

**BELMOND RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 07, 2024

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Board of Supervisors

Carlos de la Ossa, Chairman
Nick Dister, Vice Chairperson
Kyle Smith, 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, March 07, 2024 at 2:00 p.m.

The Regular Meeting of the **Belmond Reserve Community Development District** will be held March 07, 2024 at **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:

Join Zoom Meeting

<https://us06web.zoom.us/j/86992084254?pwd=wPRUYX9TrhybYypbvbmlGNwEvJbTHO.1>

Meeting ID: 869 9208 4254

Passcode: 944104

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

3. BUSINESS ITEMS

- A. Consideration of Resumes for Resident Budget Committee
- B. Consideration of Dumpster Enclosure Cost Sharing Agreement
- C. Consideration of Yellowstone Oak Tree Proposals

4. CONSENT AGENDA

- A. Approval of Minutes of the February 01, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance January 2024
- C. Acceptance of the Financials and Approval of the Check Register for January 2024

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

*Next regularly scheduled meeting is April 04th, 2024 at 2:00 p.m.

Christopher Michael Sieber

2/5/2024

12392 Shining Willow St, Riverview FL. 33579
704-806-4773
chrismsieber@gmail.com

OBJECTIVE

I am seeking a career opportunity that will combine my experience in Leadership, Project Management, Desktop Technology, Information Security and People Development to support a team at building outstanding mission delivery. I want to be a part of developing a vision and plan to ensure departmental requirements are met in an efficient and timely manner.

Principal Financial Group

Infrastructure Engineer - March 2021 - Present

- Responsible for oversight of application access and security protocols for entire Principal Custody Solutions (PCS) and Principal Deposit Services (PDS) LOBs to ensure application access is compliant with monitoring, audit, and certification requirements
- Provided program and project management support for projects within PCS & PDS LOBs
- Oversee process and compliance for system access requests for entire PCS and PDS LOBs
- Developed security access procedures and training content to ensure process compliance and consistency
- Facilitated security and access audits throughout the year

Wells Fargo

Operations & Info Security Analyst - March 2018 – March 2021

- Responsible for oversight of application access security protocols for entire Institutional Retirement and Trust (IRT) LOB to ensure application access is compliant with monitoring, audit, and certification requirements
- Provided program and project management support for projects within IRT LOB, including quarterly application and software releases, SharePoint migration, Security & Access Protocols and Divestiture Transitioning
- Oversaw process and compliance for system tool access requests for entire IRT LOB
- Key member of Business Continuity Planning Team to ensure our Charlotte, NC location would have the necessary tools, procedures, training, and skills in the event other sites were down
- Developed security access procedures and training content to ensure process compliance and consistency
- Facilitated annual audits throughout the year around security, access, and account inactivity
- Provided project management oversight for UPTO Impact on the call center as well as streamlining the processing of return mail. Additional call center projects include making authentication more customer friendly while improving account security
- Provided analytics and analysis to call center to improve Voice of the Customer results

Wells Fargo

Client Service Manager - October 2015 - March 2018

- Lead team of twenty-four call center representatives to one of the top performing teams out of 19 teams in three call center sites
- Relied heavily on creative tools use and analytics to pinpoint and address individual and team needs resulting in my team being the top performing team in Charlotte site year over year
- Highest team engagement (annual Wells Fargo Team Member Engagement Survey) in Charlotte site with a score of 4.52 which exceeded the overall average of 4.10
- Highest number of promotions among three sites, advancing Team Members through the Career Development Plan
- Liaison between Retirement Service Center (RSC) and Retirement Business Support/Access Team. Represented RSC on all security and access related projects. Built and maintained job roles to allow for accurate access provisioning

Wells Fargo

Business Applications Analyst - December 2010 - October 2015

- Created and instituted a Self-Service Desktop Procedure and Troubleshooting Guide to assist call center representatives with the most common technical issues which reduced the hours of lost phone time due to desktop issues from an average 900 hours annually to 125 hours (85% reduction in lost production)
- Created and established monthly reporting protocol to keep call center leadership informed of tool issues, trends, and mitigation best practices.
- Provided project management oversight for the following projects impacting the call center:
 - All application enhancements (including implementation, impact analysis, and testing)
 - NICE application implementation
 - Mobile App
 - VoIP
- Provided tier 1 & 2 technical support to over 350 call center representatives in three different sites that included over 25 desktop applications
- Site Owner and Administrator for 10 SharePoint sites utilized in the call center
- Liaised with Call Center IT (VoIP and NIC) to ensure tools functioned properly and partnered with EACO team to assist in resolution of any severity level 3 concerns
- Managed end of life cycles for hardware within the three call centers. Ensured all computer images were offering the correct applications and proper updates were completed
- Built relationships within each of the applications groups to create a streamline process of communication between myself and the partners that the call center utilized for support

from the desk of

CHAKA P. SERRANT

Technology Leader

tel

917.288.3579

email

chakaserrant@gmail.com

Specialties

Business Development
System Integration Sales
Business Consulting
Delivery Management
Project/Program Mgmt
Business Strategy
Cloud Transformation
Client & Partner Relations
Data & AI Transformation
Team Leadership
Design Thinking
Hiring, Training & Dev
Ecosystem & Partnership Development
Venture & Acquisitions
Technology Integration

Project Systems:

AWS Cloud
Microsoft Cloud
Informatica Cloud
Data Mgmt Tools

Delivery Methodology:

SDLC
Agile
Hybrid

Profile

Dynamic Technology Executive focused Sales & Business Development with a focus on driving growth in the Technology Industry. Proven success in helping Fortune 500 accounts navigate their data driven goals through cloud transformation, process design, data management, and strategy. A change agent with excellent collaboration, leadership, analytical and organizational skills.

Relevant Experience

Accenture

April 2019 – Present

Cloud First Data & AI Sales Director

- Driving business development by assessing complex problems and creating strategic solutions. Managing and leading opportunities through the sales lifecycle: origination, qualifying, shaping, selling, negotiation, and closing

Partnership Development Director

- Led the Informatica partnership global team and oversaw market development, training, asset development, marketing, staffing, and proposal support for migration projects, master data management and data governance. Mitigated escalations by deploying technical support to client teams
- Achieved FY2021 goal of \$200M in closed partnership deals

Data & AI Studio Director & NA Proposal Support Senior Manager

- Lead Data & AI Studio sessions where clients participate in immersive experiences to help client pivot to the new in the digital era by leveraging building modern data platforms
- Developed a proposal center and central repository to serve as a sales enablement resource to support the sales team. Lead a team of developers in implementing a central portal to house all content and streamlined the request automation process
- Lead the proposal development by creating content, management, orals preparation for opportunities for Data Strategy, Engineering, and Data Management & Governance

Delivery Lead

- Led project teams composed of Solution Architects, engineers, data scientists, data analysts and data modelers in a use case driven approach on a cloud platform. Conducted proof of concepts with latest technology including natural language processing and knowledge graph

Other Roles: Ventures & Acquisition Lead, Student Leadership Program Mentor, People Lead, Female Tech Ambassador, Inclusion & Diversity Group, College Campus Recruiting, Informal Mentor

Knowledge, Part of Accenture

September 2016 – April 2019

Management Consultant

Industry: Healthcare & Life Sciences, Retail, Financial Services

Head of Project Management Competency & Delivery Management

- Established a Delivery Center of Excellence to ensure project success
 - Implemented new processes for initiating and auditing projects to ensure delivery is on time and on budget
 - Ensure project delivery success by coordinating project kick-off meetings and performing project audits to identify key issues, define mitigation strategies and monitor project progress
 - Significantly improved the delivery of technical projects which resulted in zero project at risk for 2018 and improved the company's gross margin
- Oversaw a team of 15 Project Managers and provide guidance and accelerators for project deliverables
 - Continuously provided performance feedback to help drive employee success and improvement
- Performed Project Management Office duties which includes, oversight of ten to fifteen projects simultaneously, project budget tracking, time and expense approval, and monitoring progress
- Reviewed and provided feedback for Statement of Work to ensure project scope, pricing and assumptions are clearly defined
- Created pricing models based on project scope, team size, and resource experience while maintaining margin targets
- Created a monthly executive dashboard to show Sold vs. Actual Margins and Revenue

Education, Certifications, and Awards

HEALTHCARE
BUSINESSWOMEN'S
ASSOCIATION
2018
*Rising Star Luminary
Award Winner*

SCRUM ALLIANCE
May 2017
*Certified Scrum Master
(CSM)*

NEW JERSEY INSTITUTE
OF TECHNOLOGY
May 2004
*Bachelor of Science,
Management Information
Systems, cum laude*

Business Analysis Competency Reporting Manager

- Assisted Business Analyst navigate their career by holding monthly touch point meetings
- Ensured that training modules are identified, scheduled and completed
- Escalated developmental issues and provide performance feedback throughout the year
- Conducted annual performance reviews by coordinating with Project Managers and Competency leadership to determine salary increases and bonuses

Project: Data Catalog POC and Critical Data Element Management

- Developed a Critical Data Element Framework which includes the process for gathering and documenting key and critical data elements from the analysis phase
- Captured and built the data element glossary to serve as an input to the Data Catalog solution
- Assisted client in developing new strategic initiatives to solve enterprise data issues

Project: Enterprise Data Hub Cloud Solution utilizing technologies such as Informatica PowerCenter, PowerExchange, BDM, BMC Control M Automation Tool, Oracle RDS, Tableau and Amazon components such as S3, Redshift, EC2, and EMR

- Partnered with the technical team and IT Functional Leads to drive requirements, design, development and testing activities
- Documented functional and non-functional requirements working with Chief Architect, Security, Integration services, and application IT owners
- Lead the initiative to create the application design document, creating comprehensive diagrams to depict the data process from source system to Tableau dashboards
- Based on the identification of inefficiencies in the development process, held daily status meetings with the development team to drive defect resolution and improve quality of development activities and documentation
- Managed the QA team to ensure requirements and test cases were maintained in ALM and traceability throughout the development process
- Designed and partnered with the Control-M Admin to document and verify the automation of ETL and script jobs
- Conducted basic SQL queries to identify data discrepancies between source and target systems as well as provide clarification for system testing
- Managed the Tableau developers and oversaw work efforts to identify areas to improve performance, re-platform Tableau on the cloud solution and set up active directory
- Oversaw the UAT phase by holding daily status meetings, acquiring access, leading test scenario documentation and creating UAT project plan
- Documented the system escalation plan in preparation for the post production support phase

CENTERLINE PARTNERS

April 2014 – August 2016

Management Consultant: Project Manager / Senior Business Consultant

Industries: Consumer Product, Pharmaceutical and Retail

Projects: Customer Portal, Enterprise Supplier Quality Analytics, Field Communication Mobile Tool, Clinical Systems Landscape, Formula Development System, Consumer Safety Platform, Transportation Management System, Enterprise Information and Reporting Assessment

- Customer Portal: Conducted assessment of the customer / physician processes across multiple sectors and derived requirements to strengthen brand recognition. Created a business process framework that identifies key business services to determine interdependencies within key processes. Components consisted of portal registration, electronic form submission, profile maintenance, external interfaces, and application process for subsidized programs.
- Enterprise Supplier Quality Analytics: Developed project plan and managed key tasks to ensure deliverables were on time and on budget. Provided weekly status updates to the Core Team to identify issues and mitigation strategies which led to the success of subsequent phases while managing team and client expectations. Identified scope increases to grow the business and collaborate with Associate Partners to calculate budget changes and communicate appropriately to clients. Facilitated workshops consisting of subject matter experts around the globe. Documented requirements, data mapping and normalization data against supplier Master Data Management for the new enterprise level metrics and enhance existing metrics to monitor supplier quality.
- Field Communication Mobile Tool: Provided project management and analysis to identify business needs for a mobile communication tool between the back office and sales representatives. Conducted interviews from Director to field sales associates which resulted in identifying key discrepancies between the communication between associates and the back office. Components of the software included Alerts, workflow design for posts and approval, creating and setting up profiles, and creating security groups to prevent accessibility to secure information.

- *Clinical System Landscape*: Conducted a system landscape by performing data assessment to identify critical data elements across systems by mapping business processes to data for core business processes using the Agile framework. Participated in daily scrum meetings. Working with Product Owners for two business areas to identify data discrepancies and data lifecycle. Created the key deliverable which allowed the business to do analysis on key data elements and provided insight to make key strategic decisions regarding data management.
- *Formula Development System*: Created Vender Selection Tool which included quantitative and qualitative measures to rank proposals by leveraging the requirements documented for each system component.
- *Consumer Safety Platform*: Key Business Analyst, working with Japan clients to analyze and synchronize business processes with the rest of world. Joined the project late and quickly became the lead BA in facilitating workshops, driving the business process framework and ensured deliverables meet client expectations.
- *Transportation Management System*: Performed non-disruptive elicitation sessions to identify requirement gaps, scheduled workshops with key subject matter experts, collaborated with other vendors to extract key information and provided detailed requirements as input to the design phase.
- *Enterprise Information and Reporting Assessment*: Conducted a reporting assessment which resulted in the consolidation of over 1000 reports to approximately 250 across all departments ranging from Accounting, Marketing, Sales and Procurement. In the absence of the Project Manager, performed status reports, facilitated meetings, ensured team followed the project timeline, and reviewed deliverables

INTRASPHERE TECHNOLOGIES

November 2007 – July 2009

Experienced Business Analyst II

Industry: Pharmaceutical

Projects: Corporate Communication Plan, Meeting Planning System for RFP Intake, Merger Readiness Assessment for Knowledge Portal, Argus Safety System PMO Office

- Provided PMO support by supervising a team of consultant testers
- Managed project documentation: questionnaires, business requirements, use cases, functional design specifications, system and user acceptance test scripts, wireframes, quick reference guides and user manuals
- Created and improved communications plan for business processes
- Identified redundancies and created strategies to improve efficiency
- Conducted client interviews and translated business requirements into user specifications
- Executed system testing, documented results, identified and mitigated issues
- Lead knowledge transfer sessions with client off-shore team
- Configured Quality Center by organizing test scripts and assigning testers as appropriate
- Created project presentations and facilitated client meetings
- Verified data mapping and created traceability matrix

ACCENTURE, LLP

May 2004 – October 2007

Consultant

Industry: Public Sector

Projects: Customized Tax System, Customized Unemployment Compensation System

- Became a trusted advisor to the client by quickly learning the business, identifying areas to increase efficiencies and partnering on key decisions. Supervised and trained design team across work streams: user experience, workflows, reports, correspondents and business rules

Additional Experience

NET-A-PORTER Group LLC

January 2012 – March 2014

Recruiter

- Partnered with group managers to create job profiles, recruitment strategies and screen candidates for an e-commerce luxury fashion company
- Streamlined the high-volume recruitment processes seasonal and permanent hires
- Revamped the onboarding process and led the new employee orientation to ensure the culture of the organization was established

Nicole A Hughes

12587 Shining Willow Street
Riverview, Florida 33579 United States
Mobile: 904-536-3801
Evening Phone: 904-536-3801
Email: nicoleahughes20@gmail.com

Work Experience:**Contracting Specialist****Department of Veterans Affairs (This is a federal job)**

100 Emancipation Drive
Hampton, VA

3/2017 – 9/2021

Series: Contracting Specialist

Grade: 09

Duties, Accomplishments and Related Skills:

Negotiated or renegotiated, and administered contracts with suppliers, vendors, and other contract representatives.

Procured from established sources in accordance with government regulations. Made purchases pursuant to, and in total familiarity with, FARs and VAARs.

Prepared written solicitations for purchases to fulfill requirements. Made use of verbal or written solicitations for technical supplies, equipment, and services, as appropriate. Consolidated purchase actions to the maximum extent possible.

Obtained adequate competition based on estimated dollar value of item, complexity of the supplies/services required, and urgency of the delivery. Set budget limits for major purchases within VISN 6 Healthcare network.

Evaluated quotations based on the following factors: process, specifications, ability to meet delivery requirements, origin of the item, transportation, terms and conditions, inspection, and preferential business.

Performed expert usage and utilization of the Electronic Contract Management System (ECMS) for daily acquisition actions. Acquisition actions to include purchase requisitions, solicitations, amendments, awards, contract action reports, and modifications.

Performed Pre-Award Acquisition functions including processing purchase request solicitations and purchase orders, exercising options, and preparing any documents necessary to facilitate the maintenance of long-term contracts and the award of purchase orders.

Researched applicable purchase order clauses and provisions for purchases that involve special handling such as inspection, acceptance, packaging, shipping, etc., and determines the best method of transportation for articles ordered dependent on urgency of request (changing deadlines).

Coordinated contractual issues with contractors and site personnel to include expedites, status, discrepancies, change requests, etc., and initiates required actions such as a modification.

Analyzed prices based on price history, adequacy of competition, price lists and catalogs, current market conditions, similar items, government analysis, trade discounts, and quantity breaks. Conducted negotiations, as necessary, to ensure fair and reasonable prices. Analyzed costs of transportation of commodities on vendors' bids and contracts to determine low bidders.

Ordered supplies and services open market and task orders to \$150,000 and delivery orders to \$1,000,000. Negotiated purchases and equipment leasing and various other vital services that directly affect the daily operation of Veterans Health Administration.

Maintained contact with vendors for prompt delivery, adherence to specifications, and proper allowance of discounts.

Managed activities associated with acquisition, planning, administrative, and reporting functions while maintaining strong focus on timelines and budgetary limitations.

Participated in researching and writing specifications for items to be purchased.

Traced shipments by telephone and/or other means to expedite deliveries.

Assured that freight charges and terms are as specified by purchase orders and delivery reports.

Maintained informational files on quality and price of items for reference in writing purchase requisitions.

Kept informed of market conditions and made purchases at a time advantageous from a cost and availability standpoint.

Arranged retrieving, shipping, storage, and redelivery of previously issued equipment as necessary, authorizing the necessary funds, controlling the pending documents and authorizing payment for the service or repair rendered.

Analyzed contractors and local procurement vendors to ensure that the ability to provide the item or services can be delivered in a timely and cost-effective manner.

Determined the most efficient and most economical method of consummating procurements.

Makes certain that adequate competition has been obtained.

Resolved problems of delivery, production, quality, inspection, and other pertinent matters high degree of professionalism, discretion and problem resolution capabilities.

Supervisor: Chinedu Nwauwa

Okay to contact this Supervisor: Yes

Medical Support Assistant

Department of Veteran Affairs (This is a federal job)

100 Emancipation Drive

Hampton, VA

3/2016- 3/2017

Series: Medical Support Assistant

Grade: 05

Duties, Accomplishments and Related Skills:

Independently performed a full range of duties related to the delivery of healthcare services in a VISN CCC. Advises clinical staff on current administrative processes. Works collaboratively with CCC team in resolution or direction of calls via various available contact modalities to include but not limited to telephone calls, secure messaging, chat, text messaging and video. The MSA is responsible for answering telephones, secure messages and chat messages, relaying messages to appropriate staff inside or outside of the VISN CCC, scheduling appointments, interpreting and verifying provider orders in accordance with VHA national scheduling guidelines. Assignments at this level include, but are not limited to: scheduling, canceling, re-scheduling patient appointments and/or consults; entering no-show information; monitoring appointment requests from multiple electronic sources; gathering and obtaining medical information from patients; processing medication refill requests; reviewing electronic health record, obtaining medical records, faxing, participating in huddles with other MSAs and/or VISN

CCC staff to determine the daily needs of the VISN CCC, monitoring outpatient appointments in areas of responsibility; and verifying and updating demographics when contacted by patients.

Provided information and resolution to Veterans' requests within scope, uses administrative judgement to refer clinical concerns to clinicians within the VISN CCC or directs the contact to the appropriate discipline within the CCC or department for resolution. Screens incoming contacts and independently routes the contacts to the appropriate area for resolution.

Used advanced knowledge of health care process as it relates to access of care to ensure Veteran appointment scheduling is efficient, operational and prioritized to maintain Veteran flow and clinic readiness. Utilizes various software, hardware system products, and data portals to transfer and capture information electronically for the support of the daily operation of the unit. Operates within the various contact modalities to receive and respond to incoming and outgoing contacts using computerized interfaces and telecommunications hardware and software. Provides accurate details of organizational information to Veterans regarding the different services the VA offers.

Provided high-quality customer service to Veterans and their families/caregivers. Communicates tactfully and effectively to challenging customers who may be threatening, abusive, or distraught. Resolves Veteran complaints as appropriate. Performs duties as assigned to ensure efficient and effective operations.

Medical Support Assistant (MSA)

U.S. Department of Veterans Affairs (This is a federal job)

100 Emancipation Drive
Hampton, VA

7/2015 - 3/2016

Series: Medical Support Assistant

Grade: 05

Duties, Accomplishments and Related Skills:

Primary duty is to interview Veterans, or their designated representative, in order to collect demographic information relative to their finances, insurance, address, work history, etc. This information serves as a basis for determining entitlement to medical care as well as bill preparation and collections on billable episodes of inpatient and outpatient care. Accurate and complete data collection is essential to proper processing of third-party collection requirements as mandated by law. Contacts may be in person, by telephone, or by mail, and require timely and accurate input into the VA data base system. Coordinated the effort to have over 200 community providers in a venue to collaborate between the Veterans Administration and the providers who provide care to our Veterans. Incumbent maintained workload reports relative to these duties. Advise Veterans of their entitlement to various medical benefits and discuss copayment requirements of Veterans in discretionary categories. Extensive knowledge of the Medical Center and Unit policies is required in order to respond to inquiries from Veterans, and to provide orientation and training to new staff members. Health Benefits Assistant is responsible for researching and handling complex questions relative to their area of expertise referred by the supervisor. Health Benefits Assistant is expected to have extensive knowledge of the hospital admitting procedures and policies, entering in patients' information into VISTA for hospital admissions, and gathering information for said admission into the facility. As Medical Support Assistant provided exceptional customer service by exceeding the customer's expectations with respect and concern; focusing on the details of the customer's needs and helps the customer arrive at a satisfactory solution to the problem. MSAs participates in the facility's Outreach events, promoting the VA. These events may be outside the normal tour of duty. MSAs also gives on-the-job training to new employees in accordance

with established procedures and practices. Instructs employees on changes in work procedures. Provides written instructions/documentation of changes. Maintain current informational knowledge base and answers questions of other employees on procedures, policies, directives, etc. and obtains needed information or decisions from supervisor on problems. MSAs may serve on various hospital committees and/or VISN or national work groups relative to his/her position, or at the request of the supervisor.

Supervisor: Carla Garcia (3058770563)

Okay to contact this Supervisor: Yes

United States Navy

Navy Operational Support Center Norfolk, VA

One Navy Drive

Fort Story, VA 23459 United States

06/2012 - 07/2015

Chief Hospital Corpsman/Drug and Alcohol Program Coordinator

Duties, Accomplishments and Related Skills:

Supervised 14 military Hospital Corpsman in providing day-to day customer service to 80 staff, 6 civilian and over 3,000 selected reserve personnel. **Maintained budgets and performed with time to estimate yearly monetary and supply needs to effectively run a medical clinic at 100% efficiency.**

Oversaw 12 personnel as Urinalysis Program Manager. Responsible for executing monthly and random drug screening for over 3000+ military personnel within the command.

Managed the administering, packing and mailing over 1000 urine samples to the Naval Drug Laboratory on a monthly basis.

Managed the inventory and ordering of urinalysis sampling kits and general supplies utilizing the Military GSA ordering system.

Completed personal health assessments for over 3000 military personnel, ensuring sailors were current on medical standards, such as weight, vitals, immunizations and dental readiness.

Supervisor: Rudy Laco (703-989-2250)

Okay to contact this Supervisor: Yes

Education:

Strayer University, Washington, DC United States

Master's degree (in progress)

Major: Business Administration

Columbia College Columbia, MO United States

Bachelor's degree 3/2012

Major: BA Psychology

Certifications:

LEAN Six Sigma Black Belt (Certified) 2022

DISC Leadership Manager (Certified) 2022

Environmental Social Governance (Certified) 2023

Project Manager Certification (2023)

OSHA 10 General (2023)

Additional Information: Professional Organizational Memberships:

Impact 100 Global Veterans – Founding Member (2022) (Chair – Friends of Impact)

National Notary Association – Member (Virginia) 2013

Certified Pharmacy Technician – Member (Certified/Licensed Pharmacy Tech (Virginia) August 2012
Order of the Eastern Star - Member

References: References available upon request

ZEBADIAH RABSATT

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rabsatt.zebadiah@gmail.com · www.linkedin.com/in/zebadiah-rabsatt-96646517

Demonstrated achiever with exceptional knowledge of Security, Fire, & Life Safety Operations. With high determination for continued growth within an organization along with a high standard of work ethic and passion. Strong drive to succeed with excellent project management skills and ability to work under pressure, with a team, and meet critical deadlines.

EXPERIENCE

JULY 2011 – PRESENT

DIRECTOR OF SECURITY SYSTEMS OPERATIONS

NATIONAL SEPTEMBER 11 MEMORIAL & MUSEUM

- Manage Badging and Credentialing Systems for 911 Memorial, SWAC, Brookfield Properties, and OSHA.
- Manage and write Security Protocols and Procedures
- Support day to day security operations functions under the direction of the Executive Vice President of Security, Fire, & Life Safety.
- Manage all camera, card reader, and technological issues on the system user administration end of Lenel and Security Center.
- Manage all Security System User Administrator Configurations in Lenel and Security Center.
- Manage and maintain (ACAM) Access Control Alarm Monitoring System and training for Security Staff in Emergency Command Center.
- Manage and maintain artifact case alarm program for all Museum artifacts based on loan agreements and Special Exhibition Gallery
- Manage and maintain all security assets and attic stock.
- Manage security vendor accounts for projects, purchases, repairs and maintenance, installations, and upgrades.
- Oversee, Negotiate, and Manage Vendor Maintenance Contracts
- Generate reports, video archives, & open investigations as requested by EVP Security Management.
- Create and edit spreadsheets, reports, and correspondence. In addition, maintains files and records along with managing projects in support of Senior Security Management.
- Manage Submission & Review Reports into Intellicorp Background Check Portal for all Vendors on site.
- Manage & Review monthly Expense Reports
- Manage Department 3- and 5-year Capital Planning & Budgeting
- Administer Budget Implementation Annually
- Review BVAs Monthly
- Manage Security Department PJMs and Vendor Procurement Processes
- Manage Security Department Capital Projects and all security related projects dealing with security enhancements for entire organization.

- Manage Artificial Intelligence Programs
- Manage Threat Detection Programs
- Manage all security design and security architecture changes.
- Manage relationships/projects with outside agencies (Port Authority, NYPD, etc.) as needed for security technical issues, repairs, upgrades, for installations as it pertains to 911 Memorial & Museum.
- Manage Security Controls and measures for Offsite Storage Facility for Artifacts-Rotterdam & Mana Contemporaries
- Oversee and manage Business Continuity Plan documentation and implement recertifications organization wide.
- Manage and facilitate tabletop exercises with organization members and outside agencies for the 911 Memorial & Museum
- Research, Test, & Pilot Security Equipment and Software for security, fire, health, & life safety enhancements at the 911 Memorial & Museum
- Super Administrator of Titan HST Emergency Notification System Platform. Manage all aspects of system.
- Super Administrator of Cliq Smart Cylinder & Key System for the 911 Memorial & Museum. Manage all aspects of system.
- Manage All Key and locking systems for all 911 Memorial Locations (Including Muti locks, Smart Keypads, CLIQ, & mobile locks
- Manage Genetec Mobile Application Program
- Manage buildout, configurations, and programming of duress alarms, critical camera pop-ups, access levels, Lenel digital video links, system flagging, and more.
- Administrator for Kastle Visitor Management System
- Manages Authorized Driver's Program
- Manage and update all camera federations MOU Agreements with stakeholders for 911 Memorial & Museum and continued camera adds on from stakeholders.

APRIL 2013 – PRESENT

COMBAT MEDIC

NON COMMISIONED OFFICER

UNITED STATES ARMY MEDICAL DEPARTMENT

- Provide medical support and medical expertise for medical missions and soldier development.
- Train deploying soldiers on combat life saver techniques and tactical movements.
- Emergency Medical Technician (NREMT)

MAY 2009 – JUNE 2011

VISITOR RECEPTION DESK ASSISTANT SECURITY MANAGER

EMPIRE STATE BUILDING

- Worked day to day with Empire State Building Security Team to keep the building safe and secure from any possible threats with the visitor management check-in system.
- Detailed understanding of security programs and systems.
- Produced daily operations report for visitor reception desk and collaborated on projects as requested by security management.

EDUCATION

DECEMBER 2008

BACHELOR OF SCIENCE IN BUSINESS ADMINISTRATION

MONROE COLLEGE

- Minor in Marketing
- Dean's List
- 3.5 GPA

SKILLS

- Security System Designs & Architecture
- Operational Security
- Security Control Rooms
- Business Continuity
- Budgeting & Planning
- Vendor Procurements
- Background Checks & Vetting
- Surveillance Systems
- Emergency Notification Systems
- Risk Management & Mitigation
- Project Management
- Technology Advancements
- Executive Security Advisor
- Artificial Intelligence

TECHNICAL CERTIFICATIONS

Lenel: 31683

- Lenel Certified Expert Access Control (#31683)
- Lenel Certified Associate (OnGuard 8.2 Enterprise #31683)
- Lenel Certified Professional Digital Video (OnGuard 8.1 #31683)
- Lenel Certified Professional Advanced Access Control (OnGuard 8.1 #31683)
- Lenel Certified US Enterprise Overview (OnGuard 8.1 #31683)

Genetec Security Center: 251884

- Security Center-Omnicast Technical Certification SC-OTC-001-5.11 #251844
- Security Center- Restricted Security Area Certification SC-RSA-001-5.11 #251844
- Security Center- AutoVu Fixed Technical Certification SC-AFC-001-5.11 #251844
- Security Center- Sipelia Certification SC-SIP-001-5.11 #251844
- Security Center- Privacy Protection Certification SC-PRIV-001- 5.11 #251844
- Security Center-Plan Manager Certification SC-PM-001-5.10 #251844
- Security Center-System Hardening Certification SC-SHC-001-5.10 #25844
- Security Center- Security Video Analytics Certification SC-SVA 5.11 #25844
- Security Center- People Counting Analytics Certification SC-PC-5.11 #25644
- Security Center- Mission Control Operator MC-OPT-001
- Security Center- Wearable Camera Manager SC-WCM-001
- Security Center- KiwiVision Camera Integrity Monitor SC-CIM-001
- Security Center- ClearID Level 1 SC-CID-001

Notable Certifications

- AHA CPR/AED & BLS Certified Instructor #10150373636
- FDNY F89 Fire & Life Safety Director (FLSD) #90556408
- OSHA 10- hour General Industry Safety & Health
- OSHA Confined Spaces Certification Permit/Non-Permit NOF-1648566466-2409-16343

NOTABLE SECURITY ASSISTED EVENTS

2014-SUPERBOWL XLVIII

NFL HOUSE MARRIOTT MARQUIS

- Access Control
- Customer Service
- Security

2015-NBA ALL STAR WEEK NYC

NBA MADISON SQUARE GARDEN/BARCLAY'S CENTER/LONG ISLAND UNIVERSITY

- Access Control
- Customer Service
- Production Assistant

REFERENCES

- Available Upon Request

KIMBERLY T. GARCIA

Riverview, FL 33579

Kim.garcia.ktg@gmail.com | 240.355.0931

EDUCATION**KENT STATE UNIVERSITY, COLLEGE OF PUBLIC HEALTH****MAY 2016****BACHELOR OF SCIENCE, PUBLIC HEALTH****CERTIFICATIONS/SKILLS**

- Salesforce Certified Administrator
- Salesforce Certified Platform App Builder
- Salesforce Certified Sales Cloud Consultant
- Salesforce Certified Marketing Cloud Account Engagement Specialist
- Process Automation Accredited Professional

PROFESSIONAL EXPERIENCE**Acquia - Remote/Boston, MA****JANUARY 2024 TO PRESENT****SENIOR SALESFORCE ADMINISTRATOR**

- Serve as subject matter expert and administrator for Salesforce.
- Work closely with business users to define requirements and implement solutions that meet those requirements while also adhering to best practices.
- Responsible for configurations, support, maintenance, and improvement of the environment.

Lev Digital/ATG - Cognizant - Remote**JANUARY 2022 TO DECEMBER 2023****SENIOR SOLUTION ARCHITECT, JUNE 2023-PRESENT****SOLUTION ARCHITECT, JANUARY 2022-MAY 2023**

- Served as lead Solution Architect on new projects that range from net new Salesforce implementations to support projects for already established environments.
- Documented comprehensive user stories and requirements based on discovery sessions conducted.
- Designed detailed solutions based on business needs and requirements while also ensuring those solutions adhere to best practices and are scalable.
- Implemented solutions, created various types of documentation based on project needs, provided support with QA efforts, and conducted training as needed.

VentureTech Group - Remote/Columbus, OH**FEBRUARY 2021 TO JANUARY 2022****CONSULTANT**

- Served as project lead for 3-5 clients in both new implementations and agile improvements work.
- Gathered client business requirements and developed documentation related to business requirements, business processes as well as technical solutions.
- Implemented/configured solutions within Salesforce to meet client business requirements.

Community Brands (Nimble AMS) - Remote/McLean, VA**AUGUST 2020 TO FEBRUARY 2021****SALESFORCE CONSULTANT**

- Captured client requirements and developed/implemented solutions to meet those requirements both through Nimble AMS and Salesforce.
- Led training and demonstration of solutions that met client requirements and business needs.
- Developed documentation for client solutions and executed testing before releasing solution to client.
- Collaborated with project managers, consultants, solution architects, and other members of the team to project plan, develop/implement solutions, and improve business processes/practices.

Leadership for Educational Equity (LEE) - Remote/Washington, DC

AUGUST 2018 TO JULY 2020

SYSTEM ADMINISTRATOR

- Gathered requirements to build functionality for feature requests and needed system enhancements and documented business processes and architecture of system.
- Led Salesforce projects using agile methodology to include building complex automations, executing system-wide improvements, and reducing technical debt where necessary.
- Managed Salesforce users and permissions and maintained Salesforce integrations and custom applications.
- Managed vendor relationship with Salesforce consultant to include what projects would be handed off and conducted UAT testing on completed work.

Capital Partners for Education (CPE) - Washington, DC

AUGUST 2017 TO AUGUST 2018

SYSTEM ADMINISTRATOR, NOVEMBER 2017-AUGUST 2018

PROGRAM ASSOCIATE, AUGUST 2017-NOVEMBER 2017

- Managed configuration of fields, reports, dashboards, standard/custom objects, automations, and other functionality as necessary.
- Communicated system changes to users, conducted training on system changes, gathered feedback from users.
- Provided facilitation and logistical support for all organizational and program related activities and functions.

Dumpster Enclosure Maintenance Cost Sharing Agreement

This Dumpster Enclosure Maintenance Cost Sharing Agreement (this “**Agreement**”) is made and entered into as of February __, 2024, by and between the **Belmond Reserve Community Development District** a local unit of special-purpose governments established pursuant to Chapter 190, Florida Statutes (the “**District**”) and Willow Grove Drive, LLC, a Florida limited liability company (hereinafter “**Willow Grove**”) with a principal address of 13006 Willow Grove Drive, Riverview, FL 33579.

Background Information

The District owns a dumpster enclosure at its Amenity Center. Willow Grove owns a daycare which is housed within the Amenity Center. The parties both desire to share the ongoing costs of maintenance on the dumpster enclosure.

NOW THEREFORE in consideration of the mutual covenants herein contained and subject to the terms and conditions hereof, the parties agree as follows:

1. **Background Information.** The foregoing Background Information is true and correct and is hereby incorporated into this Agreement by this reference.
2. **Maintenance Cost Sharing.** Willow Grove hereby agrees to pay the District 50% of all maintenance costs incurred after the date of this Agreement.
3. **Term.** This Agreement shall become effective as of the date of this Agreement. This Agreement shall remain in effect until terminated in accordance with Section 4.
4. **Termination.** Either party may terminate this Agreement without cause with 10 days written notice to the other party.
5. **Relationship.** The parties to this Agreement are not partners, joint ventures, employees, or agents of the other party, and no one party shall have the authority to bind the other party. Neither party shall have the right to make any contract or commitment for, or on behalf of, the other party without the prior written approval of the other party.
6. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties.
7. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
8. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
9. **Public Records.** The parties understand and agree that all documents of any kind provided in connection with this Agreement may be considered public records in accordance with Florida law.

- 10. Sovereign Immunity.** The parties agree that nothing in this Agreement shall constitute or be construed as a waiver of the Districts limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.
- 11. Waiver.** No waiver by any party of another party's breach of any term, covenant or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition of this Agreement.
- 12. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 13. Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
- 14. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 15. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 16. Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the Daycare:

Willow Grove Drive, LLC
 Attn : Kharey Wisdom
 13006 Willow Grove Drive
 Riverview, FL 33579

To the District:

Attn: Bryan Radcliff
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607
Bryan.Radcliff@Inframark.com

- 17. Public Records.** As required under Section 119.0701, Florida Statutes, Association shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Association does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Association upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE DAYCARE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC

RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT BRYAN.RADCLIFF@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

- 18. Entire Agreement.** This Agreement contains the entire agreement, and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first set forth above.

Willow Grove Drive, LLC



Name: Kharey Wisdom
Title: Manager

**Belmond Reserve
Community Development District**

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors



Proposal #394964

Date: 02/26/2024

From: Greg Schweitzer

Proposal For

Belmond Reserve CDD

c/o Inframark
12330 Rising Oaks Trail
Riverview, FL 33579

main: 813-309-2439
mobile:
gary.schwartz@inframark.com

Location

12330 Rising Oaks Trail
Riverview, FL 33579

Property Name: Belmond Reserve CDD

12927 Brookside Moss Oak Tree Cutback

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Oak Tee Removal	1.00	\$958.93

Client Notes

This proposal is to cutback the oak tree off the fence at 12927 Brookside Moss.

Signature

X

SUBTOTAL	\$958.93
SALES TAX	\$0.00
TOTAL	\$958.93

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

Greg Schweitzer
Office:
gschweitzer@yellowstonelandscape.com



Proposal #394971
Date: 02/26/2024
From: Greg Schweitzer

Proposal For

Belmond Reserve CDD
c/o Inframark
12330 Rising Oaks Trail
Riverview, FL 33579

main: 813-309-2439
mobile:
gary.schwartz@inframark.com

Location

12330 Rising Oaks Trail
Riverview, FL 33579

Property Name: Belmond Reserve CDD

12927 Brookside Moss Tree Removal

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Oak Tree Removal	1.00	\$1,232.91

Client Notes

This proposal is to remove the oak tree at 12927 Brookside Moss.

	SUBTOTAL	\$1,232.91
Signature	SALES TAX	\$0.00
X	TOTAL	\$1,232.91

*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
Greg Schweitzer
Office:
gschweitzer@yellowstonelandscape.com

**MINUTES OF MEETING
BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Belmond Reserve Community Development District was held on Thursday, February 1, 2024, and called to order at 2:22 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson <i>(via phone)</i>
Kyle Smith	Assistant Secretary
Albert Viera	Assistant Secretary
Ryan Motko	Assistant Secretary <i>(via phone)</i>

Also present were:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
Kathryn Hopkinson	District Counsel

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Discussion on 2024 Board Supervisors Ethics Training Requirement

- Ms. Hopkinson briefed the Board on the required four-hour Ethics Training that all sitting Supervisors are required to complete via *ZOOM* at a future date.

B. Consideration of Budget Committee Resumes

- The Board reviewed one submission from Ms. Miranda Sieber. Discussion ensued.

On MOTION by Mr. De La Ossa seconded by Mr. Smith, with all in favor, Ms. Miranda Sieber was appointed to the Resident Budget Committee as discussed. 5-0

- The Board also advised Mr. Radcliff to extend the submission period for Seats on the Resident Budget Committee for an additional month.
- The Board will review additional submissions at their March meeting and will review the suggestions from the Board at the April meeting.

February 1, 2024

BELMOND RESERVE CDD

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of the January 04, 2024 Regular Meeting****B. Consideration of Operation and Maintenance December 2023****C. Acceptance of the Financials and Approval of the Check Register for December 2023**

On MOTION by Mr. De La Ossa seconded by Mr. Smith, with all in favor, the Consent Agenda was approved. 5-0

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer**

There being no reports, the next item followed.

C. District Manager

- Mr. Radcliff updated the Board on a recent request from Kharey Wisdom, owner of the daycare facility at Belmond Reserve, to share the dumpster enclosure.
- The Board advised that Mr. Wisdom would have to sign an agreement for maintenance of the enclosure in order to proceed. Discussion ensued.

i. Field Inspections Report

The Field Inspections Report, was included in the agenda package.

- The Board reviewed the *Swine Solutions* proposal for hog trapping within the District.

On MOTION by Mr. De La Ossa seconded by Mr. Viera, with all in favor, the *Swine Solutions* hog trapping proposal, was approved. 5-0

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. De La Ossa seconded by Mr. Smith, with all in favor, the meeting was adjourned at 2:35 p.m. 5-0

 Bryan Radcliff
 District Manager

 Carlos de la Ossa
 Chairperson

January 2024 Meeting

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AQUATIC WEED CONTROL INC	91291	\$1,087.00		WATERWAY SERVICE - JANUARY 2024
AQUATIC WEED CONTROL INC	92404	\$1,087.00	\$2,174.00	WATERWAY SERVICE - FEBRUARY 2024
CHARTER COMMUNICATIONS	2543561122823	\$137.96		INTERNET SERVICE - 12/28/23-01/27/24
INFRAMARK LLC	108597	\$4,975.00		DISTRICT INVOICE JANUARY 2024
SOUTHEAST WIRING SOLUTIONS INC	20263270	\$109.99		ACCESS CONTROL MANAGMENT - JANURY 2024
WM CORPORATE SERVICES, INC.	2069 122123 ACH	\$1,257.79		WASTE SERVICE - JANUARY 2024
ZEBRA CLEANING TEAM	6735	\$1,250.00		POOL SERVICE - JANUARY 2024
Monthly Contract Subtotal		\$9,904.74		
Variable Contract				
ALBERTO VIERA	AV 010424	\$200.00		SUPERVISOR FEE - 01/04/24
CARLOS DE LA OSSA	CDLO 010424	\$200.00		SUPERVISOR FEE - 01/04/24
KYLE SMITH	KS 010424	\$200.00		SUPERVISOR FEE - 01/04/24
NICHOLAS J. DISTER	ND 010424	\$200.00		SUPERVISOR FEE - 01/04/24
RYAN MOTKO	RM 010424	\$200.00		SUPERVISOR FEE - 01/04/24
Variable Contract Subtotal		\$1,000.00		
Utilities				
BOCC	9634760433 012424	\$1,210.77		WATER SERVICE - 12/08/23-01/16/24
Utilities Subtotal		\$1,210.77		
Regular Services				
AFFORDABLE BACKFLOW	20690	\$50.00		BACKFLOW TESTING
FIELDS CONSULTING GROUP, LLC	3242	\$125.00		SIGNS
HOMETEAM PEST DEFENSE INC	97617356	\$160.00		PEST CONTROL
MERITUS CORP.	3209	\$306,000.00		LOAN REPAYMENT
OWENS ELECTRIC INC	16277470	\$429.00		SERVICE TECH CALL
SPEAREM ENTERPRISES	5944	\$260.00		SERVICE DOG STATION - 2Xs A WEEK
YELLOWSTONE LANDSCAPE	TMC 641531	\$10,897.00		LANDSCAPE MAINT. JANUARY 2024

January 2024 Meeting

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
YELLOWSTONE LANDSCAPE	TMC 646695	\$142.14	\$11,039.14	IRRIGATION - JANUARY 2024
Regular Services Subtotal		\$318,063.14		
Additional Services				
BELMOND RESERVE CDD	01052024-01	\$12,471.20		SERIES 2020 FY24 TAX DIST ID 655
Additional Services Subtotal		\$12,471.20		
TOTAL		\$342,649.85		

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 #
12/20/2023	91291

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	1/19/2024

Description	Amount
Waterway service for (9) ponds for the month this invoice is dated. Completed 12/6/2023.	1,087.00

Thank you for your business.

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

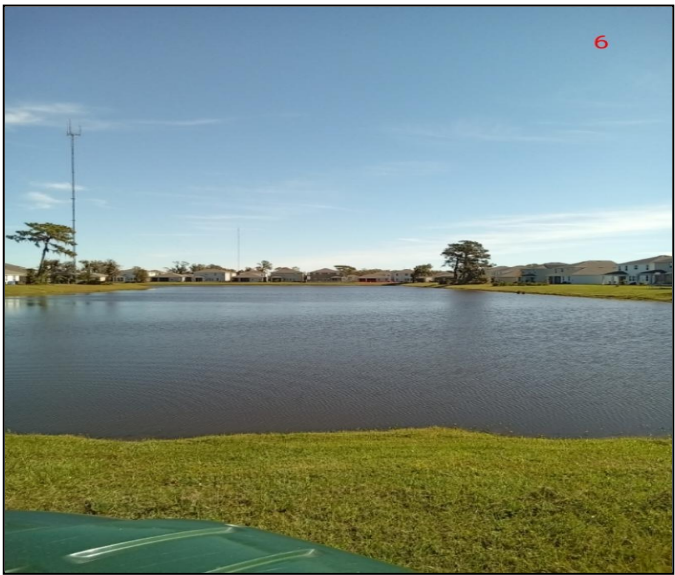
Lake & Wetland Customer Service Report

Date: 12/06/2023 Time: 12:56 PM

Customer Signature: _____

[illegible] $\square > 4'$ ☐ Low☐ Rainy☐☐ Soft Rush







Lake & Wetland Customer Service Report

Date: 01/18/2024 Time: 01:31 PM

Customer Signature: _____

[illegible]

<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 type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input 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 checked="" type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input checked="" type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|------------------------------------|------------------------------------|-------------------------------------|----------------------------------|------------------------------------|
| <input 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 type="checkbox"/> _____ |
| <input type="checkbox"/> Bass | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Herons | <input type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Egrets | <input type="checkbox"/> Ibis | <input type="checkbox"/> Turtles | |

NATIVE WETLAND HABITAT MAINTENANCE

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

Beneficial Vegetation Notes:

- ☐ Naiad ☐ _____
- ☐ Pickerelweed
- ☐ Soft Rush ☐ _____





December 28, 2023
 Invoice Number: 2543561122823
 Account Number: 8337 12 029 2543561
 Security Code: 2252
 Service At: 13004 WILLOW GROVE DR
 RIVERVIEW FL 33579-6876

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

Summary

*Service from 12/28/23 through 01/27/24
 details on following pages*

Previous Balance	137.96
Payments Received -Thank You!	-137.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
Total Due by 01/14/24	\$137.96

NEWS AND INFORMATION

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

Spectrum Business is made to give you big value on a small business budget! To discover how you can get a **FREE** mobile unlimited line for 1 year, call 1-833-711-0582 today!

Spectrum Business TV packages are made to entertain! Call 1-833-791-0891 to speak with a business specialist and pick the best TV package for your business!



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
 8633 2390 NO RP 28 12292023 NNNNNYNN 01 001048 0003

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

Received
 JAN 08

December 28, 2023
 BELMOND RESERVE CDD
 Invoice Number: 2543561122823
 Account Number: 8337 12 029 2543561
 Service At: 13004 WILLOW GROVE DR
 RIVERVIEW FL 33579-6876

Total Due by 01/14/24 \$137.96
 Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712029254356100137968

December 28, 2023

Invoice Number: BELMOND RESERVE CDD
 Account Number: 2543561122823
 Security Code: 8337 12 029 2543561
 2252

**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 NO RP 28 12292023 NNNNNYNN 01 001048 0003

Charge Details

Previous Balance		137.96
Check Payment-thank You	12/13	-137.96
Remaining Balance		\$0.00

Payments received after 12/28/23 will appear on your next bill.

Service from 12/28/23 through 01/27/24

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
	\$117.97

Spectrum Business™ Internet Total \$117.97**Spectrum Business™ Voice**

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

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$19.99**Current Charges \$137.96****Total Due by 01/14/24 \$137.96****Billing Information**

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

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

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

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 \$1.18, Florida CST \$2.10, Sales Tax \$0.02, TRS Surcharge \$0.09.

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

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

(My Account login required)

**Payment Options**

Pay Online - Visit us at 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**.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Belmond Reserve Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
#108597

CUSTOMER ID
C2276

PO#

INVOICE

DATE
1/24/2024

NET TERMS
Net 30

DUE DATE
2/23/2024

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	3,000.00		3,000.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	250.00		250.00
Subtotal					4,975.00

Subtotal	\$4,975.00
Tax	\$0.00
Total Due	\$4,975.00

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

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

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

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



1340 Stallone Court
Kissimmee, FL 34744
(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20263270	PROJ-0108	01/01/2024	01/31/2024	\$109.99	\$

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

Remit To: Southeast Wiring Solutions, Inc.
1340 Stallone Court
Kissimmee, FL 34744

Detach and return with your payment.

Customer Name	Customer #	Invoice #	Invoice Date	PO Number	Amount Due
BELMOND RESERVE CDD	PROJ-0108	20263270	01/01/2024		\$109.99

Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL			
ACCESS CONTROL MANAGEMENT, (01/01/2024 - 01/31/2024) :	1.00	109.99	109.99
SUBSCRIBER REMOTE ACCESS - \$50, SWS REMOTE ACCESS - \$50			

	Sub Total:	109.99
	Total Sales Tax:	0.00
	Invoice Total:	109.99
	Payments/Credits Applied:	(0.00)
	Invoice Amount Due:	109.99
	Amount Due:	\$109.99

CONTACT US

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

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



INVOICE

Customer ID:**28-13540-53000**

Customer Name:

BELMOND RESERVE

Service Period:

01/01/24-01/31/24

Invoice Date:

12/21/2023

Invoice Number:

9992983-2206-9

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (813) 621-3055****Your Payment is Due****Jan 20, 2024**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$1,741.02**

If payment is received after
01/20/2024: **\$ 1,784.40**

Previous Balance

701.02

+

Payments

(217.79)

+

Adjustments

0.00

+

**Current Invoice
Charges**

1,257.79

=

**Total Account
Balance Due****1,741.02****DETAILS OF SERVICE****Details for Service Location:****Belmond Reserve, 13004 Willow Grove Dr, Riverview FL 33579****Customer ID: 28-13540-53000**

Description	Date	Ticket	Quantity	Amount
Overage Service Yards Incident# 46671033 Picture taken on 11/14/2023 at 06:29 AM Ticket Total	11/14/23	414906	1.00	260.00 0.00 260.00
Overage Service Yards Incident# 46857484 Picture taken on 11/21/2023 at 06:16 AM Ticket Total	11/21/23	440415	1.00	260.00 0.00 260.00
Overage Service Yards Incident# 47337842 Picture taken on 12/05/2023 at 06:39 AM Ticket Total	12/05/23	440417	1.00	260.00 0.00 260.00



Please detach and send the lower portion with payment --- (no cash or staples) ---



DO NOT SEND PAYMENTS HERE
WASTE MANAGEMENT INC. OF FLORIDA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Received**DEC 28 2023****Invoice Date**

12/21/2023

Invoice Number

9992983-2206-9

Customer ID

(Include with your payment)

28-13540-53000**Payment Terms**

Total Due by 01/20/2024
If Received after 01/20/2024

Total Due

\$1,741.02
\$1,784.40

Amount

2206000281354053000099929830000012577900000174102 1

0059980 01 MM 0.576 **AUTO T8 0 7355 33607 -C04-P60039-I1 I0290C69



BELMOND RESERVE
2002 PAN AM CIR STE 300
TAMPA FL 33607



Remit To:



WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

Printed on
recycled paper.

405-0336465-2206-1

BELMOND RESERVE CDDMEETING DATE: **January 04, 2024**DMS: BRYAN RAXLITZ

AV 010424

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Salary accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00
Alberto Viera	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

BELMOND RESERVE CDDMEETING DATE: **January 04, 2024**DMS: BRYAN RAXLITZ

CDLO 010424

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Salary accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00
Alberto Viera	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

BELMOND RESERVE CDDMEETING DATE: **January 04, 2024**DMS: BRYAN RADLITZ

KS 010424

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Salary accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00
Alberto Viera	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

BELMOND RESERVE CDDMEETING DATE: **January 04, 2024**DMS: BRYAN RADLITZ

ND 010424

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Salary accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00
Alberto Viera	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

BELMOND RESERVE CDDMEETING DATE: **January 04, 2024**DMS: BRYAN RAXLITZ

RM 010424

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Salary accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00
Alberto Viera	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00



Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	01/24/2024	02/14/2024

Page 47



Summary of Account Charges

Previous Balance	\$1,105.30
Net Payments - Thank You	\$-1,105.30
Bill Adjustments	\$55.26
Total Account Charges	\$1,155.51

AMOUNT DUE	\$1,210.77
-------------------	-------------------

Important Message

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on HCFLGov.net/WaterRestrictions or call (813) 275-7094.

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

Additional Information: HCFLGov.net/Water



THANK YOU!



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 1,492 8
C/O INFRAMARK
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE	02/14/2024
AMOUNT DUE	\$1,210.77
AMOUNT PAID	

0096347604330 00001210772



**Hillsborough
County** Florida

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

BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT

9634760433

01/24/2024

02/14/2024

Service Address: 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR

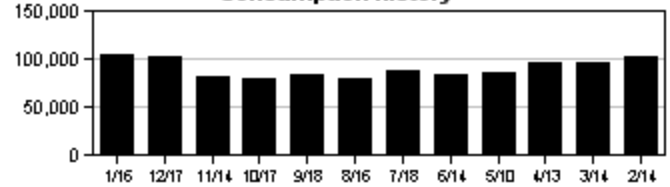
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702151774	12/08/2023	1260975	01/16/2024	1396122	135147 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$408.14
Water Base Charge	\$51.56
Water Usage Charge	\$453.43
Late Payment Charge	\$24.84
Total Service Address Charges	\$943.60

An estimated read was used to calculate your bill

Consumption History



**Hillsborough
County** Florida

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

BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT

9634760433

01/24/2024

02/14/2024

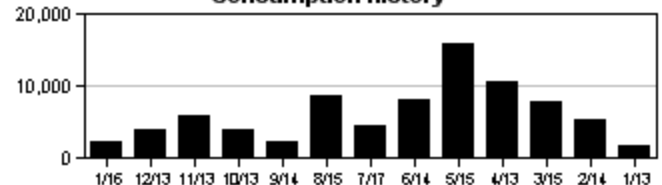
Service Address: 13047 WILLOW GROVE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	12/13/2023	2210	01/16/2024	2232	2200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$6.64
Water Base Charge	\$19.54
Water Usage Charge	\$2.11
Sewer Base Charge	\$47.28
Sewer Usage Charge	\$13.40
Late Payment Charge	\$5.99
Total Service Address Charges	\$100.59

Consumption History





Hillsborough
County Florida

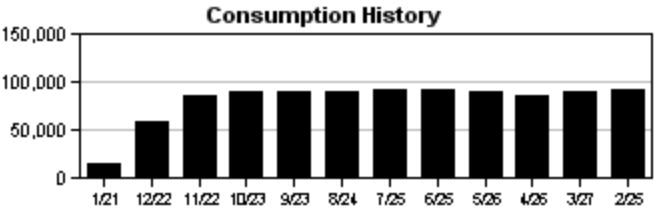


CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	01/24/2024	02/14/2024
Service Address: 13098 WILLOW GROVE DR - COMM IRRIG MTR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702172008	12/14/2023	1328864	01/21/2024	1347861	18997 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$57.37
Water Base Charge	\$60.91
Water Usage Charge	\$18.24
Late Payment Charge	\$24.43
Total Service Address Charges	\$166.58



Affordable Backflow Testing

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

affordablebackflowtesting@aol.com

NAME <i>Belmond Reserve CDD C10</i>		DATE OF ORDER <i>01-16-24</i>	
ADDRESS <i>Inframark</i>		PHONE <i>(813) 873-7300</i>	
		DATE PROMISED <i>Ext. 330</i>	
JOB NAME / LOCATION <i>@ Brookside Moss Dr.</i>		ORDER TAKEN BY	
DESCRIPTION OF WORK <i>Backflow located across from 12908 Brookside Moss Dr.</i>		<input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA	
QTY.	DESCRIPTION	PRICE	AMOUNT
<i>1</i>	<i>Backflow Preventer Test</i>		<i>\$50.00</i>
<i>bryan.radcliff@inframark.com</i> <i>inframark@avidbill.com</i>			
LABOR	HOURS	RATE	AMOUNT
			TOTAL MATERIALS
			TOTAL LABOR
WORK ORDERED BY <i>Bryan Radcliff</i>		TOTAL LABOR	TAX
JOB INVOICE		DATE COMPLETED	TOTAL
<i>20690</i>		<i>Thank You</i>	<i>\$50.00</i>
SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.)			



**Hillsborough
County Florida**

Public Utilities Department
Cross-Connection Control Unit
PO Box 89547
Tampa, Florida 33689-0401
Fax: 813-635-1612
www.hillsboroughcounty.org/backflow
Email: backflowprogram@hillsboroughcounty.org

Revision 06/01/2018

Current Date

Hazard #:

☒ Existing☐ Replaced☐ New

Please Note: The meter number is mandatory and if not included on this form it will not be accepted.

Customer/Site Information

Customer Belmond Reserve CDP ^{CID} InframarkMailing Address 2005 Pan Am Circle, Suite 300City Tampa State FL Zip 33607Contact Person Phone # Type Facility CommercialSite Address across from 12908 Brookside mess Dr.Location Details 2 meterCity Zip Contact Person Phone #

Assembly Data

Type of Service

☒ Domestic☐ Irrigation☐ Fire LineSize 1"

Type of Assembly

RP

Assembly Data Existing

Manufacturer Wilkins Size 1"Model # 995XL2 Serial # ABR3702Meter # 702151774 Meter Size

Assembly Data New

Manufacturer Size Model # Serial # Meter # Meter Size Permit # New Installation or Replacement by Type of Assembly Installation Date Phone #

CHECK VALVE #1

☐ Leaked ☒ Closed Tight

Differential Pressure

Reading Across Check Valve 8.4

CHECK VALVE #2

☐ Leaked ☒ Closed Tight

Differential Pressure

Reading Across Check Valve 2.0

RELIEF VALVE

Open @ 2.6Did Not Open ☐

PRESSURE VACUUM BREAKER

Air Inlet Open @ Did Not Open ☐Check Valve Held @

PASS/FAIL/TEST DATE

☒ Pass ☐ FailTest Date 1-16-24Tester David ForresterCertification # 3913Test Kit # 157392Test Kit exp date 10-12-24☐ Assembly RepairedRepair Date Repair Cert # Company

CHECK VALVE #1

☐ Leaked ☐ Closed Tight

Differential Pressure

Reading Across Check Valve

CHECK VALVE #2

☐ Leaked ☐ Closed Tight

Differential Pressure

Reading Across Check Valve

RELIEF VALVE

Open @ Did Not Open ☐

PRESSURE VACUUM BREAKER

Air Inlet Open @ Did Not Open ☐Check Valve Held @

PASS/FAIL/TEST DATE

☐ Pass ☐ FailTest Date Tester Certification # Test Kit # Test Kit exp date



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
1/18/2024	3242

Bill To
Inframark Belmond Reserve CDD Attn: Bryan Radcliff 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"Pickle Ball Court Hours" (12x18) signs with reflective red and white reverse text (.080) metal sign.	1	75.00	75.00
Install (Signage)	Install the above sign on chainlink fence door using (2) fence washer plates	1	50.00	50.00

Subtotal	\$125.00
Sales Tax (7.0%)	\$0.00
Total	\$125.00
Payments/Credits	\$0.00
Balance Due	\$125.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

Subject: Invoice 97617356

Please accept this as a friendly reminder that your home was recently serviced by HomeTeam Pest Defense. While we do value our customers, payment is due upon receipt of the detailed invoice. If payment has been made, we thank you and please disregard this email. Please call our Customer Service Department at 813-437-6591 to Pay By Phone for the balance on your account, or Pay Online through our secure website www.Pestdefense.com. We also offer a 5% discount to our customers who take advantage of our Annual Prepay or Auto Pay Service. If you are interested, please contact one of our Customer Service Representatives for details and they will be happy to assist you.

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

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

INVOICE

Bill To [3900904]

Inframark Infrastructure
Belmont Reserve CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

Service Address [3900904]

At Cedarbrook
Belmont CDD Clubhouse
13004 Shining Willow St
Riverview, FL 33579

Invoice #	97617356
Invoice Date	12/12/2023
Service Date	12/12/2023

Technician	Braydon Millar
License #	
Terms	DUE UPON RECEIPT
Purchase Order	

Service	Description	Quantity	Price	Subtotal
PS	Pest Control Service	1.00	\$160.00	\$160.00
Subtotal				\$160.00
Tax				\$0.00
Total				\$160.00
Amount Paid				\$0.00

Balance \$160.00

Click this [link](#) to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

Order/Service
Instructions

Hi, CedarbrookToday's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Injected the Taexx built-in pest control system4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: I removed as many spider eggs I could get. There was an excessive amount of spider eggs. The best way to get rid of all the spider eggs is to power wash them off. During today's service I observed and treated the home for ants, spiders, silverfish, beetles, centipedes, and roaches. I sprayed the exterior, the spider eggs, and entry points for pest activity. I also removed spiderwebs from the exterior of the home. I also laid a granular pesticide around the perimeter. I also laid a granular bait around the perimeter and all over in the playground. You may see dead or dying bugs around your home due to todays service. Please allow 6-7 days to see the products best results. Thank you!!Conducive Conditions:Keep your home pest-resistant by eliminating contact points. Trim any overgrown branches or plants touching your home. There is some vegetation around the perimeter touching the exterior.Thank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in March.....

Meritus Corp.

419 Midway Is
 Clearwater Beach, 33767
 Phone: (813) 239-4924

INVOICE

BILL TO

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

INVOICE #

3209

DATE

1/8/2024

CUSTOMER ID

568

TERMS

Due Upon Receipt

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
ST Loan Repayment			300,000.00
Interest/Origination Fees			6,000.00
			-
			-
			-
Wire Instructions:			-
Beneficiary Bank Name			
Bank OZK, Little Rock, Arkansas			-
ABA/Routing Number: 082907273			-
Beneficiary Name/Address			-
Meritus Corp			-
419 Midway Is.			-
Clearwater Beach, FL 33767			-
Beneficiary Account Number			-
2804182570			-
			-
SUBTOTAL			306,000.00
TOTAL			\$ 306,000.00



Owens Electric, Inc.
 2242 Industrial Blvd
 Sarasota, Florida 34234
 (941) 355-0035
 Service@Owens-Electric.com
 EC13002293 & EC13009131

Invoice 16277470
 Invoice Date 12/14/2023
 Completed Date 12/15/2023
 Payment Term Due Upon Receipt
 Due Date 12/14/2023

Billing Address

Belmond Reserve CDD
 2005 Pan Am Circle #Suite 300
 Tampa, FL 33607 USA

Job Address

Belmond Reserve CDD
 13004 Willow Grove Drive
 Riverview, FL 33579 USA

Description of work

Performed troubleshooting on the lighting timer at the pickleball court. It was found that the timer was bad. Removed timer and installed new. Tested and working.

Task #	Description	Quantity	Your Price	Total
ELEC-DIA-100	Regular call for evaluation of the client request; includes travel.	1.00	\$99.00	\$99.00
LBR-2.00 SVC	2 Labor Hours - Service Technician	1.00	\$330.00	\$330.00
			Sub-Total	\$429.00
			Tax	\$0.00
			Total	\$429.00
			Payment	\$0.00
			Balance Due	\$429.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

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 Inframark 2005 Pan Am Circle # 300 Tampa , FL 33607

INVOICE 5944
DATE 01/14/2024
TERMS Net 15
DUE DATE 01/29/2024

ACTIVITY	QTY	RATE	AMOUNT
Labor	4	65.00	260.00
Service dog waist station and supply bags and mut mits 2 times per week for 4 weeks			

Thank You! We Appreciate Your Business.

BALANCE DUE **\$260.00**



INVOICE

INVOICE #	INVOICE DATE
TMC 641531	1/2/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Belmond Reserve CDD
c/o Inframark
12330 Rising Oaks Trail
Riverview, FL 33579

Property Name: Belmond Reserve CDD

Address: 12330 Rising Oaks Trail
Riverview, FL 33579

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: February 1, 2024

Invoice Amount: \$10,897.00

Description	Current Amount
Monthly Landscape Maintenance January 2024	\$10,897.00

Invoice Total **\$10,897.00**

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TMC 646695	1/15/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Belmond Reserve CDD
c/o Inframark
12330 Rising Oaks Trail
Riverview, FL 33579

Property Name: Belmond Reserve CDD

Opp #379774

Irrigation Contractual Monthly Irrigation Repair
Allowance January 2024

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: February 14, 2024

Invoice Amount: \$142.14

Description	Current Amount
Irrigation	\$142.14

Excellence
Invoice Total **\$142.14**
IN COMMERCIAL LANDSCAPING

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

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

Ticket #3100034

Truck # 153

**YELLOWSTONE**
LANDSCAPE9506 N. Trask Street
Tampa, FL 33624
Phone: (813) 886-7755
Fax: (813) 886-4386CONTROL# **60613**

Invoice # _____

Invoice Date # _____

Date: 1-4-24**IRRIGATION WORK AUTHORIZATION**☐ Existing Customer- Job # _____☐ New Customer (no job#) _____CUSTOMER NAME: Belmont Reserve

FAX #: _____

Name of Authorizing Person: _____

Phone #: _____

Billing Address: _____

Job Address: _____

Description of Work Authorized**Please Print All Information**T. Mer B Tennis Court

Quantity	Material	Price	Total
3	SPRINKLER 6"	15.00	45.00
3	NOZZLE 1/2 B.V.D	2.38	7.14
3	1'		
		Total Materials:	52.14
Labor: <u>1 1/2 hr</u>		Total Labor:	90.00
		TOTAL:	142.14

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) _____

CHECK REQUEST FORM
Belmond Reserve

Date: 1/8/2024

Invoice#: 01052024-01

Vendor#: V00023

Vendor Name: Belmond Reserve

Pay From: Truist Acct# 6346

Description: Series 2020 - FY 24 Tax Dist ID 655

Code to: 200.103200.1000

Amount: \$12,471.20

Requested By: 1/8/2024
Teresa Farlow

BELMOND RESERVE CDD
DISTRICT CHECK REQUEST

Today's Date 1/5/2024
Check Amount **\$12,471.20**
Payable To Belmond Reserve CDD
Check Description Series 2020 - FY 24 Tax Dist. ID 655
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 2024, TAX YEAR 2023

Net O&M
Net DS
Net Total

Dollar Amounts	Fiscal Year 2024 Percentages	
827,299.86	57.614%	0.576100
608,643.34	42.386%	0.423900
1,435,943.20	100.0000%	1.000000

91%

Date Received	Amount Received	57.61%	57.61%	42.39%	42.39%	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			
11/8/2023	4,165.72	2,400.02	2,400.02	1,765.70	1,765.70	-	644	1408
11/17/2023	22,908.98	13,198.71	13,198.71	9,710.27	9,710.27	-	646	1408
11/22/2023	18,743.29	10,798.70	10,798.70	7,944.59	7,944.59	-	647	1423
12/5/2023	136,063.82	78,391.39	78,391.39	57,672.43	57,672.43	-	649	1423
12/7/2023	1,069,781.82	616,340.78	616,340.78	453,441.04	453,441.04	-	651	1423
12/15/2023	31,791.48	18,316.24	18,316.24	13,475.24	13,475.24	-	652	1430
1/5/2024	29,422.71	16,951.51	16,951.51	12,471.20	12,471.20	-	655	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	1,312,877.82	756,397.35	756,397.35	556,480.47	556,480.47			
Net Total on Roll	1,435,943.20		827,299.86		608,643.34			
Collection Surplus / (Deficit)	(123,065.38)		(70,902.51)		(52,162.87)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 12-11-2023 to 12-31-2023 dated 01-05-2024 - Run 01/04/2024 12:50PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Installment	655	DD0154	FISHHAWK RANCH CDD	18,719.32	0.00	0.00	0.00	-561.58	18,157.74	363.17	17,794.57
Real Estate Current, Real Estate Installment	655	DD0154	FISHHAWK RANCH CDD	122,753.85	0.00	0.00	0.00	-3,670.48	119,083.37	2,381.67	116,701.70
Real Estate Current	655	DD0155	LYNWOOD CDD	7,807.05	0.00	0.00	0.00	-262.15	7,544.90	150.90	7,394.00
Real Estate Installment	655	DD0155	LYNWOOD CDD	745.96	0.00	0.00	0.00	-22.38	723.58	14.47	709.11
Real Estate Current, Real Estate Installment	655	DD0155	LYNWOOD CDD	8,553.01	0.00	0.00	0.00	-284.53	8,268.48	165.37	8,103.11
Real Estate Current	655	DD0156	RHODINE ROAD NORTH CDD	7,095.76	0.00	0.00	0.00	-212.87	6,882.89	137.66	6,745.23
Real Estate Installment	655	DD0156	RHODINE ROAD NORTH CDD	515.24	0.00	0.00	0.00	-15.46	499.78	9.99	489.79
Real Estate Current, Real Estate Installment	655	DD0156	RHODINE ROAD NORTH CDD	7,611.00	0.00	0.00	0.00	-228.33	7,382.67	147.65	7,235.02
Real Estate Current	655	DD0157	NORTH PARK ISLE CDD	2,495.75	0.00	0.00	0.00	-74.87	2,420.88	48.41	2,372.47
Real Estate Current	655	DD0158	BELMOND RESERVE CDD	30,989.74	0.00	0.00	0.00	-966.57	30,023.17	600.46	29,422.71
Real Estate Current	655	DD0159	HAWKSTONE CDD	118,397.01	0.00	0.00	0.00	-3,551.94	114,845.07	2,296.90	112,548.17
Real Estate Current	655	DD0160	BERRY BAY CDD	8,357.82	0.00	0.00	0.00	-250.74	8,107.08	162.14	7,944.94
Real Estate Current	655	DD0163	VARREA SOUTH CDD	1,766.13	0.00	0.00	0.00	-52.99	1,713.14	34.26	1,678.88
Real Estate Current	655	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	4,976.34	0.00	0.00	0.00	-149.28	4,827.06	96.54	4,730.52
Real Estate Current	655	DD0170	WATERSET SOUTH CDD	16,339.02	0.00	0.00	0.00	-490.18	15,848.84	316.98	15,531.86
Real Estate Current	655	DF0001	FLORIDA GREEN FINANCE AUTHORITY	272,267.67	0.00	0.00	0.00	0.00	272,267.67	5,445.35	266,822.32
Real Estate Installment	655	DF0001	FLORIDA GREEN FINANCE AUTHORITY	7,020.80	0.00	0.00	0.00	0.00	7,020.80	140.42	6,880.38
Real Estate Current, Real Estate Installment	655	DF0001	FLORIDA GREEN FINANCE AUTHORITY	279,288.47	0.00	0.00	0.00	0.00	279,288.47	5,585.77	273,702.70
Real Estate Current	655	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	6,700.66	0.00	0.00	0.00	0.00	6,700.66	134.01	6,566.65
Real Estate Installment	655	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	280.49	0.00	0.00	0.00	0.00	280.49	5.61	274.88

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

Prepared by:



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

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 668,816	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 668,816
Cash in Transit	-	12,471	-	-	-	-	-	12,471
Due From Developer	159,383	-	-	-	-	-	-	159,383
Due From Other Funds	47,475	-	-	99	-	-	-	47,574
Investments:								
Acq. & Construction - Amenity	-	46	-	1,260	-	-	-	1,306
Acquisition & Construction Account	-	10,761	-	-	951	-	-	11,712
Cost of Issuance Fund	-	-	-	-	10,120	-	-	10,120
Reserve Fund	-	296,700	17,525	-	-	-	-	314,225
Revenue Fund	-	579,157	16,602	-	-	-	-	595,759
Fixed Assets								
Construction Work In Process	-	-	-	-	-	9,547,088	-	9,547,088
Amount To Be Provided	-	-	-	-	-	-	10,716,000	10,716,000
TOTAL ASSETS	\$ 875,674	\$ 899,135	\$ 34,127	\$ 1,359	\$ 11,071	\$ 9,547,088	\$ 10,716,000	\$ 22,084,454

LIABILITIES

Accounts Payable	\$ 358,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 358,979
Accrued Expenses	(10,750)	-	-	-	-	-	-	(10,750)
Bonds Payable	-	-	-	-	-	-	10,716,000	10,716,000
Due To Other Funds	-	16,418	31,156	-	-	-	-	47,574
Deferred Inflow of Resources	159,383	-	-	-	-	-	-	159,383
TOTAL LIABILITIES	507,612	16,418	31,156	-	-	-	10,716,000	11,271,186

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Balance Sheet
As of January 31, 2024
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	882,717	2,971	-	-	-	-	885,688
Capital Projects	-	-	-	1,359	11,071	-	-	12,430
Unassigned:	368,062	-	-	-	-	9,547,088	-	9,915,150
TOTAL FUND BALANCES	368,062	882,717	2,971	1,359	11,071	9,547,088	-	10,813,268
TOTAL LIABILITIES & FUND BALANCES	\$ 875,674	\$ 899,135	\$ 34,127	\$ 1,359	\$ 11,071	\$ 9,547,088	\$ 10,716,000	\$ 22,084,454

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Rental Income	\$ -	\$ 250	\$ 250	0.00%
Special Assmnts- Tax Collector	777,662	755,509	(22,153)	97.15%
Special Assmnts- CDD Collected	75,542	24,398	(51,144)	32.30%
Other Miscellaneous Revenues	-	600	600	0.00%
TOTAL REVENUES	853,204	780,757	(72,447)	91.51%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Trustee Fees	4,500	-	4,500	0.00%
Disclosure Report	8,200	1,400	6,800	17.07%
District Counsel	10,000	7,686	2,314	76.86%
District Engineer	4,000	818	3,182	20.45%
District Manager	36,000	12,000	24,000	33.33%
Accounting Services	4,500	1,500	3,000	33.33%
Auditing Services	6,400	-	6,400	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	78	172	31.20%
Public Officials Insurance	2,329	2,592	(263)	111.29%
Legal Advertising	2,500	497	2,003	19.88%
Bank Fees	250	102	148	40.80%
Misc-Ad Valorem Taxes	-	11,778	(11,778)	0.00%
Website Administration	3,000	1,000	2,000	33.33%
Miscellaneous Expenses	300	786	(486)	262.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Operating Loan Repayment	309,000	6,000	303,000	1.94%
Total Administration	404,904	49,412	355,492	12.20%
<u>Utility Services</u>				
Utility - Water	18,000	4,833	13,167	26.85%
Utility - Electric	12,000	18,764	(6,764)	156.37%
Utility - Street Lights	90,000	21,132	68,868	23.48%
Total Utility Services	120,000	44,729	75,271	37.27%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	4,000	8,000	33.33%
Waterway Management	13,100	5,205	7,895	39.73%
Contracts-Janitorial Services	7,500	1,312	6,188	17.49%
Contracts-Pools	10,000	5,125	4,875	51.25%
Contract-Dumpster Rental	2,400	-	2,400	0.00%
Liability/Property Insurance	25,000	12,611	12,389	50.44%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	15,000	8,927	6,073	59.51%
Landscape Maintenance	125,000	55,848	69,152	44.68%
Plant Replacement Program	2,000	924	1,076	46.20%
Irrigation Maintenance	7,000	5,701	1,299	81.44%
Total Other Physical Environment	221,500	99,653	121,847	44.99%
<u>Clubhouse</u>				
Payroll-Pool Monitors	56,000	-	56,000	0.00%
Clubhouse Security Systems	1,500	-	1,500	0.00%
Employee - Clubhouse Staff	35,000	-	35,000	0.00%
Clubhouse Internet, TV, Phone	1,800	552	1,248	30.67%
R&M-Clubhouse	10,000	1,688	8,312	16.88%
Access Control Maintenance & Repair	2,500	-	2,500	0.00%
Total Clubhouse	106,800	2,240	104,560	2.10%
TOTAL EXPENDITURES	853,204	196,034	657,170	22.98%
Excess (deficiency) of revenues				
Over (under) expenditures	-	584,723	584,723	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(216,661)		
FUND BALANCE, ENDING		\$ 368,062		

ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2024

Series 2020 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 11,064	\$ 11,064	0.00%
Special Assmnts- Tax Collector	571,620	553,429	(18,191)	96.82%
Special Assmnts- CDD Collected	21,168	20,577	(591)	97.21%
TOTAL REVENUES	592,788	585,070	(7,718)	98.70%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	210,000	-	210,000	0.00%
Interest Expense	382,788	192,772	190,016	50.36%
Total Debt Service	592,788	192,772	400,016	32.52%
TOTAL EXPENDITURES	592,788	192,772	400,016	32.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	392,298	392,298	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		490,419		
FUND BALANCE, ENDING		\$ 882,717		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2023 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 548	\$ 548	0.00%
Special Assmnts- CDD Collected	34,410	-	(34,410)	0.00%
TOTAL REVENUES	34,410	548	(33,862)	1.59%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	8,000	14,000	(6,000)	175.00%
Interest Expense	26,410	13,520	12,890	51.19%
Total Debt Service	34,410	27,520	6,890	79.98%
TOTAL EXPENDITURES	34,410	27,520	6,890	79.98%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(26,972)	(26,972)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		29,943		
FUND BALANCE, ENDING		\$ 2,971		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2020 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,359		
FUND BALANCE, ENDING		<u>\$ 1,359</u>		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2023 Capital Projects Fund (301)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15	\$ 15	0.00%
TOTAL REVENUES	-	15	15	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	15	15	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		11,056		
FUND BALANCE, ENDING		<u>\$ 11,071</u>		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fixed Asset Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		9,547,088		
FUND BALANCE, ENDING		<u>\$ 9,547,088</u>		

BELMOND RESERVE CDD

Bank Reconciliation

Bank Account No. 6346 TRUIST - GF Operating
Statement No. 01-24
Statement Date 1/31/2024

G/L Balance (LCY)	675,471.78	Statement Balance	696,410.09
G/L Balance	675,471.78	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	696,410.09
Subtotal	675,471.78	Outstanding Checks	20,938.31
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	675,471.78	Ending Balance	675,471.78
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/21/2023	Payment	1374	RYAN MOTKO	200.00	200.00	0.00
12/7/2023	Payment	1421	ZEBRA CLEANING TEAM	1,375.00	1,375.00	0.00
12/14/2023	Payment	1428	RYAN MOTKO	200.00	200.00	0.00
12/20/2023	Payment	1430	BELMOND RESERVE CDD	13,475.24	13,475.24	0.00
12/20/2023	Payment	1432	SOUTHEAST WIRING SOLUTIONS INC	109.99	109.99	0.00
12/20/2023	Payment	1433	WM CORPORATE SERVICES, INC.	483.23	483.23	0.00
12/20/2023	Payment	1435	ZEBRA CLEANING TEAM	1,250.00	1,250.00	0.00
1/10/2024	Payment	1436	AFFORDABLE LOCK & SECURITY	162.37	162.37	0.00
1/10/2024	Payment	1437	BOCC	1,105.30	1,105.30	0.00
1/10/2024	Payment	1438	SPEAREM ENTERPRISES	260.00	260.00	0.00
1/10/2024	Payment	1439	STRALEY ROBIN VERICKER	4,999.16	4,999.16	0.00
1/10/2024	Payment	1440	YELLOWSTONE LANDSCAPE	157.13	157.13	0.00
1/12/2024		JE000384	TECO-Cashier Check	6,666.27	6,666.27	0.00
1/18/2024	Payment	1441	ALBERTO VIERA	200.00	200.00	0.00
1/18/2024	Payment	1442	AQUATIC WEED CONTROL INC	1,087.00	1,087.00	0.00
1/18/2024	Payment	1444	CARLOS DE LA OSSA	200.00	200.00	0.00
1/18/2024	Payment	1445	CHARTER COMMUNICATIONS	137.96	137.96	0.00
1/18/2024	Payment	1446	JNJ CLEANING SERVICES LLC	520.00	520.00	0.00
1/18/2024	Payment	1449	SOUTHEAST WIRING SOLUTIONS INC	109.99	109.99	0.00
1/18/2024	Payment	1450	STANTEC CONSULTING SERVICES INC.	818.00	818.00	0.00
1/18/2024	Payment	1451	WM CORPORATE SERVICES, INC.	1,257.79	1,257.79	0.00
1/18/2024	Payment	1452	YELLOWSTONE LANDSCAPE	10,897.00	10,897.00	0.00
1/24/2024	Payment	1455	FIELDS CONSULTING GROUP, LLC	125.00	125.00	0.00
1/24/2024	Payment	1456	KYLE SMITH	200.00	200.00	0.00
1/24/2024	Payment	1457	SPEAREM ENTERPRISES	260.00	260.00	0.00
Total Checks				46,256.43	46,256.43	0.00
Deposits						
1/3/2024		JE000380	CK#170## - Clubhouse Rental	G/L 50.00	50.00	0.00
1/17/2024		JE000381	CK#206## - Clubhouse Rental	G/L 50.00	50.00	0.00
1/17/2024		JE000383	CK#1145##### - Clubhouse Rental	G/L 50.00	50.00	0.00
1/24/2024		JE000385	CK#7564#### - Clubhouse Rental	G/L 50.00	50.00	0.00
1/30/2024		JE000399	CK#1301#### - Clubhouse Rental	G/L 50.00	50.00	0.00

BELMOND RESERVE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
1/5/2024		JE000401	Debt Service/ Tax Revenue	G/L	29,422.71	29,422.71	0.00
Total Deposits					29,672.71	29,672.71	0.00
Outstanding Checks							
6/22/2023	Payment	1306	MANMOHAN KUMAR		50.00	0.00	50.00
9/21/2023	Payment	1368	SOUTHEAST WIRING SOLUTIONS INC		109.99	0.00	109.99
12/7/2023	Payment	DD135	Payment of Invoice 001000		244.65	0.00	244.65
12/7/2023	Payment	DD136	Payment of Invoice 001001		3,554.15	0.00	3,554.15
12/7/2023	Payment	DD137	Payment of Invoice 001002		369.27	0.00	369.27
12/7/2023	Payment	DD138	Payment of Invoice 001003		1,013.36	0.00	1,013.36
12/7/2023	Payment	DD139	Payment of Invoice 001004		1,246.25	0.00	1,246.25
12/7/2023	Payment	DD140	Payment of Invoice 001005		197.52	0.00	197.52
12/7/2023	Payment	DD141	Payment of Invoice 001006		31.92	0.00	31.92
1/18/2024	Payment	1447	NICHOLAS J. DISTER		200.00	0.00	200.00
1/18/2024	Payment	1448	RYAN MOTKO		200.00	0.00	200.00
1/18/2024	Payment	1453	ZEBRA CLEANING TEAM		1,250.00	0.00	1,250.00
1/22/2024	Payment	1454	BELMOND RESERVE CDD		12,471.20	0.00	12,471.20
Total Outstanding Checks.....					20,938.31		20,938.31

BELMOND RESERVE CDD

Field Inspection - February 2024

Thursday, February 15, 2024

Prepared For Belmond Reserve Board Of Supervisors

21 Items Identified



Item 1

No issues spotted with the pool.



Item 2

Assigned To Jayman Enterprises

Gate hinges are fixed and the door locks correctly, but the bottom still gets caught on the concrete. The sidewalk is is going to be grinded so the gate will clear.



Item 3

Assigned To JNJ Cleaning

Inside the clubhouse looks good, just a few scuffs on the walls.



Item 4

Documenting damage to the landscaping from the construction on the Preschool.



Item 5

Assigned To Yellowstone

Landscaping around the clubhouse looks great. Fountaingrass is recently trimmed.



Item 6

Assigned To Yellowstone

Some minor weeding and edging is needed in the surrounding landscaping beds.



Item 7

Assigned To Aquatic Weed Control
Pond A looks good. Hog damage is starting to fill in with grass, hog trapper has set traps and cameras in the area.



Item 8

Assigned To Yellowstone
Viburnum, Fountain Grass, Firebush, and Magnolias are healthy. The property could use some more mulch throughout.



Item 9

Assigned To JNJ Cleaning

Residents dumping trash around the dumpster is still an issue.



Item 10

Assigned To Yellowstone

The two Bottlebrush trees by the dog park continue to struggle. They are irrigated, fertilized, and pest free. Growth will be monitored in the spring, different trees may be needed if they don't recover.



Item 11

Assigned To Yellowstone

Dog park looks good. Turf will need fertilization in the spring.



Item 12

Assigned To Yellowstone

The turf is looking better and better at the Willow Grove Rd island. A quote is needed for about 45 Jasmine fill-ins to be planted in the spring.



Item 13

Assigned To Yellowstone
Turf and trees look good along
Shining Willow St.



Item 14

Assigned To Aquatic Weed Control
The wetland looks good.



Item 15

Assigned To Aquatic Weed Control
Pond G looks good.



Item 16

Assigned To Yellowstone
Landscaping looks good up front,
new annuals are in.



Item 17

Assigned To Jayman Enterprises
Monument repairs underway.



Item 18

Assigned To Yellowstone
The variegated ginger that was
transplanted to the Orchid Ash St
pocket park is doing well so far.



Item 19

Assigned To Yellowstone

The Brookside moss Dr Island looks good.



Item 20

Assigned To Home Builder

Construction is tearing up some of the turf at the end of Hayes Clan Rd.



Item 21

Assigned To Yellowstone

The Hayes Clan Rd island looks good.