616	DN022145	FNSD 00145	TIMBER CREEK CDD	4,408.18	0.00	0.00	0.00	0.00	4,408.18	88.16	4,320.02
616	DN022147	FNSD 00147	BOYETTE PARK CDD	5,981.23	0.00	0.00	0.00	8.55	5,989.78	119.79	5,869.99
616	DN022149	FNSD 00149	CYPRESS MILL CDD	10,500.96	0.00	0.00	0.00	0.00	10,500.96	210.02	10,290.94
616	DN022150	FNSD 00150	SPENCER CREEK	757.99	0.00	0.00	0.00	0.00	757.99	15.16	742.83
616	DN022151	FNSD 00151	SHELL POINT CDD	15,553.00	0.00	0.00	0.00	0.00	15,553.00	311.06	15,241.94
616	DN022152	FNSD 00152	CREEK PRESERVE CDD	15,473.65	0.00	0.00	0.00	0.00	15,473.65	309.47	15,164.18
616	DN022153	FNSD 00153	BELMONT II CDD	5,714.31	0.00	0.00	0.00	0.00	5,714.31	114.28	5,600.03
616	DN022154	FNSD 00154	FISHHAWK RANCH CDD	116,629.98	0.00	0.00	0.00	-20.16	116,609.82	2,332.20	114,277.62
616	DN022155	FNSD 00155	LYNWOOD CDD	3,492.68	0.00	0.00	0.00	0.00	3,492.68	69.85	3,422.83
616	DN022156	FNSD 00156	RHODINE ROAD NORTH CDD	5,599.55	0.00	0.00	0.00	0.00	5,599.55	111.99	5,487.56
616	DN022158	FNSD 00158	BELMONT RESERVE CDD	11,334.92	0.00	0.00	0.00	0.00	11,334.92	226.70	11,108.22

Inframark, LLC

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: Belmond

Date: Wednesday May 25 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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**LANDSCAPE MAINTENANCE**

TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Good
TURF INSECT/DISEASE CONTROL	10	10	0	NA
PLANT FERTILITY	5	4	-1	Good overall except plants that were previously damaged from the cold weather
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Good
CLEANLINESS	5	3	-2	Contractor trash issue
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	NA

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

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

**SCORE**

100	97	-3	97%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

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

**Inframark, LLC**

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: \_\_\_\_\_

Date: \_\_\_\_\_

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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**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%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: \_\_\_\_\_

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

# Inframark

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Belmond

Date: Thursday May 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	21	3	Buider trash porter service was hired to mitigate
INVASIVE MATERIAL (FLOATING)	20	18	-2	Marginal invasive floating material in ponds
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Marginal invasive submersed material in ponds.
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	Good
<b>AMENITIES</b>				
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	NA
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	NA
FOUNTAINS	8	8	0	NA
<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good

# Inframark

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Belmond

Date: Thursday May 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	30	-10	Looks good overall but the red Fountain grass is still
				having fertility issues.
RECREATIONAL AREAS	30	28	-2	Good the red fountain grass is improving
SUBDIVISION MONUMENTS	30	30	0	NA
<b>HARDSCAPE ELEMENTS</b>				
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
<b>LIGHTING ELEMENTS</b>				
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
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		Good
<b>SCORE</b>	<b>700</b>	<b>680</b>	<b>-13</b>	<b>97%</b>

Manager's Signature: Gary Schwartz

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

Belmond May 2022



West entrance on Shinning Willow.

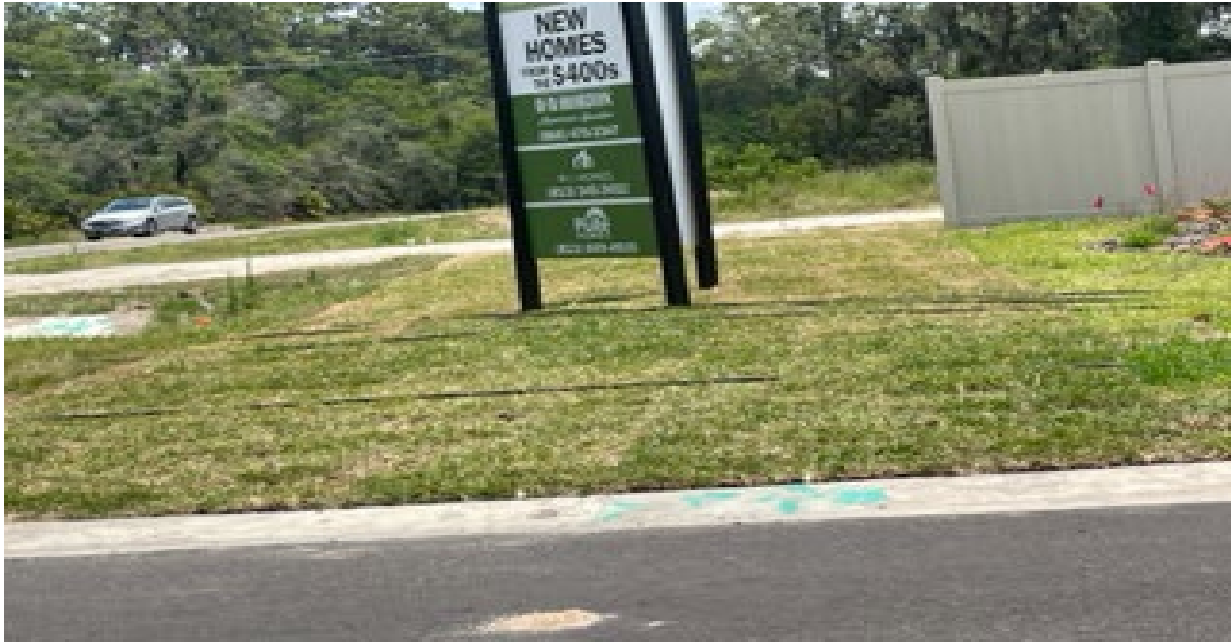




East entrance on Shinning Willow.



Red Fountain grass on the East side entrance still has fertility issues.



New Bahia turf laid on the East entrance on Shinning Willow.



New Bahia turf laid on the West front entrance. Once the rains come it should green up.



There is a hold in the vinyl fence on the West fence line entrance. D.M. was informed.



Blacktop spillage on the East side entrance of Shinning Willo



Heading South on Shinning Willow.



Construction progress on Shining Willow.



Front swale in front of the dog park.



Dog park is clean & looks good.



Construction progress on Willow Grove East of the Amenity Ctr.



Day care build at the Amenity Ctr.



Pickle ball court looks good.



Parking lot at the Amenity Center looks good.



Playground is clean & looks good.



Function room at the Amenity Ctr.



Pool is clean & blue.



Table & chairs look good.



Reclinata Palm tree was banded to long, and you can see the results. If the tree does not recover this will be a warranty issue.





Dead Sabal Palm was replaced under warranty.





Handicap chair and the rear of the Amenity Ctr.



IT / manager room at the Amenity Center.



Amenity Ctr parking lot entrance / exit.





Heading West on Willow Grove from the Amenity Ctr.



Pickle board court looks good.



Playground looks good.



Truck knocked down the tree on Hayes Clan. It has since been up righted by Yellowstone.



Street signage on Orchid Ash & David Baker is damaged. EPG project manager was notified.



Pocket Park on Orchid Ash looks good overall. Still a few areas of concern.



New warranty plants installed in pocket park on Orchid Ash.

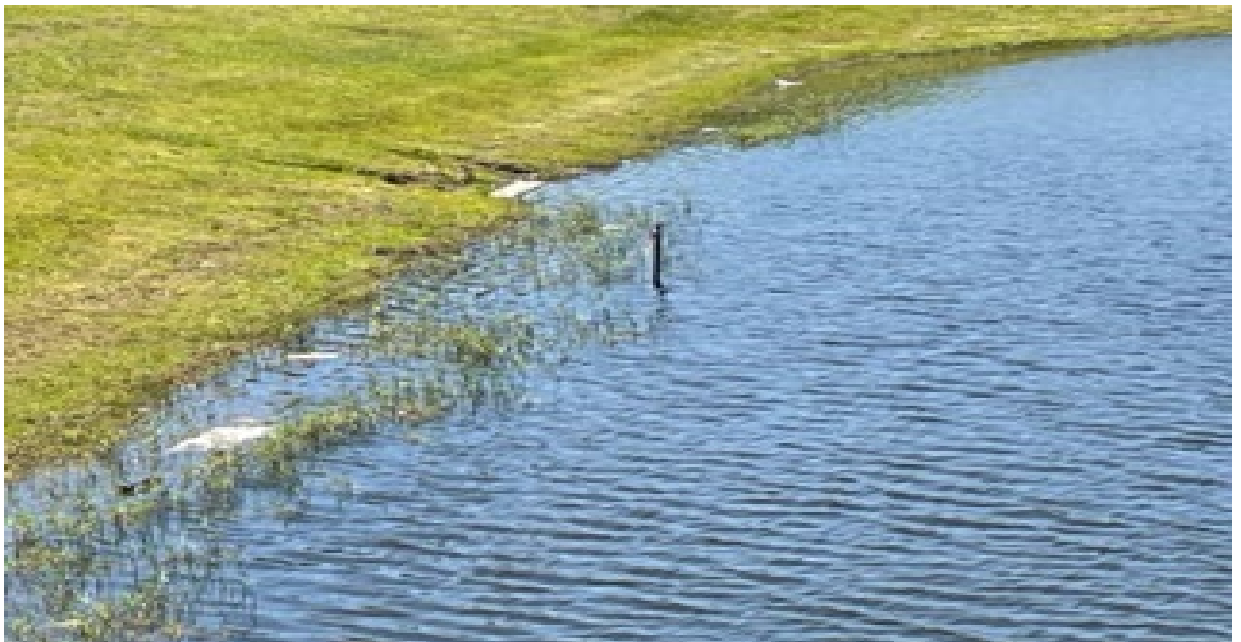




New warranty plants.



There are 3 areas like this within the pocket park that were not landscaped.



Alligator & duckweed in this pond. Vendor was notified.



Pond looks good.



Pond is receded & has contractor trash within. A porter service was hired to mitigate the severe trash issues within the ponds and common areas.