

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MAY 02, 2024**

**AGENDA PACKAGE**



2005 PAN AM CIRLE SUITE 300  
TAMPA FL, 33607

# Belmond Reserve Community Development District

## Board of Supervisors

Carlos de la Ossa, Chairman  
Nick Dister, Vice Chairperson  
Kyle Smith, Assistant Secretary  
Alberto Viera, Assistant Secretary  
Ryan Motko, Assistant Secretary

## District Staff

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

## Regular Meeting Agenda

Thursday, May 02, 2024 at 2:00 p.m.

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The Regular Meeting of the **Belmond Reserve Community Development District** will be held May 02, 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 the meeting now](#)

**Meeting ID:** 215 817 490 035 **Passcode:** 45UmMF

**Dial-in by phone** +1 646-838-1601 **Pin:** 227 773 399#

*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 Resolution 2024-01; Approving FY 2025 Proposed Budget & Setting Public Hearing
- B. Annual Notice of Qualified Electors
- C. Consideration of Resolution 2024-02; Announcing Landowner Election

### 4. CONSENT AGENDA

- A. Approval of Minutes of the April 04 2024 Regular Meeting
- B. Consideration of Operation and Maintenance March 2024
- C. Acceptance of the Financials and Approval of the Check Register for March 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 June 06, 2024 at 2:00 p.m.

## RESOLUTION 2024-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Belmond Reserve Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

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

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

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

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

DATE: July 11, 2024

HOUR: 2:00 p.m.

LOCATION: Offices of Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

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

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

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

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

**PASSED AND ADOPTED ON MAY 2, 2024.**

Attest:

**Belmond Reserve Community  
Development District**

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

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

**Exhibit A: Proposed Budget for Fiscal Year 2024/2025**



Belmond Reserve  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2025**

Preliminary Budget

Prepared by:



Belmond Reserve  
Community Development District

**Budget Overview**

Fiscal Year 2025

Belmond Reserve  
Community Development District

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Belmond Reserve  
Community Development District

**Operating Budget**

Fiscal Year 2025

**Belmond Reserve**  
Community Development District

*General Fund*

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2025 Budget

<i>ACCOUNT DESCRIPTION</i>	<b>ADOPTED BUDGET FY 2024</b>	<b>ACTUAL THRU 3/31/24</b>	<b>PROJECTED April- 10/1/2024</b>	<b>TOTAL PROJECTED FY 2024</b>	<b>% +/- Budget</b>	<b>ANNUAL BUDGET FY 2025</b>
<b>REVENUES</b>						
Operations & Maintenance Assmts - On Roll	\$ 777,662	\$ 769,632	\$ 8,030	\$ 777,662	\$ -	\$ 501,222
Special Assmnts- CDD Collected	75,542	45,982	29,560	75,542	-	50,202
<b>TOTAL REVENUES</b>	<b>\$ 853,204</b>	<b>\$ 816,614</b>	<b>\$ 37,590</b>	<b>\$ 854,204</b>		<b>\$ 551,424</b>
<b>EXPENDITURES</b>						
<b>Financial and Administrative</b>						
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 7,000	\$ 12,000	\$ -	\$ 12,000
Onsite Staff	35,000	-	-	-	(1)	65,000
District Management	36,000	18,000	18,000	36,000	-	36,000
Field Management	12,000	6,000	6,000	12,000	-	12,000
Accounting Services	4,500	2,250	2,250	4,500	-	4,500
Dissemination Agent/Reporting	-	-	-	-	-	-
Website Admin Services	3,000	1,500	1,500	3,000	-	3,000
District Engineer	4,000	1,588	2,412	4,000	-	4,000
District Counsel	10,000	8,456	8,549	17,005	1	10,000
Trustees Fees	4,500	2,837	1,663	4,500	-	4,500
Auditing Services	6,400	-	6,400	6,400	-	6,400
Postage, Phone, Faxes, Copies	250	208	42	250	-	250
Legal Advertising	2,500	952	1,548	2,500	-	2,500
Bank Fees	250	132	118	250	-	250
Dues, Licenses & Fees	175	2,100	-	2,100	11	175
Website ADA Compliance	1,500	1,500	-	1,500	-	1,500
Disclosure Report	8,200	2,100	6,100	8,200	-	8,200
Misc Admin	300	896	-	896	2	300
Operating Loan Repayment	309,000	6,000	303,000	309,000	-	-
<b>Total Financial and Administrative</b>	<b>\$ 449,575</b>	<b>\$ 59,519</b>	<b>\$ 364,582</b>	<b>\$ 424,101</b>		<b>\$ 170,575</b>
<b>Insurance</b>						
General Liability	\$ 25,000	\$ 12,611	\$ 12,389	\$ 25,000	\$ -	\$ -
Public Officials Insurance	2,329	2,592	-	2,592	0	2,329
Property & Casualty Insurance			-	-	-	25,000
Deductible	2,500	-	2,500	2,500	-	2,500
<b>Total Insurance</b>	<b>\$ 29,829</b>	<b>\$ 15,203</b>	<b>\$ 14,889</b>	<b>\$ 30,092</b>		<b>\$ 29,829</b>
<b>Utility Services</b>						
Electric Utility Services	\$ 12,000	\$ 5,041	\$ 6,959	\$ 12,000	\$ -	\$ 3,500
Street Lights	90,000	47,227	42,773	90,000	-	60,000
Amenity Internet	1,800	871	929	1,800	-	1,800
Water/Waste	18,000	4,833	4,886	9,719	(0)	12,000
<b>Total Utility Services</b>	<b>\$ 121,800</b>	<b>\$ 57,972</b>	<b>\$ 55,547</b>	<b>\$ 113,519</b>		<b>\$ 77,300</b>

**Belmond Reserve**  
Community Development District

*General Fund*

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2025 Budget

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>	<b>% +/-</b>	<b>ANNUAL</b>
	<b>BUDGET</b>	<b>THRU</b>	<b>April-</b>	<b>PROJECTED</b>		<b>BUDGET</b>
	<b>FY 2024</b>	<b>3/31/24</b>	<b>10/1/2024</b>	<b>FY 2024</b>	<b>Budget</b>	<b>FY 2025</b>
<b><i>Amenity</i></b>						
Pool Monitor	\$ 56,000		\$ 56,000	\$ 56,000	\$ -	\$ 24,000
Janitorial - Contract	7,500	1,312	6,188	7,500	-	9,000
Garbage Dumpster - Rental/Collection	2,400	-	2,400	2,400	-	2,400
Amenity R&M	10,000	4,557	4,607	9,164	(0)	10,000
Access Control R&M	2,500	110	2,390	2,500	-	-
Key Card Distribution	-	-	-	-	-	2,500
Dog Waste Station Service and Supplies	-	-	-	-	-	3,120
Pool Maintenance - Contract	10,000	7,625	2,375	10,000	-	16,000
Pool Treatments & Other R&M	-	-	-	-	-	3,000
Security Monitoring Services	1,500	-	1,500	1,500	-	1,500
MISC Contingency	-	-	-	-	-	15,000
<b><i>Total Amenity</i></b>	<b>\$ 89,900</b>	<b>\$ 13,604</b>	<b>\$ 75,460</b>	<b>\$ 89,064</b>		<b>\$ 86,520</b>
<b><i>Landscape and Pond Maintenance</i></b>						
Landscape Maintenance - Contract	\$ 125,000	\$ 82,286	\$ 83,190	\$ 165,476	\$ 0	\$ 132,000
Landscaping - R&M	15,000	10,198	4,802	15,000	-	15,000
Landscaping - Mulch	-	-	-	-	-	10,000
Landscaping - Plant Replacement Program	2,000	1,152	848	2,000	-	2,000
Irrigation Maintenance	7,000	6,070	930	7,000	-	10,000
Aquatics - Contract	-	-	-	-	-	13,200
Waterway Management Program	13,100	12,779	12,919	25,698	1	5,000
<b><i>Total Landscape and Pond Maintenance</i></b>	<b>\$ 162,100</b>	<b>\$ 112,485</b>	<b>\$ 102,690</b>	<b>\$ 215,175</b>		<b>\$ 187,200</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 853,204</b>	<b>\$ 258,783</b>	<b>\$ 613,168</b>	<b>\$ 871,951</b>		<b>\$ 551,424</b>

**Budget Narrative**  
Fiscal Year 2025

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

**District Management**

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

**Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Budget Narrative**  
Fiscal Year 2025

<b>EXPENDITURES</b>
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**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

**Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

**Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.



**Budget Narrative**  
Fiscal Year 2025

<b>EXPENDITURES</b>
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**Financial and Administrative** (continued)

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

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

**Mailings**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Onsite Office Supplies**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Disclosure Report**

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

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Budget Narrative**  
Fiscal Year 2025

**EXPENDITURES**

**Insurance**

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Deductible**

District's share of expenses for insured property when a claim is filed.

**EXPENDITURES**

**Utility Services**

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Gas**

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

**Facility A/C & Heating R&M**

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

**Budget Narrative**  
Fiscal Year 2025

<b>EXPENDITURES</b>
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**Amenity**

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

**Athletic Courts and Field Maintenance**

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

**Clubhouse Office Supplies**

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

**Budget Narrative**  
Fiscal Year 2025

<b>EXPENDITURES</b>
---------------------

**Amenity (Continued)**

**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

**Sidewalk, Pavement, Signage R&M**

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

**Trail/Bike Path Maintenance**

Cost of upkeep to bike paths and trails on CDD property.

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

Cost of permits required for CDD pool and spa operation as required by law.

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

<b>EXPENDITURES</b>
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**Landscape and Pond Maintenance**

**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**Budget Narrative**  
Fiscal Year 2025

**EXPENDITURES**

**Landscape and Pond Maintenance (Continued)**

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

**EXPENDITURES**

**Contingency/Reserves**

**Contingency**

Funds set aside for projects, as determined by the district's board.

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Belmond Reserve  
Community Development District

**Debt Service Budgets**

Fiscal Year 2025

Belmond Reserve  
Community Development District

*Series 2020 Debt Service*

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Series 2020 Bonds  
Fiscal Year 2025

<b>REVENUES</b>		
CDD Debt Service Assessments	\$	592,209
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>592,209</b>
<b>EXPENDITURES</b>		
Series 2020 May Bond Interest Payment	\$	190,016
Series 2020 May Bond Principal Payment	\$	215,000
Series 2020 November Bond Interest Payment	\$	187,194
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>592,209</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>		
Bonds Outstanding - Period Ending 11/1/2024	\$	9,795,000
Principal Payment Applied Toward Series 2020 Bonds	\$	215,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$</b>	<b>9,580,000</b>

Belmond Reserve  
Community Development District

Series 2020 Debt Service

Belmond Reserve Community Development District  
Special Assessment Revenue Bonds, Series 2020

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2021	\$ 10,410,000			\$ 216,796	\$ 216,796
11/1/2021	\$ 10,410,000			\$ 198,088	\$ 198,088
5/1/2022	\$ 10,410,000	\$ 200,000	2.63%	\$ 198,088	\$ 398,088
11/1/2022	\$ 10,210,000			\$ 195,463	\$ 195,463
5/1/2023	\$ 10,210,000	\$ 205,000	2.63%	\$ 195,463	\$ 400,463
11/1/2023	\$ 10,005,000			\$ 192,772	\$ 192,772
5/1/2024	\$ 10,005,000	\$ 210,000	2.63%	\$ 192,772	\$ 402,772
11/1/2024	\$ 9,795,000			\$ 190,016	\$ 190,016
5/1/2025	\$ 9,795,000	\$ 215,000	2.63%	\$ 190,016	\$ 405,016
11/1/2025	\$ 9,580,000			\$ 187,194	\$ 187,194
5/1/2026	\$ 9,580,000	\$ 220,000	3.25%	\$ 187,194	\$ 407,194
11/1/2026	\$ 9,360,000			\$ 183,619	\$ 183,619
5/1/2027	\$ 9,360,000	\$ 225,000	3.25%	\$ 183,619	\$ 408,619
11/1/2027	\$ 9,135,000			\$ 179,963	\$ 179,963
5/1/2028	\$ 9,135,000	\$ 235,000	3.25%	\$ 179,963	\$ 414,963
11/1/2028	\$ 8,900,000			\$ 176,144	\$ 176,144
5/1/2029	\$ 8,900,000	\$ 245,000	3.25%	\$ 176,144	\$ 421,144
11/1/2029	\$ 8,655,000			\$ 172,163	\$ 172,163
5/1/2030	\$ 8,655,000	\$ 250,000	3.25%	\$ 172,163	\$ 422,163
11/1/2030	\$ 8,405,000			\$ 168,100	\$ 168,100
5/1/2031	\$ 8,405,000	\$ 260,000	4.00%	\$ 168,100	\$ 428,100
11/1/2031	\$ 8,145,000			\$ 162,900	\$ 162,900
5/1/2032	\$ 8,145,000	\$ 270,000	4.00%	\$ 162,900	\$ 432,900
11/1/2032	\$ 7,875,000			\$ 157,500	\$ 157,500
5/1/2033	\$ 7,875,000	\$ 280,000	4.00%	\$ 157,500	\$ 437,500
11/1/2033	\$ 7,595,000			\$ 151,900	\$ 151,900
5/1/2034	\$ 7,595,000	\$ 295,000	4.00%	\$ 151,900	\$ 446,900
11/1/2034	\$ 7,300,000			\$ 146,000	\$ 146,000
5/1/2035	\$ 7,300,000	\$ 305,000	4.00%	\$ 146,000	\$ 451,000
11/1/2035	\$ 6,995,000			\$ 139,900	\$ 139,900
5/1/2036	\$ 6,995,000	\$ 320,000	4.00%	\$ 139,900	\$ 459,900
11/1/2036	\$ 6,675,000			\$ 133,500	\$ 133,500
5/1/2037	\$ 6,675,000	\$ 330,000	4.00%	\$ 133,500	\$ 463,500
11/1/2037	\$ 6,345,000			\$ 126,900	\$ 126,900
5/1/2038	\$ 6,345,000	\$ 345,000	4.00%	\$ 126,900	\$ 471,900
11/1/2038	\$ 6,000,000			\$ 120,000	\$ 120,000
5/1/2039	\$ 6,000,000	\$ 360,000	4.00%	\$ 120,000	\$ 480,000
11/1/2039	\$ 5,640,000			\$ 112,800	\$ 112,800
5/1/2040	\$ 5,640,000	\$ 375,000	4.00%	\$ 112,800	\$ 487,800
11/1/2040	\$ 5,265,000			\$ 105,300	\$ 105,300
5/1/2041	\$ 5,265,000	\$ 390,000	4.00%	\$ 105,300	\$ 495,300
11/1/2041	\$ 4,875,000			\$ 97,500	\$ 97,500
5/1/2042	\$ 4,875,000	\$ 405,000	4.00%	\$ 97,500	\$ 502,500
11/1/2042	\$ 4,470,000			\$ 89,400	\$ 89,400
5/1/2043	\$ 4,470,000	\$ 420,000	4.00%	\$ 89,400	\$ 509,400
11/1/2043	\$ 4,050,000			\$ 81,000	\$ 81,000
5/1/2044	\$ 4,050,000	\$ 440,000	4.00%	\$ 81,000	\$ 521,000



## Belmond Reserve

## Community Development District

## Series 2020 Debt Service

Continued

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
11/1/2044	\$ 3,610,000			\$ 72,200	\$ 72,200
5/1/2045	\$ 3,610,000	\$ 455,000	4.00%	\$ 72,200	\$ 527,200
11/1/2045	\$ 3,155,000			\$ 63,100	\$ 63,100
5/1/2046	\$ 3,155,000	\$ 475,000	4.00%	\$ 63,100	\$ 538,100
11/1/2046	\$ 2,680,000			\$ 53,600	\$ 53,600
5/1/2047	\$ 2,680,000	\$ 495,000	4.00%	\$ 53,600	\$ 548,600
11/1/2047	\$ 2,185,000			\$ 43,700	\$ 43,700
5/1/2048	\$ 2,185,000	\$ 515,000	4.00%	\$ 43,700	\$ 558,700
11/1/2048	\$ 1,670,000			\$ 33,400	\$ 33,400
5/1/2049	\$ 1,670,000	\$ 535,000	4.00%	\$ 33,400	\$ 568,400
11/1/2049	\$ 1,135,000			\$ 22,700	\$ 22,700
5/1/2050	\$ 1,135,000	\$ 555,000	4.00%	\$ 22,700	\$ 577,700
11/1/2050	\$ 580,000			\$ 11,600	\$ 11,600
5/1/2051	\$ 580,000	\$ 580,000	4.00%	\$ 11,600	\$ 591,600
		<b>10,410,000</b>		<b>\$ 7,753,633</b>	<b>\$ 18,163,633</b>

Belmond Reserve  
Community Development District

*Series 2023 Debt Service*

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Series 2023 Bonds

Fiscal Year 2025

<b>REVENUES</b>		
CDD Debt Service Assessments	\$	35,050
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>35,050</b>
<b>EXPENDITURES</b>		
Series 2023 November Bond Principal Payment	\$	9,000
Series 2023 November Bond Interest Payment	\$	13,025
Series 2023 May Bond Interest Payment	\$	13,025
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>35,050</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>		
Bonds Outstanding - Period Ending 11/1/2024	\$	484,000
Principal Payment Applied Toward Series 2023 Bonds	\$	9,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$</b>	<b>475,000</b>

Belmond Reserve  
Community Development District

Series 2023 Debt Service

**Belmond Reserve Community Development District  
Special Assessment Revenue Bonds, Series 2023 (Assessment Area Two)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	\$ 506,000			\$ 7,136	\$ 7,136
11/1/2023	\$ 506,000	\$ 14,000	4.500%	\$ 13,520	\$ 27,520
5/1/2024	\$ 492,000			\$ 13,205	\$ 13,205
11/1/2024	\$ 492,000	\$ 8,000	4.500%	\$ 13,205	\$ 21,205
5/1/2025	\$ 484,000			\$ 13,025	\$ 13,025
11/1/2025	\$ 484,000	\$ 9,000	4.500%	\$ 13,025	\$ 22,025
5/1/2026	\$ 475,000			\$ 12,823	\$ 12,823
11/1/2026	\$ 475,000	\$ 9,000	4.500%	\$ 12,823	\$ 21,823
5/1/2027	\$ 466,000			\$ 12,620	\$ 12,620
11/1/2027	\$ 466,000	\$ 9,000	4.500%	\$ 12,620	\$ 21,620
5/1/2028	\$ 457,000			\$ 12,418	\$ 12,418
11/1/2028	\$ 457,000	\$ 10,000	4.500%	\$ 12,418	\$ 22,418
5/1/2029	\$ 447,000			\$ 12,193	\$ 12,193
11/1/2029	\$ 447,000	\$ 10,000	4.500%	\$ 12,193	\$ 22,193
5/1/2030	\$ 437,000			\$ 11,968	\$ 11,968
11/1/2030	\$ 437,000	\$ 10,000	4.500%	\$ 11,968	\$ 21,968
5/1/2031	\$ 427,000			\$ 11,743	\$ 11,743
11/1/2031	\$ 427,000	\$ 11,000	5.500%	\$ 11,743	\$ 22,743
5/1/2032	\$ 416,000			\$ 11,440	\$ 11,440
11/1/2032	\$ 416,000	\$ 12,000	5.500%	\$ 11,440	\$ 23,440
5/1/2033	\$ 404,000			\$ 11,110	\$ 11,110
11/1/2033	\$ 404,000	\$ 12,000	5.500%	\$ 11,110	\$ 23,110
5/1/2034	\$ 392,000			\$ 10,780	\$ 10,780
11/1/2034	\$ 392,000	\$ 13,000	5.500%	\$ 10,780	\$ 23,780
5/1/2035	\$ 379,000			\$ 10,423	\$ 10,423
11/1/2035	\$ 379,000	\$ 14,000	5.500%	\$ 10,423	\$ 24,423
5/1/2036	\$ 365,000			\$ 10,038	\$ 10,038
11/1/2036	\$ 365,000	\$ 14,000	5.500%	\$ 10,038	\$ 24,038
5/1/2037	\$ 351,000			\$ 9,653	\$ 9,653
11/1/2037	\$ 351,000	\$ 15,000	5.500%	\$ 9,653	\$ 24,653
5/1/2038	\$ 336,000			\$ 9,240	\$ 9,240
11/1/2038	\$ 336,000	\$ 16,000	5.500%	\$ 9,240	\$ 25,240
5/1/2039	\$ 320,000			\$ 8,800	\$ 8,800
11/1/2039	\$ 320,000	\$ 17,000	5.500%	\$ 8,800	\$ 25,800
5/1/2040	\$ 303,000			\$ 8,333	\$ 8,333
11/1/2040	\$ 303,000	\$ 18,000	5.500%	\$ 8,333	\$ 26,333
5/1/2041	\$ 285,000			\$ 7,838	\$ 7,838
11/1/2041	\$ 285,000	\$ 19,000	5.500%	\$ 7,838	\$ 26,838
5/1/2042	\$ 266,000			\$ 7,315	\$ 7,315
11/1/2042	\$ 266,000	\$ 20,000	5.500%	\$ 7,315	\$ 27,315
5/1/2043	\$ 246,000			\$ 6,765	\$ 6,765
11/1/2043	\$ 246,000	\$ 21,000	5.500%	\$ 6,765	\$ 27,765
5/1/2044	\$ 225,000			\$ 6,188	\$ 6,188
11/1/2044	\$ 225,000	\$ 20,000	5.500%	\$ 6,188	\$ 26,188
5/1/2045	\$ 205,000			\$ 5,638	\$ 5,638
11/1/2045	\$ 205,000	\$ 20,000	5.500%	\$ 5,638	\$ 25,638

Belmond Reserve  
Community Development District

*Series 2023 Debt Service*

Continued

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
5/1/2046	\$ 185,000			\$ 5,088	\$ 5,088
11/1/2046	\$ 185,000	\$ 20,000	5.500%	\$ 5,088	\$ 25,088
5/1/2047	\$ 165,000			\$ 4,538	\$ 4,538
11/1/2047	\$ 165,000	\$ 25,000	5.500%	\$ 4,538	\$ 29,538
5/1/2048	\$ 140,000			\$ 3,850	\$ 3,850
11/1/2048	\$ 140,000	\$ 25,000	5.500%	\$ 3,850	\$ 28,850
5/1/2049	\$ 115,000			\$ 3,163	\$ 3,163
11/1/2049	\$ 115,000	\$ 25,000	5.500%	\$ 3,163	\$ 28,163
5/1/2050	\$ 90,000			\$ 2,475	\$ 2,475
11/1/2050	\$ 90,000	\$ 30,000	5.500%	\$ 2,475	\$ 32,475
5/1/2051	\$ 60,000			\$ 1,650	\$ 1,650
11/1/2051	\$ 60,000	\$ 30,000	5.500%	\$ 1,650	\$ 31,650
5/1/2052	\$ 30,000			\$ 825	\$ 825
11/1/2052	\$ 30,000	\$ 30,000	5.500%	\$ 825	\$ 30,825
		<b>\$ 506,000</b>		<b>\$ 510,931</b>	<b>\$ 1,016,931</b>

**Budget Narrative**  
Fiscal Year 2025

<b>REVENUES</b>
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**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

<b>EXPENDITURES</b>
---------------------

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.

Belmond Reserve  
Community Development District

**Supporting Budget Schedules**

Fiscal Year 2025

Sherwood Manor  
Community Development District

All Funds

Assessment Summary  
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION										
Assessment Area One- Series 2020										
Product	Units	General Fund			Debt Service Series 2020			Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change
Single Family 50'	178	\$ 1,368.85	\$ 2,125.18	\$ (756.33)	\$ 1,563.83	\$ 1,563.83	\$ -	\$ 2,932.68	\$ 3,689.01	\$ (756.33)
Single Family 60'	188	\$ 1,643.28	\$ 2,551.24	\$ (907.96)	\$ 1,876.60	\$ 1,876.60	\$ -	\$ 3,519.88	\$ 4,427.84	\$ (907.96)
	366									
Assessment Area Two- Series 2023										
Product	Units	O&M Per Unit			Debt Service Series 2023			Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change
Single Family 60'	9	\$ 1,643.28	\$ 2,551.24	\$ (907.96)	\$ 1,912.17	\$ 1,912.17	\$ -	\$ 3,555.45	\$ 4,463.41	\$ (907.96)
Single Family 70'	9	\$ 1,917.16	\$ 2,976.44	\$ (1,059.28)	\$ 2,230.86	\$ 2,230.86	\$ -	\$ 4,148.02	\$ 5,207.30	\$ (1,059.28)
	18									
Commercial Product Allocation										
Product	Units	General Fund								
		FY 2025	FY 2024	Dollar Change						
Daycare	6.04	\$ 328.66	\$ -	N/A						



*Craig Latimer*  
**Supervisor of Elections**

Our Vision: To be the best place in America to vote

GOVERNOR'S  
 STERLING  
 AWARD  
 RECIPIENT

May 1, 2024

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2024, listed below.

Community Development District	Number of Registered Electors
Belmond Reserve	422

We ask that you respond to our office with a current list of CDD office holders by **June 1** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@votehillsborough.gov](mailto:ewhite@votehillsborough.gov).

Respectfully,

Enjoli White  
 Senior Candidate Services Manager

**VoteHillsborough.gov**



**(813) 744 - 5900**

**Fred B. Karl County Center**

601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

**Robert L. Gilder Elections Service Center**

2514 N. Falkenburg Rd., Tampa, FL 33619

*See website for regional office locations.*



## RESOLUTION 2024-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING 3 MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District was established on December 10, 2019 by Ordinance No. 19-29 as amended by Ordinance No. 22-21 of the Hillsborough County Board of County Commissioners;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) previously amended the terms of office for Board seats to align with the general elections held in November during even years;

**WHEREAS**, the terms for Board seats **1, 2 and 5**, are set to expire in November 2024; and

**WHEREAS**, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 3 members of the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1.** In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect 3 members of the Board, to Board seats **1, 2 and 5**, will be held on Tuesday November 5, 2024, at 2:00 p.m. at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

**Section 2.** The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

**Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**Passed and Adopted on May 2, 2024.**

**Attest:**

**Belmond Reserve  
Community Development District**

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

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

**Notice of Landowners' Meeting and Election and  
Meeting of the Board of Supervisors of the  
Belmond Reserve Community Development District**

Notice is hereby given to the public and all landowners within the Belmond Reserve Community Development District (the “**District**”), comprised of approximately 193 acres in Hillsborough County, Florida, advising that a landowners’ meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 5, 2024  
Time: 2:00 p.m.  
Place: The Offices of Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners’ meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Bryan Radcliff, District Manager

*Run Date(s):* \_\_\_\_\_

## Instructions Relating to Landowners' Meeting of the Belmond Reserve Community Development District for the Election of Members of the Board of Supervisors

**Date:** Tuesday November 5, 2024  
**Time:** 2:00 p.m.  
**Location:** The Offices of Inframark  
 2005 Pan Am Circle, Suite 300  
 Tampa, Florida 33607

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election on November 19, 2024.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

# Landowner Proxy

## Belmond Reserve Community Development District Landowners' Meeting – November 5, 2024

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Belmond Reserve Community Development District to be held at Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, on November 5, 2024, at 2:00 p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner      Signature of Legal Owner      Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

*[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]*

**Total Number of Authorized Votes:** \_\_\_\_\_

### NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

# Official Ballot for Landowners

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## Belmond Reserve Community Development District Landowners' Meeting – November 5, 2024 (Election of 3 Supervisors)

---

The undersigned certifies that he/she/it is a fee simple owner of land located within the Belmond Reserve Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

*[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]*

**Total Number of Authorized Votes:** \_\_\_\_\_

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat _____	_____	_____
Seat _____	_____	_____
Seat _____	_____	_____

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

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

Printed Name: \_\_\_\_\_

# Official Ballot for Proxy Holders

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## Belmond Reserve Community Development District

### Landowners' Meeting – November 5, 2024

(Election of 3 Supervisors)

---

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Belmond Reserve Community Development District and described in the attached proxies.

*Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:*

-----

**Total Number of Proxies** \_\_\_\_\_

\_\_\_\_\_

**Total Number of Un-platted Acreage** \_\_\_\_\_

**Total Number of Platted Lots** \_\_\_\_\_

**Total Number of Authorized Votes** \_\_\_\_\_

-----

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	<b>Name of Candidate</b>	<b>Number of Votes</b>
<b>Seat</b> _____	_____	_____
<b>Seat</b> _____	_____	_____
<b>Seat</b> _____	_____	_____

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

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

Printed Name: \_\_\_\_\_

**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, April 04, 2024, and called to order at 2:00 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> )
Albert Viera	Assistant Secretary
Ryan Motko	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	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. Review of the Resident FY 24/25 Budget Committee Results**

- The Board reviewed an attached version of the FY 24/25 Proposed Budget that was provided by the Resident Budget Committee. The Board reviewed the various line items that were adjusted and agreed to take into consideration all recommendations prior to their Proposed Budget Meeting in May

**B. Consideration of Yellowstone Proposal**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Board reviewed the proposal from Yellowstone for community-wide mulch installations and was approved. 4-0
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**FOURTH ORDER OF BUSINESS** **Consent Agenda**

**A. Approval of Minutes of the March 07, 2024 Regular Meeting**

**B. Consideration of Operation and Maintenance February 2024**

**C. Acceptance of the Financials and Approval of the Check Register for February 2024**

Unapproved Minutes

April 04, 2024

BELMOND RESERVE CDD

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda was approved. 4-0

**FIFTH ORDER OF BUSINESS****Staff Reports****A. District Counsel****B. District Engineer****C. District Manager****i. Field Inspections Report**

The Field Inspections Report was included in the agenda package.

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

No comments

**SEVENTH ORDER OF BUSINESS****Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the meeting was adjourned at 2:08 p.m. 4-0

\_\_\_\_\_  
Bryan Radcliff  
District Manager

\_\_\_\_\_  
Carlos de la Ossa  
Chairperson



## March 2024 Meeting

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
AQUATIC WEED CONTROL INC	93661	\$1,087.00		WATERWAY SERVICE - MARCH 2024
CHARTER COMMUNICATIONS	2543561022824	\$154.97		INTERNET - 02/28/24-03/27/24
INFRAMARK LLC	111454	\$4,975.00		DISTRICT INVOICE MARCH 2024
INFRAMARK LLC	112625	\$437.56	\$5,412.56	DISTRICT SERVICES MARCH 2024
JNJ CLEANING SERVICES LLC	0350	\$520.00		AMENITY CLEANING - MARCH 2024
SOUTHEAST WIRING SOLUTIONS INC	20264962	\$109.99		ACCESS CONTROL - MARCH 2024
WM CORPORATE SERVICES, INC.	0008816-2206-2	\$750.87		WASTE SERVICE MARCH 2024
YELLOWSTONE LANDSCAPE	TMC 664962	\$10,897.00		LANDSCAPE MAINT. - MARCH 2024
ZEBRA CLEANING TEAM	6854	\$1,250.00		POOL SERVICE - MARCH 2024
<b>Monthly Contract Subtotal</b>		<b>\$20,182.39</b>		
<b>Variable Contract</b>				
ALBERTO VIERA	AV 030724	\$200.00		SUPERVISOR FEE - 03/07/24
CARLOS DE LA OSSA	CDLO 030724	\$200.00		SUPERVISOR FEE - 03/07/24
KYLE SMITH	KS 030724	\$200.00		SUPERVISOR FEE - 03/07/24
NICHOLAS J. DISTER	ND 030724	\$200.00		SUPERVISOR FEE - 03/07/24
RYAN MOTKO	RM 030724	\$200.00		SUPERVISOR FEE - 03/07/24
STRALEY ROBIN VERICKER	24236	\$770.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
US BANK	7232028	\$4,256.13		TRUSTEE FEES
<b>Variable Contract Subtotal</b>		<b>\$6,026.13</b>		
<b>Utilities</b>				
TECO	4244 031924 CC	\$845.58		ELECTRIC - 02/14/24-03/13/24
TECO	6975 031924 CC	\$1,272.02		ELECTRIC - 02/14/24-03/13/24
TECO	6983 031924 CC	\$97.97		ELECTRIC - 02/14/24-03/13/24
TECO	6985 031924 CC	\$3,627.65		ELECTRIC - 02/14/24-03/13/24
TECO	8939 031924 CC	\$45.58		ELECTRIC - 02/14/24-03/13/24
TECO	9324 031924 CC	\$30.86		ELECTRIC - 02/14/24-03/13/24
TECO	9725 031924 CC	\$376.90	\$6,296.56	ELECTRIC - 02/14/24-03/13/24
<b>Utilities Subtotal</b>		<b>\$6,296.56</b>		
<b>Regular Services</b>				
DISCLOSURE SERVICES LLC	1044	\$1,500.00		SUBSCRIPTION
JAYMAN ENTERPRISES LLC	2985	\$175.00		REPAIR KEY FOBS
JAYMAN ENTERPRISES LLC	3037	\$325.00	\$500.00	LABOR & MATERIAL
OWENS ELECTRIC INC	16191758	\$488.85		MISC. TASK
SPEAREM ENTERPRISES	5990	\$260.00		DOG WASTE STATION
STANTEC CONSULTING SERVICES INC.	2203250	\$770.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/09/24
SWINE SOLUTIONS	483	\$1,650.00		TRAPPING

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
YELLOWSTONE LANDSCAPE	TMC 658581	\$228.57		PLANT INSTALLATION
YELLOWSTONE LANDSCAPE	TMC 659961	\$171.14		IRRIGATION REPAIRS
YELLOWSTONE LANDSCAPE	TMC 671240	\$197.38	\$597.09	IRRIGATION REPAIRS
<b>Regular Services Subtotal</b>		<b>\$5,765.94</b>		
<b>Additional Services</b>				
BELMOND RESERVE CDD	03042024-01	\$6,455.41		SERIES 2020 FY24 TAX DIST ID 665
ROYCE BRAVO SECURITY & ACCESS CONTROL LLC	70180	\$1,099.00		FENCE REPAIRS
YELLOWSTONE LANDSCAPE	TMC 671239	\$958.93		REMOVALS - OAK TREE CUTBACK
<b>Additional Services Subtotal</b>		<b>\$8,513.34</b>		
<b>TOTAL</b>		<b>\$46,784.36</b>		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

P.O. Box 593258  
Orlando, FL 32859

# Invoice

Date	Invoice #
3/1/2024	93661

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	3/31/2024

Description	Amount
Monthly waterway service for (9) ponds for the month this invoice is dated.	1,087.00

Thank you for your business.

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



February 28, 2024  
 Invoice Number: 2543561022824  
 Account Number: 8337 12 029 2543561  
 Security Code: XXXXXXXXXX  
 Service At: 13004 WILLOW GROVE DR  
 RIVERVIEW FL 33579-6876

### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 855-252-0675

### Summary Service from 02/28/24 through 03/27/24 details on following pages

Previous Balance	137.96
Payments Received -Thank You!	-137.96
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	119.98
Spectrum Business™ Voice	29.99
Other Charges	5.00
Current Charges	\$154.97
<b>Total Due by 03/16/24</b>	<b>\$154.97</b>

### 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.

#### SAVE \$5 PER MONTH: ENROLL IN AUTO PAY

As a valued Spectrum Business customer, you're eligible for a monthly \$5 discount on your bill to offset a recurring \$5 payment processing charge applied to all accounts not enrolled in Auto Pay. Opt in to Auto Pay to receive this monthly discount of \$5 with your next statement. Sign up at [Spectrumbusiness.net/autopay](http://Spectrumbusiness.net/autopay).

**Switch and save** with Spectrum Mobile. To learn about our different mobile options and how you can earn 1 **FREE** Mobile Unlimited Line for 1 year, call a Spectrum Business specialist at 1-888-514-6157 today!

**Spectrum Business has a variety** of entertainment packages. To learn about our offerings and which package is best for your business, call 1-866-477-3289 today!



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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 NO RP 28 02292024 NNNNNYNN 01 001241 0004

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

Received

MAR 07

February 28, 2024

BELMOND RESERVE CDD

Invoice Number: 2543561022824  
 Account Number: 8337 12 029 2543561  
 Service At: 13004 WILLOW GROVE DR  
 RIVERVIEW FL 33579-6876

**Total Due by 03/16/24 \$154.97**

Amount you are enclosing \$

#### Please Remit Payment To:

CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



833712029254356100154971

February 28, 2024



Invoice Number: BELMOND RESERVE CDD  
 Account Number: 2543561022824  
 Security Code: 8337 12 029 2543561

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 28 02292024 NNNNNYNN 01 001241 0004

**Charge Details**

Previous Balance		137.96
Check Payment-thank You	02/22	-137.96
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/28/24 will appear on your next bill.

Service from 02/28/24 through 03/27/24

**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	10.00
	<b>\$119.98</b>

**Spectrum Business™ Internet Total \$119.98****Spectrum Business™ Voice**

<b>Phone number (813) 574-7540</b>	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
Voice Mail	0.00
	<b>\$29.99</b>

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

**Spectrum Business™ Voice Total \$29.99****Other Charges**

Payment Processing	5.00
<b>Other Charges Total</b>	<b>\$5.00</b>

<b>Current Charges</b>	<b>\$154.97</b>
<b>Total Due by 03/16/24</b>	<b>\$154.97</b>

**Billing Information**

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

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

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

**The following taxes, fees and surcharges are included in the price of the applicable service** - FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.78, Florida CST \$3.17, Sales Tax \$0.03, TRS Surcharge \$0.09.

Continued on the next page....

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

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

**Simplify your life with Auto Pay!**

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

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

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

**Payment Options**

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

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

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





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#**

#111454

**CUSTOMER ID**

C2276

**PO#****DATE**

3/1/2024

**NET TERMS**

Net 30

**DUE DATE**

3/31/2024

**Services provided for the Month of: March 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
<b>Subtotal</b>					<b>4,975.00</b>

<b>Subtotal</b>	\$4,975.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#112625

**DATE**

3/28/2024

**CUSTOMER ID**

C2276

**NET TERMS**

Net 30

**PO#**
**DUE DATE**

4/27/2024

**BILL TO**

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

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Bryan Radcliff- 1-12-24- SPECTRUM : North Park Isle CDD - Spectrum Cable bill \$425.29	1	Ea	425.29		425.29
Postage	18	Ea	0.64		11.52
B/W Copies	5	Ea	0.15		0.75
<b>Subtotal</b>					<b>437.56</b>

**Subtotal**

\$437.56

**Tax**

\$0.00

**Total Due**

\$437.56

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

INVOICE

JNJ Amenity Services LLC  
7804 Davie Ray Dr  
Zephyrhills, FL 33540

services@jnjcleanservices.com  
+1 (813) 781-8999



Belmond Reserve CDD c/o Inframark

Bill to  
Belmond Reserve CDD c/o Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, Florida 33607  
United States

Invoice details  
Invoice no.: 0350  
Invoice date: 03/20/2024  
Due date: 04/15/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Trash Remove and replace 4 large trash bags. Clean and sanitize trash bins as needed. Remove and replace 1 dog trash liners. Place dog waste bags as needed. All bags for regular trash bins and dog stations are provided by JNJ.		1	\$160.00	\$160.00
2.		Trash pickup Pick up trash around entry and pool deck only. *As needed*		1	\$50.00	\$50.00
3.		Restrooms Clean and sanitize 6 toilets, 2 urinals, and 6 sinks. Sweep/mop as needed. Supply all toilet paper, paper towels, hand soap and trash bags.		2	\$120.00	\$240.00
4.		Activity room Clean all windows inside only as needed. Sweep/mop as needed. Clean any tables and/or furniture as needed.		1	\$20.00	\$20.00
5.		Pool Deck Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in use.		1	\$50.00	\$50.00

Total \$520.00

Ways to pay



Note to customer  
Amenity cleaning services for Belmond Reserve CDD - March 2024.





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

# Invoice

Invoice # <b>20264962</b>	Customer # <b>PROJ-0108</b>	Invoice Date <b>03/01/2024</b>	Due Date <b>03/31/2024</b>	Amount Due <b>\$109.99</b>	Amount Enclosed <b>\$</b>
------------------------------	--------------------------------	-----------------------------------	-------------------------------	-------------------------------	------------------------------

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 <b>BELMOND RESERVE CDD</b>	Customer # <b>PROJ-0108</b>	Invoice # <b>20264962</b>	Invoice Date <b>03/01/2024</b>	PO Number	Amount Due <b>\$109.99</b>
---	--------------------------------	------------------------------	-----------------------------------	-----------	-------------------------------

Description	QTY	Rate	Amount
<b>BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL</b>			
ACCESS CONTROL MANAGEMENT, (03/01/2024 - 03/31/2024) :	1.00	109.99	109.99
SUBSCRIBER REMOTE ACCESS - \$50, SWS REMOTE ACCESS - \$50			

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

## CONTACT US

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

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



# INVOICE

**Customer ID:**

**28-13540-53000**

**Customer Name:**

BELMOND RESERVE

**Service Period:**

03/01/24-03/31/24

**Invoice Date:**

02/23/2024

**Invoice Number:**

0008816-2206-2

## How to Contact Us

### Visit [wm.com/MyWM](http://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

**Mar 24, 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

**\$1,149.93**

If payment is received after  
03/24/2024: **\$ 1,178.22**

### Previous Balance

1,656.85

+

### Payments

(1,257.79)

+

### Adjustments

0.00

+

### Current Invoice Charges

750.87

=

### Total Account Balance Due

**1,149.93**

## DETAILS OF SERVICE

### Details for Service Location:

Belmond Reserve, 13004 Willow Grove Dr, Riverview FL 33579-6876

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

Description	Date	Ticket	Quantity	Amount
Overage Service Yards Incident# 48712082	02/06/24	662564	1.00	260.00
Picture taken on 02/06/2024 at 06:38 AM				0.00
<b>Ticket Total</b>				<b>260.00</b>
Lock Per Unit	03/01/24		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	03/01/24		1.00	190.37
4 Yard Dumpster 2X Week	03/01/24		1.00	268.50
<b>Total Current Charges</b>				<b>750.87</b>



----- 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**

**FEB 29**

Invoice Date	Invoice Number	Customer ID (Include with your payment)
02/23/2024	0008816-2206-2	<b>28-13540-53000</b>
Payment Terms	Total Due	Amount
Total Due by 03/24/2024	\$1,149.93	
If Received after 03/24/2024	\$1,178.22	

2206000281354053000000088160000007508700000114993 3

0058191 01 MM 0.586 \*\*AUTO T7 0 7054 33607 -C04-P58249-11 I0290C87



**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

0058191-0000001-0062473



## INVOICE

INVOICE #	INVOICE DATE
TMC 664962	3/1/2024
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:** March 31, 2024

**Invoice Amount:** \$10,897.00

Description	Current Amount
Monthly Landscape Maintenance March 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.**

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		3/1/2024			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service March			1,250.00	1,250.00
We appreciate your prompt payment.					<b>Total</b>	\$1,250.00

**BELMOND RESERVE CDD**MEETING DATE: **March 07, 2024**

AV 030724

DMS: Bryan Radcliffe

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 CDD**MEETING DATE: **March 07, 2024**

CDLO 030724

DMS: Bryan Radcliffe

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 CDD**MEETING DATE: **March 07, 2024**

KS 030724

DMS: Bryan Radcliffe

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 CDD**MEETING DATE: **March 07, 2024**

ND 030724

DMS: Bryan Radcliffe

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 CDD**MEETING DATE: **March 07, 2024**

RM 030724

DMS: Bryan Radcliffe

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

**Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Belmond Reserve Community Development District

Inframark

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

March 08, 2024

Client: 001542

Matter: 000001

Invoice #: 24236

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

**SERVICES**

Date	Person	Description of Services	Hours	Amount
2/1/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
2/1/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING; DISCUSS REQUESTED COST-SHARE AGREEMENT FOR DUMPSTER ENCLOSURE WITH BRYAN RADCLIFF.	0.6	\$195.00
2/12/2024	KCH	PREPARE MAINTENANCE COST SHARING AGREEMENT BETWEEN DAYCARE AND CDD FOR DUMPSTER ENCLOSURE; EMAILS WITH BRYAN RADCLIFF REGARDING SAME.	1.5	\$487.50
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
Total Professional Services			2.6	\$770.00

March 08, 2024  
Client: 001542  
Matter: 000001  
Invoice #: 24236

Page: 2

---

Total Services	\$770.00	
Total Disbursements	\$0.00	
Total Current Charges		\$770.00
Previous Balance		\$1,960.00
Less Payments		(\$1,960.00)
<b>PAY THIS AMOUNT</b>		<b>\$770.00</b>

*Please Include Invoice Number on all Correspondence*



MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

7232028



000001023 02 SP 106481973780009 P

Belmond Reserve Community Dev Dist  
ATTN Brian Lamb District Manager  
2005 Pan AM Circle Ste 300  
Tampa, FL 33607  
United States





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7232028  
Account Number: 222960000  
Invoice Date: 02/23/2024  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Belmond Reserve Community Dev Dist  
ATTN Brian Lamb District Manager  
2005 Pan AM Circle Ste 300  
Tampa, FL 33607  
United States

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND,  
SERIES 2023(ASSESSMENT AREA TWO) REVENUE FUND**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE	\$4,256.13
------------------	------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**BELMOND RESERVE COMMUNITY DEVELOPMENT  
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,  
SERIES 2023(ASSESSMENT AREA TWO) REVENUE  
FUND**

Invoice Number:	7232028
Account Number:	222960000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:  
U.S. Bank



Invoice # 7232028  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7232028  
Invoice Date: 02/23/2024  
Account Number: 222960000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

BELMOND RESERVE COMMUNITY DEVELOPMENT  
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,  
SERIES 2023(ASSESSMENT AREA TWO) REVENUE  
FUND

Accounts Included 222960000 222960001 222960002 222960003 222960004 222960005  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 02/01/2024 - 01/31/2025				\$3,950.00
Incidental Expenses 02/01/2024 to 01/31/2025	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





**BELMOND RESERVE CDD**  
[REDACTED]  
13004 WILLOW GROVE DR  
RIVERVIEW, FL 33579-6876

**Statement Date:** March 19, 2024

**Amount Due:** \$845.58

**Due Date:** April 09, 2024

**Account #:** 221008514244

**PAYMENT BY CHECK WILL NOT BE ACCEPTED**

## Account Summary

**Current Service Period:** February 14, 2024 - March 14, 2024

Previous Amount Due	\$885.78
Payment(s) Received Since Last Statement	-\$885.78

<b>Current Month's Charges</b>	<b>\$845.58</b>
--------------------------------	-----------------

<b>Amount Due by April 09, 2024</b>	<b>\$845.58</b>
-------------------------------------	-----------------

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

## Your Energy Insight

Your average daily kWh used was **5.85% higher** than the same period last year.

Your average daily kWh used was **3.65% higher** than it was in your previous period.



Scan here to view your account online.

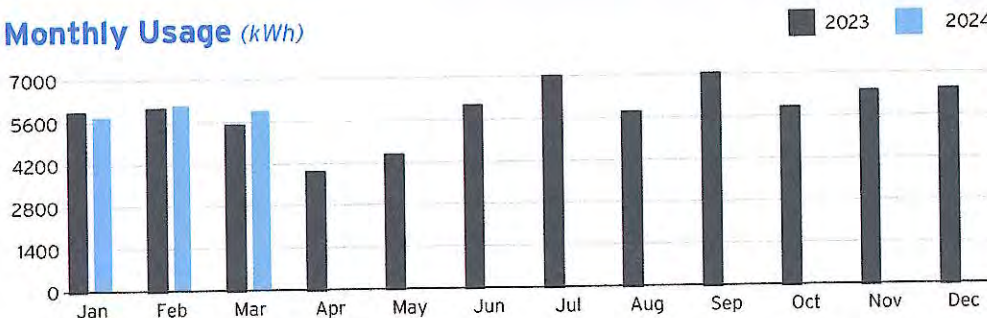
# One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Account #:** 221008514244

**Due Date:** April 09, 2024

**Amount Due:** \$845.58

**Payment Amount:** \$ \_\_\_\_\_

647680416869

Payment by check  
will not be accepted

**BELMOND RESERVE CDD**  
[REDACTED]  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**PAYMENT BY CHECK WILL NOT BE ACCEPTED**





Service For:  
13004 WILLOW GROVE DR  
RIVERVIEW, FL 33579-6876

Account #: 221008514244  
Statement Date: March 19, 2024  
Charges Due: April 09, 2024

## Meter Read

Service Period: Feb 14, 2024 - Mar 14, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000838830	03/14/2024	44,763	38,806	5,957 kWh	1	30 Days

## Charge Details



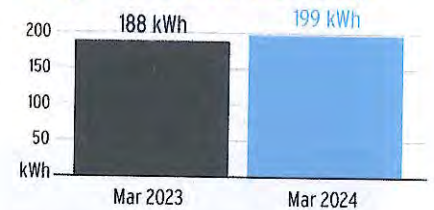
### Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	5,957 kWh @ \$0.08192/kWh	\$488.00
Fuel Charge	5,957 kWh @ \$0.03843/kWh	\$228.93
Storm Protection Charge	5,957 kWh @ \$0.00775/kWh	\$46.17
Clean Energy Transition Mechanism	5,957 kWh @ \$0.00427/kWh	\$25.44
Storm Surcharge	5,957 kWh @ \$0.00225/kWh	\$13.40
Florida Gross Receipt Tax		\$21.14

### Electric Service Cost

**\$845.58**

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$845.58**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.

### All Other Correspondences:

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free: **866-689-6469**

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.





BELMOND RESERVE CDD

RHODINE RD AND HAYS CLAN RD PH2  
RIVERVIEW, FL 33579

Statement Date: March 19, 2024

Amount Due: \$1,272.02

Due Date: April 09, 2024

Account #: 221008516975

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Account Summary

Current Service Period: February 14, 2024 - March 13, 2024

Previous Amount Due \$1,291.38

Payment(s) Received Since Last Statement -\$1,291.38

Current Month's Charges \$1,272.02

Amount Due by April 09, 2024 \$1,272.02

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

Scan here to view  
your account online.

# One Less Worry :)

Go paperless and get  
payment reminders  
so you never lose  
track of your bill.



TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008516975

Due Date: April 09, 2024

Amount Due: \$1,272.02

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

647680416870

Payment by check  
will not be accepted

Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

BELMOND RESERVE CDD

2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

PAYMENT BY CHECK WILL NOT BE ACCEPTED



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

Account #: 221008516975  
Statement Date: March 19, 2024  
Charges Due: April 09, 2024

**Service Period:** Feb 14, 2024 - Mar 13, 2024

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	513 kWh @ \$0.03406/kWh	\$17.47
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03806/kWh	\$19.52
Storm Protection Charge	513 kWh @ \$0.03877/kWh	\$19.89
Clean Energy Transition Mechanism	513 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	513 kWh @ \$0.00074/kWh	\$0.38
Florida Gross Receipt Tax		\$1.47

#### Lighting Charges

**\$1,272.02**

**Total Current Month's Charges**

**\$1,272.02**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

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Statement Date: March 19, 2024



BELMOND RESERVE CDD

12160 SHINING WILLOW ST, IRR  
RIVERVIEW, FL 33579-6866

Amount Due: \$97.97

**Due Date:** April 09, 2024  
**Account #:** 221008446983

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Your Energy Insight



Your average daily kWh used was  
**48.65% lower** than the same  
period last year.



Your average daily kWh used was  
**5.56% higher** than it was in your  
previous period.



Scan here to view  
your account online.

# One Less Worry :)

Go paperless and get  
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track of your bill.



[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)

## Account Summary

Current Service Period: February 14, 2024 - March 13, 2024

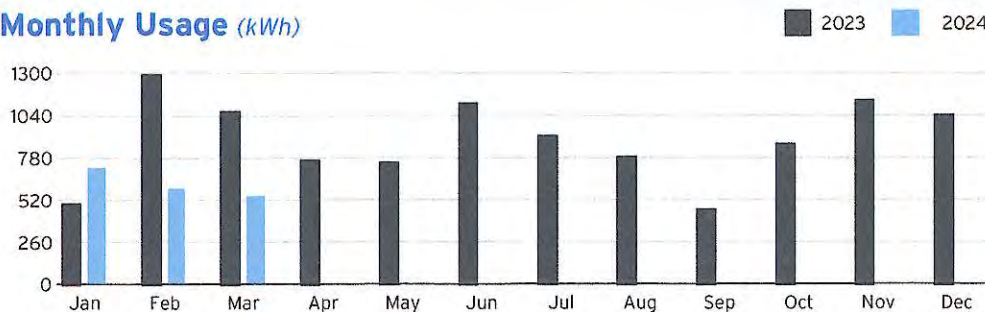
Previous Amount Due	\$111.07
Payment(s) Received Since Last Statement	-\$111.07

Current Month's Charges	\$97.97
-------------------------	---------

Amount Due by April 09, 2024	\$97.97
------------------------------	---------

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

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221008446983

Due Date: April 09, 2024



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$97.97

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

646445850497

Payment by check  
will not be accepted

BELMOND RESERVE CDD

2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

PAYMENT BY CHECK WILL NOT BE ACCEPTED





**Service For:**  
12160 SHINING WILLOW ST  
IRR, RIVERVIEW, FL 33579-6866

Account #: 221008446983  
Statement Date: March 19, 2024  
Charges Due: April 09, 2024

## Meter Read

**Service Period:** Feb 14, 2024 - Mar 13, 2024

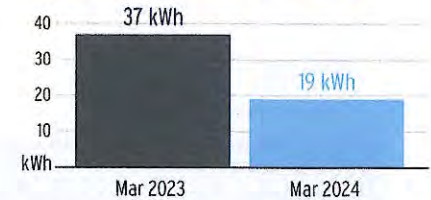
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852710	03/13/2024	22,991	22,443	548 kWh	1	29 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	548 kWh @ \$0.08192/kWh	\$44.89
	Fuel Charge	548 kWh @ \$0.03843/kWh	\$21.06
	Storm Protection Charge	548 kWh @ \$0.00775/kWh	\$4.25
	Clean Energy Transition Mechanism	548 kWh @ \$0.00427/kWh	\$2.34
	Storm Surcharge	548 kWh @ \$0.00225/kWh	\$1.23
	Florida Gross Receipt Tax		\$2.45
	<b>Electric Service Cost</b>		<b>\$97.97</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$97.97**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free: **866-689-6469**

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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BELMOND RESERVE CDD

RHODINE RD AND HAYS CLAN RD  
RIVERVIEW, FL 33579

Statement Date: March 19, 2024

Amount Due: \$3,627.65

Due Date: April 09, 2024

Account #: 221008266985

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Account Summary

Current Service Period: February 14, 2024 - March 13, 2024

Previous Amount Due \$3,672.76

Payment(s) Received Since Last Statement -\$3,672.76

Current Month's Charges \$3,627.65

Amount Due by April 09, 2024 \$3,627.65

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

Scan here to view  
your account online.

# One Less Worry :)

Go paperless and get  
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so you never lose  
track of your bill.



TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008266985

Due Date: April 09, 2024

Amount Due: \$3,627.65

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

646445850495

Payment by check  
will not be accepted

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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

BELMOND RESERVE CDD

2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

PAYMENT BY CHECK WILL NOT BE ACCEPTED



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

Account #: 221008266985  
Statement Date: March 19, 2024  
Charges Due: April 09, 2024

Service Period: Feb 14, 2024 - Mar 13, 2024

Rate Schedule: Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1463 kWh @ \$0.03406/kWh	\$49.83
Fixture & Maintenance Charge	77 Fixtures	\$1278.97
Lighting Pole / Wire	77 Poles	\$2180.64
Lighting Fuel Charge	1463 kWh @ \$0.03806/kWh	\$55.68
Storm Protection Charge	1463 kWh @ \$0.03877/kWh	\$56.72
Clean Energy Transition Mechanism	1463 kWh @ \$0.00036/kWh	\$0.53
Storm Surcharge	1463 kWh @ \$0.00074/kWh	\$1.08
Florida Gross Receipt Tax		\$4.20

**Lighting Charges** **\$3,627.65**

**Total Current Month's Charges**

**\$3,627.65**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



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P.O. Box 31318  
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### Credit or Debit Card

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### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



Statement Date: March 19, 2024



BELMOND RESERVE CDD

12998 WILLOW GROVE DR  
RIVERVIEW, FL 33579-6874

Amount Due: \$45.58

Due Date: April 09, 2024

Account #: 221008528939

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Your Energy Insight



Your average daily kWh used was **73.17% lower** than the same period last year.



Your average daily kWh used was **21.43% lower** than it was in your previous period.



Scan here to view  
your account online.

# One Less Worry :)

Go paperless and get  
payment reminders  
so you never lose  
track of your bill.



[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)

## Account Summary

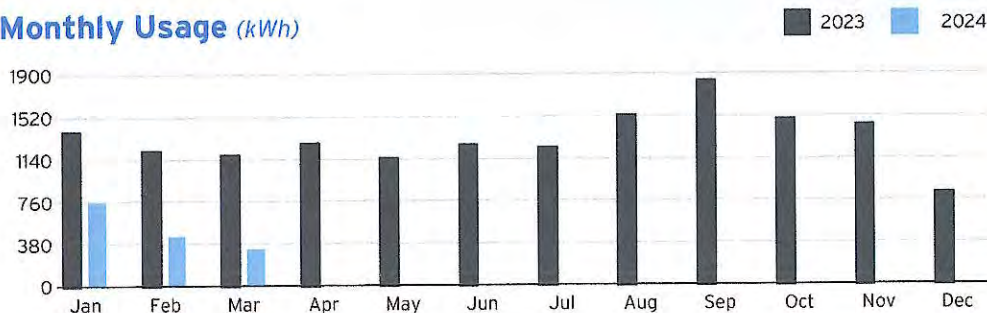
Current Service Period: February 14, 2024 - March 13, 2024

Previous Amount Due	\$53.37
Payment(s) Received Since Last Statement	-\$53.37
Miscellaneous Credits	-\$22.57
Credit balance after payments and credits	-\$22.57
<b>Current Month's Charges</b>	<b>\$68.15</b>

**Amount Due by April 09, 2024** **\$45.58**

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

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008528939

Due Date: April 09, 2024

Amount Due: \$45.58

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

647680416871

Payment by check  
will not be accepted



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

BELMOND RESERVE CDD

2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

PAYMENT BY CHECK WILL NOT BE ACCEPTED





Service For:  
12998 WILLOW GROVE DR  
RIVERVIEW, FL 33579-6874

Account #: 221008528939  
Statement Date: March 19, 2024  
Charges Due: April 09, 2024

## Meter Read

Meter Location: WELL

Service Period: Feb 14, 2024 - Mar 13, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000551211	03/13/2024	35,246	34,914	332 kWh	1	29 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	332 kWh @ \$0.08192/kWh	\$27.20
Fuel Charge	332 kWh @ \$0.03843/kWh	\$12.76
Storm Protection Charge	332 kWh @ \$0.00775/kWh	\$2.57
Clean Energy Transition Mechanism	332 kWh @ \$0.00427/kWh	\$1.42
Storm Surcharge	332 kWh @ \$0.00225/kWh	\$0.75
Florida Gross Receipt Tax		\$1.70
<b>Electric Service Cost</b>		<b>\$68.15</b>

## Avg kWh Used Per Day



## Important Messages

**Deposit Credit Applied.** During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

**Change in Deposit Interest.** This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

## Total Current Month's Charges

**\$68.15**



### Miscellaneous Credits

Deposit Refund	-\$22.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.57
<b>Total Current Month's Credits</b>	<b>-\$22.57</b>

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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Statement Date: March 19, 2024



BELMOND RESERVE CDD

13207 RHODINE RD  
RIVERVIEW, FL 33579

Amount Due: \$30.66

Due Date: April 09, 2024

Account #: 221008539324

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Your Energy Insight

Your average daily kWh used was **100% higher** than the same period last year.Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

One Less  
Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

## Account Summary

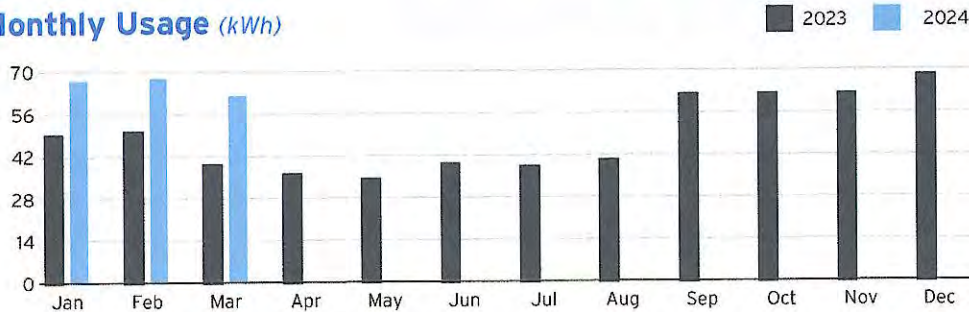
Current Service Period: February 14, 2024 - March 13, 2024

Previous Amount Due	\$39.00
Payment(s) Received Since Last Statement	-\$39.00
Miscellaneous Credits	-\$0.20
Credit balance after payments and credits	-\$0.20
<b>Current Month's Charges</b>	<b>\$30.86</b>

Amount Due by April 09, 2024 \$30.66

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

## Monthly Usage (kWh)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008539324

Due Date: April 09, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$30.66

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

647680416872

Payment by check  
will not be accepted

BELMOND RESERVE CDD

2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

PAYMENT BY CHECK WILL NOT BE ACCEPTED





Service For:  
13207 RHODINE RD  
RIVERVIEW, FL 33579

Account #: 221008539324  
Statement Date: March 19, 2024  
Charges Due: April 09, 2024

## Meter Read

Meter Location: ENTRY

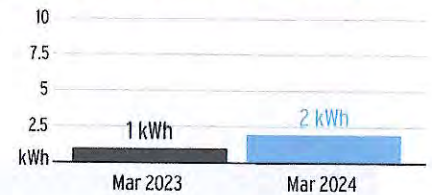
Service Period: Feb 14, 2024 - Mar 13, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000337420	03/13/2024	1,106	1,044	62 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	62 kWh @ \$0.08192/kWh	\$5.08
Fuel Charge	62 kWh @ \$0.03843/kWh	\$2.38
Storm Protection Charge	62 kWh @ \$0.00775/kWh	\$0.48
Clean Energy Transition Mechanism	62 kWh @ \$0.00427/kWh	\$0.26
Storm Surcharge	62 kWh @ \$0.00225/kWh	\$0.14
Florida Gross Receipt Tax		\$0.77
<b>Electric Service Cost</b>		<b>\$30.86</b>

## Important Messages

**Change in Deposit Interest.** This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Total Current Month's Charges

**\$30.86**



### Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$0.20
<b>Total Current Month's Credits</b>	<b>-\$0.20</b>

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.

### All Other Correspondences:

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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BELMOND RESERVE CDD

[REDACTED]  
RHODINE RD AND HAYS CLAN RD PH3  
RIVERVIEW, FL 33579

Statement Date: March 19, 2024

Amount Due: \$376.90

Due Date: April 09, 2024  
Account #: 221008339725

PAYMENT BY CHECK WILL NOT BE ACCEPTED



## Account Summary

Current Service Period: February 14, 2024 - March 13, 2024

Previous Amount Due	\$382.64
Payment(s) Received Since Last Statement	-\$382.64

Current Month's Charges	\$376.90
-------------------------	----------

Amount Due by April 09, 2024	\$376.90
------------------------------	----------

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



Scan here to view your account online.

# One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.

Received  
MAR 22

Account #: 221008339725

Due Date: April 09, 2024

Amount Due: \$376.90

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

646445850496

Payment by check  
will not be accepted

Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

BELMOND RESERVE CDD  
[REDACTED]  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

PAYMENT BY CHECK WILL NOT BE ACCEPTED



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

Account #: 221008339725  
Statement Date: March 19, 2024  
Charges Due: April 09, 2024

Service Period: Feb 14, 2024 - Mar 13, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡

Electric Charges			
Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	152 kWh @ \$0.03406/kWh		\$5.18
Fixture & Maintenance Charge	8 Fixtures		\$132.88
Lighting Pole / Wire	8 Poles		\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03806/kWh		\$5.79
Storm Protection Charge	152 kWh @ \$0.03877/kWh		\$5.89
Clean Energy Transition Mechanism	152 kWh @ \$0.00036/kWh		\$0.05
Storm Surcharge	152 kWh @ \$0.00074/kWh		\$0.11
Florida Gross Receipt Tax			\$0.44
Lighting Charges			\$376.90

Total Current Month's Charges **\$376.90**

00000011-0000231-Page 4 of 30

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681  
Boca Raton, FL 33481 US  
+1 3059034654  
accounting@dtsmuni.com



INVOICE

BILL TO  
Inframark  
CDD:  
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

INVOICE 1044  
DATE 01/24/2024

BOND SERIES	BOND SERIES # 2	BOND SERIES # 3
SPECIAL ASSESSMENT REV BONDS	2023	2020

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription - (Assessment Area Two)	750.00
DTS MUNI – CDA SaaS, 1 Year Subscription - (2020 Project)	750.00

Wire: City National Bank of Florida  
ABA/Routing- 066004367  
Account #- 30000615862  
Account Name-Disclosure Technology Services LLC

BALANCE DUE **\$1,500.00**

Checks: Disclosure Technology Services, LLC  
PO Box 812681  
Boca Raton, FL 33481

License Fee for FY 23/24

Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

Phone # (813)333-3008    jaymanenterprises@live.com  
www.jaymanenterprises.com

Invoice

Date	Invoice #
2/28/2024	2985

Bill To
Belmond Reserve C/O Inframark 501 S falkenburg Rd. C-3 Tamap, fl. 33619

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Disable door code lock around the perimeter of the Amenity as the key fob will be used from now on to enter the premises	175.00	175.00
All work is complete!		Total	\$175.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

Phone # (813)333-3008    jaymanenterprises@live.com  
www.jaymanenterprises.com

Invoice

Date	Invoice #
3/18/2024	3037

Bill To
Belmond Reserve CDD C/O Inframark 501 S falkenburg Rd. C-3 Tamap, fl. 33619

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Using a diamond blade grinder shave down the sidewalk directly outside the Southeast pool gate. There is a hump in the concrete impeding the door from opening all the way. Moving the hinges would result in having to move the strike plate which is electronically tied to the fob system and may cause issues in the future.  Price includes all labor and materials	325.00	325.00
All work is complete!		Total	\$325.00



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

Invoice 16191758  
Invoice Date 12/13/2023  
Completed Date 12/13/2023  
Payment Term Due Upon Receipt  
Due Date 12/13/2023

**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**

Removed old/damaged photocell and installed new t101 time clock. Tested and found lights not coming on. Went to base of poles and found wires disconnected. Made connections and all 4 lights are working. Set timer to correct time and set on for 6pm and off at 9pm per Brian's request.

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-1.00 SVC	1 Labor Hours - Service Technician	1.00	\$165.00	\$165.00
M-BDX-140	Time Clock (Mechanical)	1.00	\$209.85	\$209.85
MISC-15	Misc Truck Supplies - Includes wire nuts, tape, cleaner, and additional non-replenished parts	1.00	\$15.00	\$15.00

<b>Sub-Total</b>	\$488.85
<b>Tax</b>	\$0.00
<b>Total</b>	<u>\$488.85</u>
<b>Payment</b>	\$0.00
<b>Balance Due</b>	\$488.85

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 5990  
DATE 03/14/2024  
TERMS Net 15  
DUE DATE 03/29/2024

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 Number

Invoice Date

Purchase Order

Customer Number

Project Number

2203250

February 9, 2024

215615355

155669

215615355

Bill To

Rhodine Development, LLC

Accounts Payable

Belmond Reserve CDD

c/o Inframark

210 North University Drive, Suite 702

Coral Springs FL 33071

United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)

13980 Collections Center Drive

Chicago IL 60693

United States

Project

Belmond Reserve CDD General Engineering Consulting Services

Project Manager

Stewart, Tonja L

For Period Ending

February 2, 2024

Current Invoice Total (USD)

770.00

Top Task	2024	2024 FY General Consulting		
<u>Professional Services</u>				
Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	0.50	160.00	80.00
	Stewart, Tonja L	3.00	230.00	690.00
	Subtotal Professional Services	<hr/> 3.50		<hr/> 770.00
Top Task Subtotal	2024 FY General Consulting			770.00
	Total Fees & Disbursements			<hr/> 770.00
	INVOICE TOTAL (USD)			<hr/> 770.00

Due upon receipt or in accordance with terms of the contract

Swine Solutions

12013 Rose Ln  
Riverview, FL 33569 US  
Thomas@swinesolutionsfl.com  
https://www.SwineSolutionsFL.com

INVOICE

BILL TO  
Belmond Reserve CDD  
2005 Pan Am Circle Ste 300 Tampa, FL 33607

INVOICE 483  
DATE 03/22/2024  
TERMS Net 30  
DUE DATE 04/21/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Trapping Service	Monthly Trapping Service		1,650.00	1,650.00

Thank you for your business.

BALANCE DUE \$1,650.00

**INVOICE**

INVOICE #	INVOICE DATE
TMC 658581	2/12/2024
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 # 386788**

Annuals

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Invoice Due Date:** March 13, 2024

**Invoice Amount:** \$228.57

Description	Current Amount
Plant Installation	\$228.57

**Invoice Total \$228.57**

*Excellence*  
 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



Proposal #386788

Date: 02/02/2024

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

Annuals

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Annuals	80.00	\$228.57

## Client Notes

This proposal is to install annuals at monument signs.

Signature

X

SUBTOTAL \$228.57

SALES TAX \$0.00

TOTAL \$228.57

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

**Schweitzer, Greg**

---

**From:** Schweitzer, Greg  
**Sent:** Friday, February 2, 2024 1:09 PM  
**To:** Bryan Radcliff  
**Cc:** Clay Wright  
**Subject:** Re: Belmond Monument Sign Flowers Proposal

Thanks Brian we will get this scheduled for next week when we are on property  
Sent from my iPhone

On Feb 2, 2024, at 9:51 AM, Bryan Radcliff <Bryan.Radcliff@inframark.com> wrote:

**This Message Is From an External Sender**

This message came from outside your organization.

Greg,

Good morning. Please see attached approved proposal. Thank you..

**From:** Schweitzer, Greg <gschweitzer@yellowstonelandscape.com>  
**Sent:** Friday, February 2, 2024 7:46 AM  
**To:** Clay Wright <Clay.Wright@inframark.com>  
**Cc:** Bryan Radcliff <Bryan.Radcliff@inframark.com>  
**Subject:** Belmond Monument Sign Flowers Proposal

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

---

FYI

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

<20240202080011662.pdf>

**Bill To:**

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

**Property Name:** Belmond Reserve CDD

**Opp # 389728**

Irrigation Contractual Monthly Irrigation Repair  
 Allowance February 2024

**INVOICE**

INVOICE #	INVOICE DATE
TMC 659961	2/19/2024
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Invoice Due Date:** March 20, 2024

**Invoice Amount:** \$171.14

Description	Current Amount
Irrigation Repairs	\$171.14

**Invoice Total** **\$171.14**

*Excellence*

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 # 3180945  
Truck # 153



# YELLOWSTONE

## LANDSCAPE

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

CONTROL# 60710

Invoice #

Invoice Date #

## IRRIGATION WORK AUTHORIZATION

Date: 2-12-24

**[ ] Existing Customer- Job #**

☐ New Customer (no job#)

CUSTOMER NAME: Belmont Preserve

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

Job Address:

Description of Work Authorized

**Please Print All Information**

Inspection repairs,		
Quantity	Material	Price Total
1	Rotor	45.00 45.00
1	Spray head 6"	15.00 15.00
4	Nozzle 10, R Bird	2.38 11.9
1	Bobber	5.00 5.00
2	Feet Flex hoses 1/2	1.47 2.94
1	90, male adapter 1/2	1.30 1.30
		Total Materials: 81.14
Labor:	60, x 1.5, hrs,	Total Labor: 90.00
		TOTAL: 171.14

*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)**



















**INVOICE**

INVOICE #	INVOICE DATE
TMC 671240	3/19/2024
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 #399091**

Irrigation Contractual Monthly Irrigation Repair  
Allowance March 2024

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** April 18, 2024

**Invoice Amount:** \$197.38

Description	Current Amount
Irrigation Repairs	\$197.38

**Invoice Total**

**\$197.38**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

Date: 3-6-74

Migration Repairs TIMER 'A' and 'B'

**Authorized & Accepted by: (X)**

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

<b>Date:</b>	3/6/2024
<b>Invoice#:</b>	03042024-01
<b>Vendor#:</b>	V00023
<b>Vendor Name:</b>	Belmond Reserve
<b>Pay From:</b>	Truist Acct# 6346
<b>Description:</b>	Series 2020 - FY 24 Tax Dist ID 665
<b>Code to:</b>	200.103200.1000
<b>Amount:</b>	\$6,455.41
<b>Requested By:</b>	<div>3/6/2024</div> <div><u>Teresa Farlow</u></div>

# BELMOND RESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 3/4/2024  
**Check Amount** \$6,455.41  
**Payable To** Belmond Reserve CDD  
**Check Description** Series 2020 - FY24 Tax Dist. ID 665  
**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

93%

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	1454
2/2/2024	1,487.77	857.16	857.16	630.61	630.61	-	Int 2/2/24	1465
2/7/2024	7,795.42	4,491.23	4,491.23	3,304.19	3,304.19	-	662	1467
3/4/2024	15,229.93	8,774.52	8,774.52	6,455.41	6,455.41	-	665	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	1,337,390.94	770,520.27	770,520.26	566,870.67	566,870.68			
<b>Net Total on Roll</b>	1,435,943.20		827,299.86		608,643.34			
<b>Collection Surplus / (Deficit)</b>	(98,552.26)		(56,779.60)		(41,772.66)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 02-01-2024 to 02-29-2024 dated 03-05-2024. - Run 03/04/2024 11:01AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	665	DD0150	SPENCER CREEK	1,040.81	0.00	0.00	0.00	0.00	1,040.81	20.82	1,019.99
Real Estate Current	665	DD0151	SHELL POINT CDD	2,994.89	0.00	0.00	0.00	-59.90	2,934.99	58.70	2,876.29
Real Estate Current	665	DD0152	CREEK PRESERVE CDD	8,384.06	0.00	0.00	0.00	-83.84	8,300.22	166.01	8,134.21
Real Estate Current	665	DD0153	BELMONT II CDD	7,197.34	0.00	0.00	0.00	-71.98	7,125.36	142.51	6,982.85
Real Estate Current	665	DD0154	FISHHAWK RANCH CDD	56,960.23	0.00	0.00	0.00	-593.86	56,366.37	1,127.33	55,239.04
Real Estate Current	665	DD0155	LYNWOOD CDD	2,506.97	0.00	0.00	0.00	-25.07	2,481.90	49.64	2,432.26
Real Estate Current	665	DD0156	RHODINE ROAD NORTH CDD	2,146.47	0.00	0.00	0.00	-21.47	2,125.00	42.50	2,082.50
Real Estate Current	665	DD0157	NORTH PARK ISLE CDD	2,495.75	0.00	0.00	0.00	-24.96	2,470.79	49.42	2,421.37
Real Estate Current	665	DD0158	BELMOND RESERVE CDD	15,695.69	0.00	0.00	0.00	-154.95	15,540.74	310.81	15,229.93
Real Estate Current	665	DD0159	HAWKSTONE CDD	392,155.41	0.00	0.00	0.00	-4,235.71	387,919.70	7,758.39	380,161.31
Real Estate Current	665	DD0160	BERRY BAY CDD	156,569.82	0.00	0.00	0.00	-3,070.17	153,499.65	3,069.99	150,429.66
Real Estate Current	665	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	995.26	0.00	0.00	0.00	-9.95	985.31	19.71	965.60
Real Estate Current	665	DD0170	WATERSET SOUTH CDD	129,226.92	0.00	0.00	0.00	-1,292.25	127,934.67	2,558.69	125,375.98
Real Estate Current	665	DF0001	FLORIDA GREEN FINANCE AUTHORITY	20,135.14	0.00	0.00	0.00	0.00	20,135.14	402.70	19,732.44
Real Estate Installment	665	DF0001	FLORIDA GREEN FINANCE AUTHORITY	767.21	0.00	0.00	0.00	0.00	767.21	15.34	751.87
Real Estate Current, Real Estate Installment	665	DF0001	FLORIDA GREEN FINANCE AUTHORITY	20,902.35	0.00	0.00	0.00	0.00	20,902.35	418.04	20,484.31
Real Estate Current	665	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	9,309.72	0.00	0.00	0.00	0.00	9,309.72	186.20	9,123.52
Real Estate Current	665	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	25,855.66	0.00	0.00	0.00	0.00	25,855.66	517.11	25,338.55
Real Estate Current, Real Estate Installment, Tangible Property Current, Tangible Property Installment	665			46,026,586.70	3,210.00	0.00	0.00	-512,616.23	45,494,268.26	798,193.60	44,696,074.66



11302 N NEBRASKA AVE  
TAMPA, FL 33612  
813-885-2777  
www.roycebravo.com

# Invoice

Date	Invoice #
2/15/2024	70180

<b>Bill To:</b>
Belmond Reserve CDD 12084 Orchid Ash St Riverview, FL 33579

<b>Service Address:</b>
Bryan Radcliff 12084 Orchid Ash St Riverview, FL 33579

Dispatch	PO	Customer #	Terms	Install Date	Due Date	Rep
55743			50% Down, 5...	2/15/2024	2/15/2024	DGB

Item	Description	Qty
LABOR	Tearout and Re-Install 111 LF of Tan Privacy Fence	1

CARD# _____ EXP# _____, SEC.CODE _____ NAME ON CARD _____ CARD BILLING ADDRESS _____ CITY _____, STATE _____, ZIP _____ CARD MEMBER SIGNATURE _____ PRINTED NAME _____ PH# _____, FAX _____ EMAIL _____	<b>Subtotal</b>	\$1,099.00	
	<b>Sales Tax (7.5%)</b>	\$0.00	
	<b>Total</b>	\$1,099.00	
	<b>Payments/C redits</b>	\$0.00	
Note: All invoices not paid by the CUSTOMER are deemed past due 10 days after receipt of original dated invoice and become subject to a service charge of 1.5% per month, or the highest rate by law, together with all expenses incurred in the collection of any past due amounts including collection costs, courts costs and reasonable attorney's fees whether incurred or expended in arbitration or litigation, including on appeal.		<b>Balance Due</b>	\$1,099.00

<b>Due Date</b>	Please Remit Payment To: 11302 N NEBRASKA AVE TAMPA FL 33612
2/15/2024	

**INVOICE**

INVOICE #	INVOICE DATE
TMC 671239	3/19/2024
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 # 394964**

12927 Brookside Moss Oak Tree Cutback

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Invoice Due Date:** April 18, 2024

**Invoice Amount:** \$958.93

Description	Current Amount
Removals	\$958.93

**Invoice Total**

**\$958.93**

*Excellence*  
 IN COMMERCIAL LANDSCAPING

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



Proposal #394964

Date: 02/26/2024

From: Greg Schweitzer

## Proposal For

## Location

Belmond Reserve CDD

c/o Inframark  
12330 Rising Oaks Trail  
Riverview, FL 33579main: 813-309-2439  
mobile:  
gary.schwartz@inframark.com12330 Rising Oaks Trail  
Riverview, FL 33579

Property Name: Belmond Reserve CDD

12927 Brookside Moss Oak Tree Cutback

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Oak Tree Removal	1.00	\$958.93

## Client Notes

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

SUBTOTAL \$958.93

SALES TAX \$0.00

TOTAL \$958.93

Signature

x

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: BYRON RADCLIFFTitle: DIRECTOR ManagerDate: 2-7-2021

## Assigned To

Greg Schweitzer

Office:

gschweitzer@yellowstonelandscape.com

# **Belmond Reserve Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 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 March 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
<b><u>ASSETS</u></b>								
Cash - Operating Account	\$ 314,776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 314,776
Due From Developer	159,383	-	-	-	-	-	-	159,383
Due From Other Funds	47,474	-	-	99	-	-	-	47,573
Investments:								
Acq. & Construction - Amenity	-	(1,260)	-	1,260	-	-	-	-
Cost of Issuance Fund	-	-	-	-	10,120	-	-	10,120
Reserve Fund	-	296,700	17,525	-	-	-	-	314,225
Revenue Fund	-	596,641	42,512	-	-	-	-	639,153
Prepaid Trustee Fees	1,419	-	-	-	-	-	-	1,419
Fixed Assets								
Construction Work In Process	-	-	-	-	-	9,547,088	-	9,547,088
Amount To Be Provided	-	-	-	-	-	-	10,716,000	10,716,000
<b>TOTAL ASSETS</b>	<b>\$ 523,052</b>	<b>\$ 892,081</b>	<b>\$ 60,037</b>	<b>\$ 1,359</b>	<b>\$ 10,120</b>	<b>\$ 9,547,088</b>	<b>\$ 10,716,000</b>	<b>\$ 21,749,737</b>
<b><u>LIABILITIES</u></b>								
Accounts Payable	\$ 45,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,417
Accrued Expenses	2,833	-	-	-	-	-	-	2,833
Bonds Payable	-	-	-	-	-	-	10,716,000	10,716,000
Due To Other Funds	-	6,027	41,546	-	-	-	-	47,573
Deferred Inflow of Resources	159,383	-	-	-	-	-	-	159,383
<b>TOTAL LIABILITIES</b>	<b>207,633</b>	<b>6,027</b>	<b>41,546</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,716,000</b>	<b>10,971,206</b>

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 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
<b><u>FUND BALANCES</u></b>								
Nonspendable:								
Prepaid Trustee Fees	1,419	-	-	-	-	-	-	1,419
Restricted for:								
Debt Service	-	886,054	18,491	-	-	-	-	904,545
Capital Projects	-	-	-	1,359	10,120	-	-	11,479
Unassigned:	314,000	-	-	-	-	9,547,088	-	9,861,088
<b>TOTAL FUND BALANCES</b>	<b>315,419</b>	<b>886,054</b>	<b>18,491</b>	<b>1,359</b>	<b>10,120</b>	<b>9,547,088</b>	<b>-</b>	<b>10,778,531</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 523,052</b>	<b>\$ 892,081</b>	<b>\$ 60,037</b>	<b>\$ 1,359</b>	<b>\$ 10,120</b>	<b>\$ 9,547,088</b>	<b>\$ 10,716,000</b>	<b>\$ 21,749,737</b>



**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Rental Income	\$ -	\$ 400	\$ 400	0.00%
Special Assmnts- Tax Collector	777,662	769,632	(8,030)	98.97%
Special Assmnts- CDD Collected	75,542	45,982	(29,560)	60.87%
Other Miscellaneous Revenues	-	600	600	0.00%
<b>TOTAL REVENUES</b>	<b>853,204</b>	<b>816,614</b>	<b>(36,590)</b>	<b>95.71%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	5,000	7,000	41.67%
ProfServ-Trustee Fees	4,500	2,837	1,663	63.04%
Disclosure Report	8,200	2,100	6,100	25.61%
District Counsel	10,000	8,456	1,544	84.56%
District Engineer	4,000	1,588	2,412	39.70%
District Manager	36,000	18,000	18,000	50.00%
Accounting Services	4,500	2,250	2,250	50.00%
Auditing Services	6,400	-	6,400	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	208	42	83.20%
Public Officials Insurance	2,329	2,592	(263)	111.29%
Legal Advertising	2,500	952	1,548	38.08%
Bank Fees	250	132	118	52.80%
Website Administration	3,000	1,500	1,500	50.00%
Miscellaneous Expenses	300	896	(596)	298.67%
Dues, Licenses, Subscriptions	175	2,100	(1,925)	1200.00%
Operating Loan Repayment	309,000	6,000	303,000	1.94%
<b>Total Administration</b>	<b>404,904</b>	<b>56,111</b>	<b>348,793</b>	<b>13.86%</b>
<b><u>Utility Services</u></b>				
Utility - Water	18,000	4,833	13,167	26.85%
Utility - Electric	12,000	5,041	6,959	42.01%
Utility - StreetLights	90,000	47,227	42,773	52.47%
<b>Total Utility Services</b>	<b>120,000</b>	<b>57,101</b>	<b>62,899</b>	<b>47.58%</b>

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

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>Other Physical Environment</u></b>				
ProfServ-Field Management	12,000	6,000	6,000	50.00%
Waterway Management	13,100	12,779	321	97.55%
Contracts-Janitorial Services	7,500	1,312	6,188	17.49%
Contracts-Pools	10,000	7,625	2,375	76.25%
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	10,198	4,802	67.99%
Landscape Maintenance	125,000	82,286	42,714	65.83%
Plant Replacement Program	2,000	1,152	848	57.60%
Irrigation Maintenance	7,000	6,070	930	86.71%
<b>Total Other Physical Environment</b>	<b>221,500</b>	<b>140,033</b>	<b>81,467</b>	<b>63.22%</b>
<b><u>Clubhouse</u></b>				
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	871	929	48.39%
R&M-Clubhouse	10,000	4,557	5,443	45.57%
Access Control Maintenance & Repair	2,500	110	2,390	4.40%
<b>Total Clubhouse</b>	<b>106,800</b>	<b>5,538</b>	<b>101,262</b>	<b>5.19%</b>
<b>TOTAL EXPENDITURES</b>	<b>853,204</b>	<b>258,783</b>	<b>594,421</b>	<b>30.33%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	557,831	557,831	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(242,412)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 315,419</b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 15,688	\$ 15,688	0.00%
Special Assmnts- Tax Collector	571,620	563,819	(7,801)	98.64%
Special Assmnts- CDD Collected	21,168	20,577	(591)	97.21%
<b>TOTAL REVENUES</b>	<b>592,788</b>	<b>600,084</b>	<b>7,296</b>	<b>101.23%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	14,729	(14,729)	0.00%
<b>Total Construction In Progress</b>	-	14,729	(14,729)	0.00%
<b><u>Debt Service</u></b>				
Principal Debt Retirement	210,000	-	210,000	0.00%
Interest Expense	382,788	192,772	190,016	50.36%
<b>Total Debt Service</b>	<b>592,788</b>	<b>192,772</b>	<b>400,016</b>	<b>32.52%</b>
<b>TOTAL EXPENDITURES</b>	<b>592,788</b>	<b>207,501</b>	<b>385,287</b>	<b>35.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	392,583	392,583	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>493,471</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 886,054</b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 863	\$ 863	0.00%
Special Assmnts- CDD Collected	34,410	15,205	(19,205)	44.19%
<b>TOTAL REVENUES</b>	<b>34,410</b>	<b>16,068</b>	<b>(18,342)</b>	<b>46.70%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	8,000	14,000	(6,000)	175.00%
Interest Expense	26,410	13,520	12,890	51.19%
<b>Total Debt Service</b>	<b>34,410</b>	<b>27,520</b>	<b>6,890</b>	<b>79.98%</b>
<b>TOTAL EXPENDITURES</b>	<b>34,410</b>	<b>27,520</b>	<b>6,890</b>	<b>79.98%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(11,452)	(11,452)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>29,943</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 18,491</b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,359</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,359</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 23	\$ 23	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>23</b>	<b>23</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	959	(959)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>959</b>	<b>(959)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>959</b>	<b>(959)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(936)	(936)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>11,056</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 10,120</b>		



**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>9,547,088</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 9,547,088</u></b>		

# Bank Account Statement

Belmond Reserve CDD

Bank Account Statement: Bank Account No.: 6346, Statement No.: 03-24

Currency Code

<b>Statement Date</b>	03/31/24	<b>Statement Balance</b>	326,985.57
<b>Balance Last Statement</b>	358,114.20	<b>Outstanding Bank Transactions</b>	0.00
<b>Statement Ending Balance</b>	326,985.57	<b>Subtotal</b>	326,985.57
		<b>Outstanding Checks</b>	-12,209.79
<b>G/L Balance at 03/31/24</b>	314,775.78	<b>Bank Account Balance</b>	314,775.78

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
<b>Statement No. 03-24</b>							
01/18/24	Bank Account Ledger Entry	1448	Check for Vendor V000023		1	-200.00	-200.00
02/22/24	Bank Account Ledger Entry	1480	Check for Vendor V000060		1	-200.00	-200.00
02/22/24	Bank Account Ledger Entry	1481	Check for Vendor V000028		1	-185.40	-185.40
02/22/24	Bank Account Ledger Entry	1482	Check for Vendor V000017		1	-260.00	-260.00
02/22/24	Bank Account Ledger Entry	1483	Check for Vendor V000020		1	-1,960.00	-1,960.00
02/22/24	Bank Account Ledger Entry	1484	Check for Vendor V000044		1	-919.06	-919.06
03/05/24	Bank Account Ledger Entry	1485	Check for Vendor V000024		1	-4,256.13	-4,256.13
03/06/24	Bank Account Ledger Entry	JE000429	CK#133## - Clubhouse Rental		1	50.00	50.00
03/14/24	Bank Account Ledger Entry	1486	Check for Vendor V000022		1	-1,500.00	-1,500.00
03/14/24	Bank Account Ledger Entry	1487	Check for Vendor V000030		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1488	Check for Vendor V000023		1	-6,455.41	-6,455.41
03/14/24	Bank Account Ledger Entry	1489	Check for Vendor V000042		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1490	Check for Vendor V000070		1	-1,500.00	-1,500.00
03/14/24	Bank Account Ledger Entry	1491	Check for Vendor V000031		1	-5,092.33	-5,092.33
03/14/24	Bank Account Ledger Entry	1492	Check for Vendor V000012		1	-655.00	-655.00
03/14/24	Bank Account Ledger Entry	1494	Check for Vendor V000026		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1497	Check for Vendor V000019		1	-2,035.00	-2,035.00
03/14/24	Bank Account Ledger Entry	1498	Check for Vendor V000044		1	-750.87	-750.87
03/14/24	Bank Account Ledger Entry	1499	Check for Vendor V000021		1	-10,897.00	-10,897.00
03/19/24	Bank Account Ledger Entry	JE000432	CK#174## - Clubhouse Rental		1	50.00	50.00
03/26/24	Bank Account Ledger Entry	1509	Check for Vendor V000040		1	-1,087.00	-1,087.00
03/26/24	Bank Account Ledger Entry	1511	Check for Vendor V000071		1	-500.00	-500.00
03/26/24	Bank Account Ledger Entry	1512	Check for Vendor V000061		1	-1,099.00	-1,099.00
03/28/24	Bank Account Ledger Entry	JE000469	Debt Service/ Tax Revenue		1	15,229.93	15,229.93
03/28/24	Bank Account Ledger Entry	JE000470	Teco CC		1	-6,306.36	-6,306.36



# **BELMOND RESERVE CDD**

**Field Inspection - April 2024**

**Thursday, April 18, 2024**

**Prepared For Belmond Reserve Board Of Supervisors**

**29 Items Identified**



### Item 1

Assigned To Yellowstone

The clubhouse and the surrounding landscaping looks good.



### Item 2

Assigned To Blue Life Pool Service

The pool looks good.





**Item 3**

Assigned To Aquatic Weed Control  
Pond A looks good.



**Item 4**

Assigned To Inframark  
New bottom shower handle needed.

**Item 5**

Assigned To Yellowstone

Fountaingrass is recently trimmed as requested.

**Item 6**

Assigned To Yellowstone

Still need a quote for the Allamandas by the parking lot. Some didn't recover from the winter. There are 6 dead ones pictured here, 10 total.





### Item 7

Assigned To Yellowstone

The other Allamandas are recovering and showing new growth.



### Item 8

Assigned To Yellowstone

The rest of the landscaping looks good around the parking lot. 1 more dead Allamanda pictured here.



### Item 9

Assigned To Yellowstone

Another Allamanda that didn't recover.



### Item 10

Assigned To Yellowstone

2 more Allamandas here. 10 total need to be replaced.





### Item 11

Assigned To Yellowstone

Bird of Paradises have been installed in place of the dying Bottlebrushes by the dog park.



### Item 12

Assigned To Yellowstone

2nd Bird of Paradise that was installed.





### Item 13

Assigned To Yellowstone  
3rd Bird of Paradise.



### Item 14

Assigned To Yellowstone  
New Jasmine have been installed on  
the Willow Grove Rd island. Some  
hangers on the Bismarck need to be  
cut.



### Item 15

Assigned To Aquatic Weed Control  
Pond G looks good.



### Item 16

Assigned To Yellowstone  
Wetland looks good on Shining  
Willow St.





### Item 17

Assigned To Yellowstone

Weeds need to be pulled out of the ground cover behind the monument.



### Item 18

Assigned To Yellowstone

Annuals, Bulbine, Xanadu, Cypress, and Fountaingrass look good around the monument.

**Item 19**

Assigned To Yellowstone

Turf out front by the other monument looks dried out. An irrigation check will be done ASAP.

**Item 20**

Assigned To Yellowstone

Landscaping looks good. Mulch is being scheduled for installation.



**Item 21**

Assigned To Yellowstone

Ti Plants, Variegated Ginger, Japanese, Blueberries, and Viburnum are doing great in the pocket park on Orchid Ash St. Flax Lilies are not doing great in this area.

**Item 22**

Assigned To Aquatic Weed Control

Some trash in pond G.





### Item 23

Assigned To Aquatic Weed Control  
Pond H has been sprayed and the algae is dying off. The water is very low and the bottom is showing in some spots.



### Item 24

Assigned To Yellowstone  
Quote is being prepared to trim or remove the large dead tree behind Sage Hollow Avenue.



### Item 25

Assigned To Aquatic Weed Control  
Pond D looks good.



### Item 26

Assigned To Yellowstone  
The Brookside Moss Drive Island  
looks good.



### Item 27

Assigned To Aquatic Weed Control  
Pond C looks good. The banks are recently sprayed.



### Item 28

Assigned To Yellowstone  
The island on Hayes Clan Rd looks good.



### Item 29

Assigned To Yellowstone

Leaning tree on Hayes Clan Road needs to be straightened and re-staked.