BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 02, 2023

BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FEBRUARY 02, 2023 AT 2:00 P.M.
THE OFFICES OF INFRAMARK
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607

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

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

The Regular Meeting will begin at **2:00 p.m.**

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

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

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

Board of Supervisors
Belmond Reserve Community Development District

Dear Board Members:

The Regular Meeting of the **Belmond Reserve Community Development District** will be held on **February 02, 2023 at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330 **Access Code: 4863181#**

REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
   A. Acceptance of Board Resignation – Supervisor Hills…..……...Tab 01
   B. Appointment of Supervisor to Open Board Seat – Seat 1
      i. Administer Oath of Office
      ii. Confirmation of Board Compensation
   C. Consideration of Resolution 2023-05; Redesignating Officers……...Tab 02
   D. Consideration of Resolution 2023-06; Adopting Final Terms of 2023 Bonds……..…..Tab 03
   E. General Matters of the District
4. **CONSENT AGENDA ITEMS**
   A. Consideration of Minutes of the Regular Meeting January 05, 2023……...Tab 04
   B. Consideration of Operations and Maintenance Expenditures November 2022….…….……..Tab 05
   C. Consideration of Operations and Maintenance Expenditures December 2022……*Under Separate Cover*
   D. Review of Financial Statements for Month Ending December 31, 2022…..…….…… .*Under Separate Cover*
5. **STAFF REPORTS**
   A. District Manager……Tab 06
      i. Community Inspection Report
   B. District Counsel
   C. District Engineer
6. **BOARD MEMBERS COMMENTS**
7. **PUBLIC COMMENTS**
8. **ADJOURNMENT**

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

Sincerely,

Rick Reidt
District Manager

DocuSign Envelope ID: 3E89C306-57A0-4C6A-89B1-841707FE8F51

January 11, 2023
Board of Supervisors

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors for the following Community Development Districts, effective immediately:

Balm Grove CDD
Belmond Reserve CDD
Berry Bay CDD
Park East CDD
Simmons Village North CDD
South Creek CDD
Creek Preserve CDD
North Park Isle CDD
Shell Point CDD
Sherwood Manor CDD
Spencer Creek CDD
Timber Creek CDD
Ventana CDD
Two Rivers North CDD
Two Rivers West CDD
Two Rivers East CDD
Buckhead Trails CDD
Buckhead Trails II CDD
Sawgrass Village CDD
Coral Lakes CDD

Sincerely,

DocuSigned by:
Jeffery S. Hills
60ED6F56AC82413...

Jeffery Hills

RESOLUTION 2023-05

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

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

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

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per F.S. 190.006(6).

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

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

_____	Chairman
_____	Vice-Chairman
Brian Lamp	Secretary
Eric Davidson	Treasurer
Rick Reidt	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

PASSED AND ADOPTED THIS 2nd DAY OF FEBRUARY 2023.

ATTEST:

_____
Print Name: _____
Secretary/ Assistant Secretary

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2023 SPECIAL ASSESSMENT REVENUE BONDS (ASSESSMENT AREA TWO); SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2023 SPECIAL ASSESSMENT REVENUE BONDS (ASSESSMENT AREA TWO); ADOPTING THE ENGINEER'S REPORT; ADOPTING THE SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT – ASSESSMENT AREA TWO; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Belmond Reserve Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated December 17, 2019, as supplemented by the Report of the District Engineer dated August 4, 2022 (the **"Engineer's Report**");

WHEREAS, the Board of Supervisors of the District (the "**Board**") issued its $506,000 Special Assessment Revenue Bonds, Series 2023 (Assessment Area Two) (the "**Series 2023 Bonds**") to finance Assessment Area Two (the **"Assessment Area Two Project"**);

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2023 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2023 Bonds;

WHEREAS, the Series 2023 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated December 20, 2019, and adopted pursuant to Resolution No. 2020-31, and in the Master Assessment Methodology Report – Expansion Parcel dated August 4, 2022, and adopted pursuant to Resolution No. 2022-11 (collectively, the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2023 Bonds have been established, it is necessary to approve the Second Supplemental Assessment Methodology Report dated January 9, 2023 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit A**; and the Report of the District Engineer dated August 4, 2022 (the "**Supplemental Engineer's Report**") attached hereto as **Exhibit B.**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution**. This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.

2. **Findings**. The Board hereby finds and determines as follows:

    a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

b. The Supplemental Engineer's Report is hereby approved and ratified.

c. The Assessment Area Two Project will serve a proper, essential, and valid public purpose.

d. The Assessment Area Two Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Two Project to be financed with the Series 2023 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.

e. The Series 2023 Bonds will finance the construction and acquisition of a portion of the Assessment Area Two Project.

f. The Supplemental Assessment Report is hereby approved and ratified.

3. **Ratification of the Execution of the Bond Documents**. The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.

4. **Assessment Lien for the Series 2023 Bonds**. The special assessments for the Series 2023 Bonds shall be allocated in accordance with the Supplemental Assessment Report.

5. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. **Conflicts**. This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

7. **Effective date**. This Resolution shall become effective upon its adoption.

Approved and adopted this 2nd day of February, 2023.

Attest:	**Belmond Reserve Community Development District**
_____	_____
Name:_____	Name:_____
Secretary / Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A – Second Supplemental Assessment Methodology Report – Assessment Area Two dated January 9, 2023
Exhibit B–Report of the District Engineer date August 4, 2022

Exhibit A

Second Supplemental Assessment Methodology Report – Assessment Area Two dated January 9, 2023

Exhibit B

Report of the District Engineer date August 4, 2022

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT - ASSESSMENT AREA TWO

Report Date:

January 9, 2023

TABLE OF CONTENTS

SECTION	SUBJECT	Page #
I.	Introduction	1
II.	Defined Terms	1
III.	Objective	2
IV.	District & Assessment Area Two Overview	3
V.	Capital Improvement Program	3
VI.	Determination of Special Assessment	3
VII.	Allocation Methodology	4
VIII.	Assignment of Maximum Assessments	5
IX.	Financing Information	6
X.	True-Up Modifications	6
XI.	Additional Stipulations	7

TABLE	ITEM	Page #
1	Development Program & EAU Factor Assignment Detail	8
2	Capital Improvement Program Cost Summary	8
3	Finance Information - Maximum Bonds	9
4	Assessment Allocation Detail – Maximum Assessments	9

EXHIBIT	ITEM	Page #
A	Assessment Plat/Roll	10
B	Legal Description	11

I. INTRODUCTION

This *Second Supplemental Assessment Methodology Report – Assessment Area Two* (the "Second Supplemental Report") serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Reports (the "Master Reports") dated December 20, 2019 and August 4, 2022 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of the Assessment Area Two Project of the District's Capital Infrastructure Program.

II. DEFINED TERMS

"Assessment Area Two" – all property within the District that receives a special benefit from the Assessment Area Two Project being more particularly defined as 9 platted lots and 2.167 +/- acres within the Development planned for 18 units.

"Assessment Area Two Project" – The portion of the CIP relating to public infrastructure for the Assessment Area Two identified with the Engineer's Reports.

"Assessable Property" – all property within the Assessment Area Two of the District that receives a special benefit from the Assessment Area Two Project.

"Capital Improvement Program" (CIP) – The public infrastructure development program as outlined by the Engineer's Reports.

"Developer" – Rhodine Holdings, LLC formally known as Rhodine Development, LLC

"Development" – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

"District" – Belmond Reserve Community Development District, 193 gross acres with the Development plan for 384 Units.

"Engineer's Reports" – The *Supplemental Report of the District Engineer – 2020 Assessment Area for Belmond Reserve Community Development District,* dated September 15, 2020 and the *Report of the District Engineer for Belmond Reserve Community Development District, dated August 4, 2022.*

"Equivalent Assessment Unit" (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values, Table 2.

"Master Reports" or "Reports" – The *Master Assessment Methodology Report,* dated December 20, 2019, supplemented by the *First Supplemental Assessment Methodology Report-2020 Assessment Area,* dated September 29, 2020, and the *Master Assessment Methodology Report,* dated August 4, 2022 as provided to support benefit and maximum assessments on private developable property within the District.

"Platted Units" – private property subdivided as a portion of gross acreage by virtue of the platting process.

"Product Type" – Classification assigned by the Developer to dissimilar Lot products and size for the development of the vertical construction.

Engineer.

"Unit(s)" – A planned or developed residential lot assigned a Product Type classification by the District

"Unplatted Parcels" – gross acreage intended for subdivision and platting pursuant to the Development plan for the Assessment Area Two.

III. OBJECTIVE

The objective of this Second Supplemental Assessment Methodology Report is to:

A. Allocate a portion of the costs of the CIP to the Assessment Area Two Project;

B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed as a result of the issuance of the Bonds (as herein defined);

C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and

D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the Assessment Area Two Project, as outlined by the Engineer's Reports.

The basis of benefit received by properties within the District relates directly to the Assessment Area Two Project allocable to Assessable Property within the Assessment Area Two within the District. It is the District's Assessment Area Two Project that will create the public infrastructure which enables the assessable properties within the Assessment Area Two to be developed and improved. Without these public improvements, which include off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape - the development of lands within the Assessment Area Two could not be undertaken within the current legal development standards. This Second Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within the Assessment Area Two as a result of the benefit received from the Assessment Area Two Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Revenue Bonds, Series 2023 (Assessment Area Two) (the "Bonds") to finance the construction and/or acquisition of a portion of the Assessment Area Two Project which will provide special benefit to the assessable parcels within the Assessment Area Two after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the Assessment Area Two. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Second Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The total District area encompasses 193 +/- acres and is located in Hillsborough County, Florida, within Section 2, Township 31 South, and Range 20 East. The primary Developer of the Assessable Properties is Rhodine Holdings, LLC (the "Developer"), who has created the development plan for Assessment Area Two as outlined and supported by the Engineer's Reports. The development plan for Assessment Area Two contemplates 18 single family lots. The public improvements as described in the Engineer's Reports include off-site improvements, storm water, utilities (water and sewer), roadways and landscape/hardscape.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop the District. As designed, the Assessment Area Two Project representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the Assessment Area Two. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots within the Assessment Area Two. As a system of improvements, all private benefiting landowners within the Assessment Area Two benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the Assessment Area Two will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the Assessment Area Two Project. The Assessment Area Two Project includes off-site improvements. Storm water, utilities (water and sewer), roadways, landscape and hardscape. The cost of the Assessment Area Two Project is estimated to be $1,200,000 and approximately $330,790 of which will be funded by issuance of the Bonds as generally described within Tables 2 and 3 of this Second Supplemental Report with further detail provided in the Engineer's Reports.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The Assessment Area Two Project contains a "system of improvements" for the Development which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to

assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Assessment Area Two Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the Assessment Area Two Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the Assessment Area Two that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit with respect to the Assessment Area Two Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the Assessment Area Two Project are demonstrated on Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and to establish a lien on land within the Assessment Area Two. With regard to the Assessable Property the special assessments are assigned to all property within the Assessment Area Two on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. As of the date of this report, 9 lots have been platted. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider two distinct states or conditions of development within a community. The first condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within the Assessment Area Two receives from the Assessment Area Two Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as set forth in Table 4. If land is sold in bulk to a third party prior to platting, then the District will assign Series 2023 Assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors set forth in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 18 lots associated with the Assessment Area Two Project are platted and fully developed; if such a condition was to occur; the true-up provisions described below would be applicable.

The second condition is the "completed development state." In this condition all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the Assessment Area Two representing 19.50 EAUs.

IX. FINANCING INFORMATION

The District will finance a portion of the Assessment Area Two Project through the issuance of the Bonds secured ultimately by benefiting properties within the Assessment Area Two. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 3.

X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District's debt does not build up on the unplatted land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within the Assessment Area Two may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of developable acres within the Assessment Area Two. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the Assessment Area Two (including any replats). If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within the Assessment Area Two to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the Assessment Area Two to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the Assessment Area Two Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM				
PRODUCT	LOT SIZE	UNIT MIX	PER UNIT EAU [2]	TOTAL EAUs
Single Family	60	9	1.00	9.00
Single Family	70	9	1.17	10.50
TOTAL		18		19.50

[1] EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

[2] Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

TABLE 2

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS			
DESCRIPTION	2022 ASSESSMENT AREA COSTS	TOTAL PROJECT COSTS	
District Roads	240,000	$	240,000
Water Management & Control	420,000	$	420,000
Off-Site Improvements	36,000	$	36,000
Utilties	144,000	$	144,000
Landscape/Hardscape/Irrigation	360,000	$	360,000
TOTAL	1,200,000		1,200,000
Funded by Series 2022 Bonds			184,764
Funded by Additional Bonds/Private Sources			1,015,236

TABLE 3

BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT

FINANCING INFORMATION - SPECIAL ASSESSMENT BONDS		
Average Coupon Rate		5.46%
Term (Years)		32
Principal Amortization Installments		30
ISSUE SIZE		**$506,000**
Construction Fund		$393,405
Capitalized Interest (Months)[1]		$0
Debt Service Reserve Fund	50%	$17,525
Underwriter's Discount		$10,120
Cost of Issuance		$84,950
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		$35,050
Collection Costs and Discounts @	6.0%	$2,237
TOTAL ANNUAL ASSESSMENT		**$37,287**

[1] Based on 0 months capitalized interest.

TABLE 4

BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT

ALLOCATION METHODOLOGY - SERIES 2022 SPECIAL ASSESSMENT BONDS [1]

PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE TOTAL PRINCIPAL	PRODUCT TYPE ANNUAL ASSMT. [2]	PER UNIT TOTAL PRINCIPAL	PER UNIT ANNUAL ASSMT. [2]
Single Family 60'	1.00	9.00	46.15%	9	$233,538	$17,209	$25,949	$1,912
Single Family 70'	1.17	10.50	53.85%	9	$272,462	$20,078	$30,274	$2,231
TOTAL		19.50	100.00%	18	$506,000	$37,287		

[1] Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis.
[2] Includes principal, interest, discounts and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is $506,000.00 payable in 30 annual installments. For the remaining unplatted lands, the annual principal installment is $8,721.74 per gross acre and the maximum par debt is $125,732.14 per acre.

Prior to platting, the debt associated with the Capital Improvement Plan with respect to the Assessment Area 2 Project will initially be allocated on a per acre basis within Assessment Area Two of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL

TOTAL ASSESSMENT:	$506,000.00	
ANNUAL ASSESSMENT:	$35,050.00	(30 Installments)
TOTAL REMAINING GROSS ASSESSABLE ACRES +/-:	2.167	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	$125,732.14	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	$8,721.74	(30 Installments)

		PER PARCEL ASSESSMENTS	
Landowner Name, Hillsborough County Folio ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual Before Gross Up
Rhodine Holdings LLC See Legal Description for Phase 6 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609	2.167	$272,461.54	$18,900.00
	Platted Lots	Total PAR Debt	Total Annual Before Gross Up
Pulte Home Corporation See Legal Description for Phase 5 2662 S Falkenburg Road Riverview, FL 33578	9.00	$233,538.46	$16,200.00
Totals:		$506,000.00	$35,100.00

EXHIBIT B

CEDARBROOK PHASE 5

Lots 9 through 16, inclusive, of Cedarbrook Phases 4 and 5, as recorded in Plat Book 143, Page 259, Public Records of Hillsborough County, Florida

CEDARBROOK PHASE 6

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT 101 AND PARCEL 415, BELMOND RESERVE PHASE 1, ACCORDING TO PLAT BOOK 140, PAGE 198, AND ALL OF THOSE LANDS AS DESCRIBED IN INSTRUMENT NUMBER 2021018021, AND A PORTION OF THOSE LANDS AS DESCRIBED IN INSTRUMENT NUMBER 2020348768, OFFICIAL RECORDS BOOK 6963, PAGE 363, OFFICIAL RECORDS BOOK 20029, PAGE 0656, AND OFFICIAL RECORDS BOOK 27094, PAGE 0935, ALL BEING OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, LYING IN SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 101, BELMOND RESERVE PHASE 1 ACCORDING TO PLAT BOOK 140, PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE NORTHEAST CORNER OF LOT 161, BELMOND RESERVE PHASE 2, ACCORDING TO PLAT BOOK 140, PAGE 251, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID TRACT 101, SOUTH 89°09'38" EAST, A DISTANCE OF 197.63 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN INSTRUMENT NUMBER 2021018021 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG SAID BOUNDARY, NORTH 00°25'56" WEST, A DISTANCE OF 32.01 FEET; THENCE, CONTINUE ALONG SAID BOUNDARY, SOUTH 89°09'38" EAST, A DISTANCE OF 53.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 415, BELMOND RESERVE PHASE 1 ACCORDING TO PLAT BOOK 140, PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE WEST LINE OF SAID PARCEL 415, NORTH 00°25'54" WEST, A DISTANCE OF 18.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HAYES CLAN ROAD, ACCORDING TO SAID BELMOND RESERVE PHASE 1; THENCE, ALONG SAID NORTH LINE, NORTH 89°09'38" WEST, A DISTANCE OF 350.68 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 25.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 72°32'33", AND A CHORD BEARING AND DISTANCE OF NORTH 52°53'22" WEST 23.66 FEET; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, CONTINUE NORTHERLY 5.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 16°31'17", AND A CHORD BEARING AND DISTANCE OF NORTH 08°21'27" WEST 5.75 FEET; THENCE NORTH 00°05'48" WEST, A DISTANCE OF 110.34 FEET; THENCE SOUTH 89°09'38" EAST, A DISTANCE OF 795.35 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT 101; THENCE ALONG THE BOUNDARY OF TRACT 101 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°11'59" EAST, A DISTANCE OF 130.02 FEET; 2) NORTH 89°09'38" WEST, A DISTANCE OF 303.22 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 19.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 05°44'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 17°54'42" EAST 19.01 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT 101; THENCE ALONG THE BOUNDARY OF TRACT 101 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°09'38" EAST, A DISTANCE OF 29.33 FEET; 2) SOUTH 00°25'56" EAST, A DISTANCE OF 210.05 FEET; 3) NORTH 89°09'38" WEST, A DISTANCE OF 111.21 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, LEAVING SAID BOUNDARY OF TRACT 101, WESTERLY 275.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 83°09'38", AND A CHORD BEARING AND DISTANCE OF NORTH 81°19'09" WEST 252.19 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY 55.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.50 FEET, A CENTRAL ANGLE OF 47°10'16", AND A CHORD BEARING AND DISTANCE OF NORTH 63°19'27" WEST 54.02 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 101; THENCE, ALONG SAID WEST LINE, NORTH 00°05'48" EAST, A DISTANCE OF 120.07 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 4.282 ACRES.

Less the following:

BELMOND RESERVE PHASE 6

DESCRIPTION: A portion of Parcel 415 and Tract 101, Belmond Reserve Phase 1 as recorded in Plat Book 140, Pages 198 through 214, of the Public Records of Hillsborough County, Florida, being a portion of Section 2, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Northeast Corner of Hayes Clan Road, Belmond Reserve Phase 2, as recorded in Plat Book 140, Pages 251 through 257, of said public records; thence N 89°09'38" W along the North right-of-way line of said Hayes Clan Road, a distance of 7.48 feet; thence departing said North right-of-way line, run N 00°50'22" E, a distance of 130.00 feet; thence S 89°09'38" E, a distance of 430.35 feet to the West line of aforesaid Tract 101; thence run the following six (6) courses along the boundary of said Tract 101: (1) S 00°11'59" E, a distance of 130.02 feet; (2) thence N 89°09'38" W, a distance of 303.22 feet; (3) thence southerly, 19.02 feet along the arc of a non-tangent curve to the right having a radius of 190.00 feet and a central angle of 05°44'05" (chord bearing S 17°54'42" E, 19.01 feet); (4) thence S 89°09'38" E, a distance of 29.33 feet; (5) thence S 00°25'56" E, a distance of 210.05 feet; (6) thence N 89°09'38" W, a distance of 111.21 feet; thence departing said boundary of Tract 101 run southwesterly, 20.13 feet along the arc of a non-tangent curve to the right having a radius of 190.00 feet and a central angle of 06°04'14" (chord bearing S 60°08'09" W, 20.12 feet); thence N 00°05'48" W, a distance of 107.66 feet; thence northwesterly, 23.75 feet along the arc of a non-tangent curve to the right having a radius of 69.93 feet and a central angle of 19°27'29" (chord bearing N 49°27'45" W, 23.63 feet); thence northwesterly, 161.74 feet along the arc of a reverse curve to the left having a radius of 187.50 feet and a central angle of 49°25'27" (chord bearing N 64°26'59" W, 156.77 feet) to the Southerly right-of-way line of aforesaid Hayes Clan Road; thence run the following four (4) courses along the Southerly and Easterly right-of-way line of Hayes Clan Road: (1) S 89°09'38" E, a distance of 76.87 feet; (2) N 00°25'56" W, a distance of 32.01 feet; (3 S 89°09'38" E, a distance of 53.00 feet; (4) N 00°25'54" W, a distance of 18.00 feet to the POINT OF BEGINNING.

Containing 2.115 acres, more or less.

Belmond Reserve Community Development District

Report of the District Engineer

Prepared for:
Board of Supervisors
Belmond Reserve Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

August 4, 2022

1.0 INTRODUCTION

The Belmond Reserve Community Development District ("the District") previously encompassed approximately 187 acres and the expansion area encompasses approximately 6 acres, totaling 193 acres in Hillsborough County, Florida. The District is located within Sections 1 and 2, Township 31 South, Range 20 East and Section 35, Township 30, Range 20 East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was originally established by Hillsborough County Ordinance 19-29 effective on December 11, 2019, which was then amended to expand the boundary per Hillsborough County Ordinance 22-21, effective on July 27, 2022 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the Boundary Expansion the District.

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.

3.0 SUMMARY AND CONCLUSION

The planning and design of the public improvements and community facilities within the District will be done in accordance with current governmental regulatory requirements.

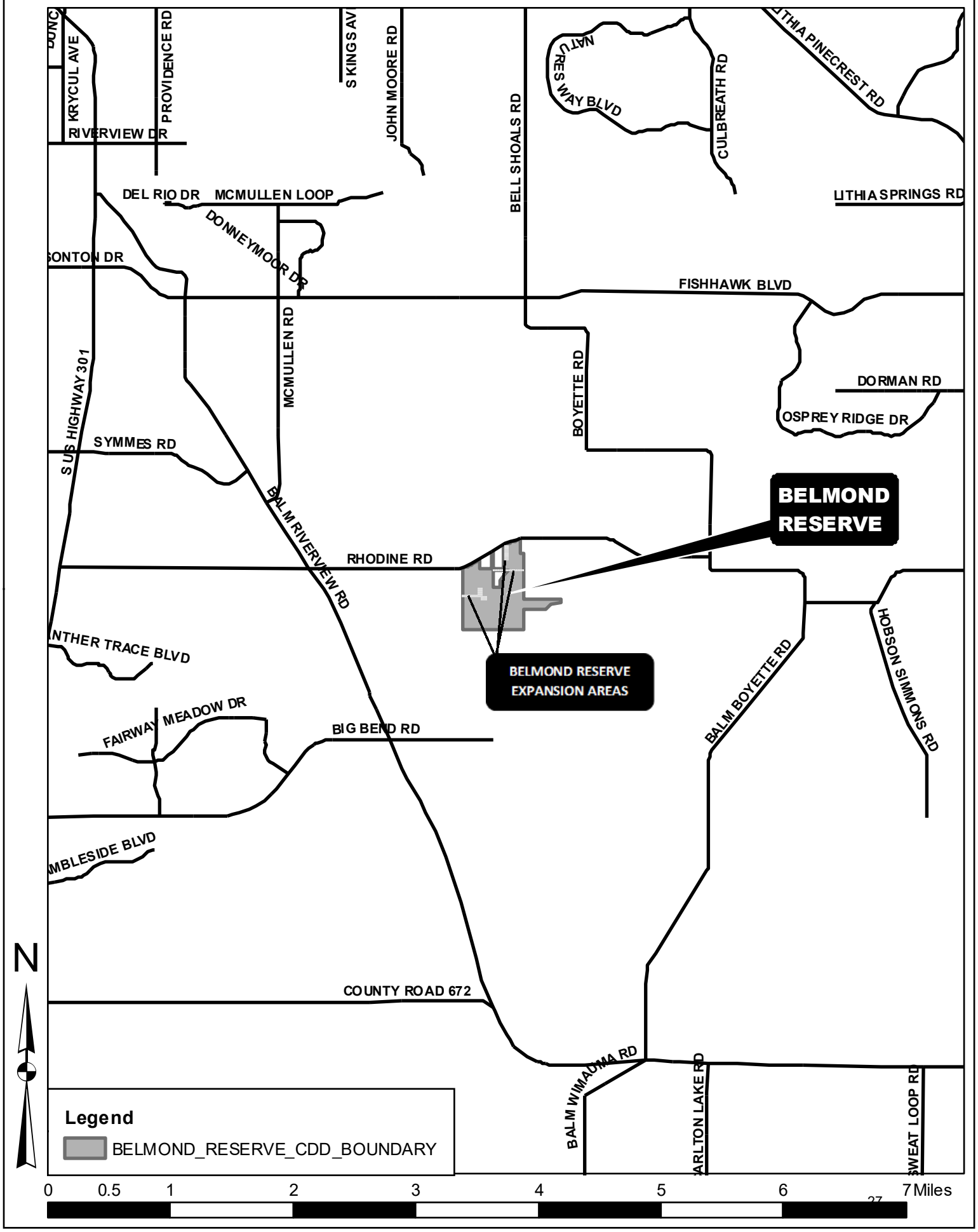
Items of construction cost in this report are based on information provided by the Developer, based on a contractor proposal. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

Tonja L. Stewart, P.E.
Florida License No. 47704

Appendix A VICINITY MAP

BELMOND RESERVE CDD LOCATION MAP



BELMOND RESERVE CDD EXHIBIT – EXPANSION PARCELS

PARCEL 18 – DAVID BAKER ROAD (ORB 26834, PG 582) (TAX DEED)

BEG AT NW COR OF NE 1/4 OF NE 1/4 RUN S 89 DEG 14 MIN 25 SEC E 1322.77 FT S 00 DEG 08 MIN 22 SEC E 25 FT S 01 DEG 11 MIN 46 SEC W 450.30 FT N 89 DEG 45 MIN 22 SEC W 25 FT N00 DEG 08 MIN 22 SEC W 450.25 FT N 89 DEG 14 MIN 25 SEC W 1287 .21 FT AND N 00 DEG 20 SEC W 25 FT TO POB
SEC - TWP - RGE: 02 - 31 – 20

Less:

A PORTION OF DAVID BAKER ROAD, BELMOND RESERVE PHASE 1, ACCODING TO PLAT BOOK 140, PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°10'28" EAST ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 653.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, SOUTH 89°10'28" EAST A DISTANCE OF 497.82 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 25.01 FEET; THENCE NORTH 89°10'27" WEST, A DISTANCE OF 517.68 FEET; THENCE NORTH 38°46'36" EAST, A DISTANCE OF 31.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.291 ACRES.

AND

PARCEL 19 – GRIFFIN PARCEL (ORB 25842, PG 912):

LOT 6, BLOCK 1, SHADY OAKS SUBDIVISION PLATTED SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 20 – SONDAY PARCEL (ORB 19025, PG 1519):

SECTION 2, TOWNSHIP 31, RANGE 20, THE EAST 210 FEET OF THE WEST 1050 FEET OF THE SOUTH 210 FEET OF THE NORTH 1369.85 FEET

AND

PARCEL 21 – DELGADO PARCEL (ORB 20029 PG 656)

THE EAST 150.00 FEET OF THE SOUTH 422.92 FEET OF THE EAST 446.19 FEET OF THE WEST 893.00 FEET OF THE NORTH 1,127.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80 FEET OF THE NORTH 1,191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP

31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 60.00 FEET THEREOF.

AND

PARCEL 22 – HAYES CLAN ROAD (ORB 27125, PG 1219)

THE WEST 893 FEET OF THE SOUTH 32 FEET OF THE NORTH 1159.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA.

BELMOND RESERVE CDD EXHIBIT – UPDATED VERSION

PARCEL 1 - STILLWELL PARCEL
PARCEL 1 (ORB 19941, PG 1307) - A PARCEL OF LAND LYING IN THE SE 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND IN THE EAST 446.19 FEET OF THE WEST 893.00 FEET OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE RUN S89°22'36"E, (BEARING BASED ON THE EASTERLY BOUNDARY OF TROPICAL ACRES SOUTH-UNIT 2 RECORDED IN PLAT BOOK 44, PAGE 75 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA) ALONG THE LINE DIVIDING SECTIONS 2 AND 35, A DISTANCE OF 446.81 FEET; THENCE N73°47'07"E, 20.63 FEET TO THE POINT OF BEGINNING; RUN THENCE S89°22'35"E, 120.27 FEET; THENCE S00°36'38"E, 362.28 FEET; THENCE N89°22'35"W, 120.27 FEET; THENCE N00°36'38"W, 362.28 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 20.00 FEET THEREOF;

AND ALONG WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE S89°22'36"E, (BEARING BASED ON THE EASTERLY BOUNDARY OF TROPICAL ACRES SOUTH-UNIT 2 RECORDED IN PLAT BOOK 44, PAGE 75 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA) ALONG THE LINE DIVIDING SECTIONS 2 AND 35, A DISTANCE OF 446.81 FEET TO THE POINT OF BEGINNING FOR THIS EASEMENT; RUN THENCE N30°13'34"W, 184.55 FEET TO THE SOUTHERLY BOUNDARY OF RHODIN ROAD; THENCE ON AN ARC OF STATED BOUNDARY OF RHODIN ROAD, CONCAVE TO THE SOUTHEAST OF 20.04 FEET, WITH A RADIUS OF 1959.86 FEET, SUBTENDED BY A CHORD OF 20.04 FEET; CHORD BEARING OF N62°25'14.5"E; THENCE S30°13'34"E, 188.62 FEET; THENCE S00°36'38"E, 362.28 FEET; THENCE N89°22'35"W, 20.00 FEET; THENCE N00°36'38"W, 356.30 FEET TO THE POINT OF BEGINNING FOR THIS EASEMENT.
PARCEL CONTAINING 1.00 ACRES, MORE OR LESS.
SELLER RETAINS A PERMANENT RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20.00 FEET OF THIS PARCEL.

PARCEL 2 (ORB 8214, PG 1556) - A PARCEL OF LAND LYING IN THE SE 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND IN THE EAST 446.19 FEET OF THE WEST 893.00 FEET OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE RUN SOUTH 89 DEGREES 22 MINUTES 36 SECONDS EAST, (BEARING BASED ON THE EASTERLY BOUNDARY OF TROPICAL ACRES SOUTH-UNIT 2 RECORDED IN PLAT BOOK 44, PAGE 75 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA) ALONG THE LINE DIVIDING SECTIONS 2 AND 35, A DISTANCE OF 446.81 FEET FOR A POINT OF BEGINNING; THENCE NORTH 30 DEGREES 13 MINUTES 07 SECONDS WEST, 184.55 FEET TO THE SOUTHEASTERLY BOUNDARY OF RHODIN ROAD; THENCE ON AN ARC OF STATED BOUNDARY OF RHODIN ROAD, CONCAVE TO THE SOUTHEASTERLY, OF 20.04 FEET, WITH A RADIUS OF 1959.86 FEET, SUBTENDED BY A CHORD OF 20.04 FEET, CHORD BEARING NORTH 62 DEGREES 25 MINUTES 14.5 SECONDS EAST; THENCE SOUTH 30DEGREES 13 MINUTES 34 SECONDS EAST 188.62 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 38

SECONDS EAST 362.17 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 36 SECONDS EAST, 105.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 38 SECONDS EAST, 348.48 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 36 SECONDS WEST, 125.00 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 38 SECONDS WEST, 704.92 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINING 1.25 ACRES, MORE OR LESS.
SELLER RETAINS A PERMANENT RIGHT OF INGRESS AND EGRESS THROUGH THE ONE-QUARTER (APPROXIMATE) PORTION OF THE ABOVE DESCRIBED LAND WHICH TOUCHED RHODIN ROAD.

AND

PARCEL 2 - FINLEY PARCEL (ORB 23846, PG 1921)
A PARCEL OF LAND LYING WITHIN SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST; AND A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALL BEING IN HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST; RUN THENCE ALONG THE SOUTH LINE OF SAID SECTION 35, S. 89°10'59" E., 446.81 FEET; THENCE N. 74°45'20" E., 20.69 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8214, PAGE 1556, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, N. 30°00'59" W., 189.34 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RHODINE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) 108.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1959.86 FEET, A DELTA ANGLE OF 3°09'28" (CHORD BEARING OF N. 61°18'54" E., 108.00 FEET; 2) N. 59°56'56" E., 22.29 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SHADY OAKS SUBDIVISION, AS RECORDED IN PLAT BOOK 83, PAGE 7 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 6, S. 30°03'04" E., 271.38 FEET (PLATTED DIMENSION BEING 271.43) TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE SOUTH BOUNDARIES OF LOT 6, LOT 5, AND LOT 4 OF SAID SHADY OAKS SUBDIVISION S. 89°07'48" E., 271.15 FEET; THENCE ALONG THE EAST LINE OF THE EAST 446.19 FEET OF THE WEST 893.00 FEET OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, S. 00°23'42" E., 705.09 FEET TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 20029, PAGE 656; THENCE ALONG THE NORTH BOUNDARIES OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 20029, PAGE 656 AND PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6963, PAGE 363, N. 89°10'01" W., 321.19 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8214, PAGE 1556; THENCE ALONG THE EAST BOUNDARY OF SAID PROPERTY, N. 00°22'59" W., 348.81 FEET TO A POINT ON THE SOUTH BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 19941, PAGE 1307; THENCE ALONG THE SOUTH, EAST AND NORTH BOUNDARY OF SAID DESCRIBED PROPERTY THE FOLLOWING THREE (3) COURSES: 1) S. 89°10'59" E., 15.27 FEET; 2) N. 00°25'27"W., 362.09 FEET; 3) N. 89°08'39" W., 120.31 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.755 ACRES OF LAND, MORE OR LESS.
AKA 12733 RHODINE ROAD, RIVERVIEW, FL 33579
FOLIO NUMBERS: 077423-0225 AND 07736-0100

AND

PARCEL 3 - CRAY PARCEL
PARCEL 1 (ORB 21901, PG 1421)- THE NORTH 1,159.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE EAST

60 FEET THEREOF, AND LESS THE WEST 893 THEREOF, AND ALSO LESS THE SOUTH 48 FEET THEREOF, WITH THE SOUTH 48 FEET THEREOF, BEING SUBJECT TO AN EASEMENT IN COMMON WITH OTHERS FOR THE PURPOSE OF INGRESS AND EGRESS AND UTILITIES. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80 FEET OF THE NORTH 1,191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE EAST 60 FEET THEREOF, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 2 (ORB 25521, PG 1683) THE SOUTH 48 FEET OF THE NORTH 1,159.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE EAST 60 FEET THEREOF, AND LESS THE WEST 893 FEET THEREOF, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 4 - TAMPA BAY TELEVISION PARCEL (OFFICIAL RECORD BOOK 4402, PAGE 0144)
PARCEL I - THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL II - THE EAST 60 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL III (NOT SHOWN. REFERENCE OFFICIAL RECORD BOOK 15991, PAGE 82)

TOGETHER WITH (OFFICIAL RECORD BOOK 15991, PAGE 82)

THE EAST 1/2 OF THE FOLLOWING DESCRIBED TRACT OF LAND:
EAST 60 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF RHODINE ROAD.
ALSO DESCRIBED AS:
THAT PART OF THE EAST 30 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORID, LYING SOUTH OF RHODINE ROAD.

TOGETHER WITH (OFFICIAL RECORD BOOK 4547, PAGE 1673)

PARCEL A - A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, THENCE NORTH 00 DEGREES, 16 MINUTES, 20 SECONDS WEST, (AN ASSUMED BEARING), ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, FOR 585.11 FEET; THENCE SOUTH 89 DEGREES, 14 MINUTES, 25 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, FOR 245.20 FEET; THENCE NORTH 00 DEGREES, 41 MINUTES, 35 SECONDS EAST, 240.09 FEET; THENCE NORTH 38 DEGREES, 42 MINUTES, 15 SECONDS EAST, 329.25 FEET; THENCE SOUTH 89 DEGREES, 14 MINUTES, 25 SECONDS EAST, 329.25 FEET; THENCE SOUTH 89 DEGREES, 14 MINUTES, 25 SECONDS EAST, 831.43 FEET TO A POINT BEING 35.50 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 00 DEGREES, 08 MINUTES, 22 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, FOR 991.22 FEET; THENCE SOUTH 89DEGREES, 45 MINUTES, 22 SECONDS EAST, 25.00 FEET; THENCE SOUTH 00 DEGREES, 08 MINUTES, 22 SECONDS EAST 11.63 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, 10.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION

2, SAID POINT BEING 88.37 FEET NORTHERLY OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 00 DEGREES 08 MINUTES, 22 SECONDS EAST ALONG SAID EAST LINE 88.37 FEET TO THE AFORESAID SOUTHEAST CORNER; THENCE NORTH 88 DEGREES, 58 MINUTES, 47 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, FOR 1319.90 FEET TO THE POINT OF BEGINNING.

PARCEL F - A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE SOUTH 00 DEGREES, 08 MINUTES, 22 SECONDS EAST, (AN ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, FOR 1237.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, 233.96 FEET; THENCE SOUTH 00 DEGREES, 21 MINUTES, 39 SECONDS EAST, 11.63 FEET; THENCE NORTH 89 DEGREES, 45 MINUTES, 22 SECONDS WEST, 234.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, SAID POINT BEING 88.37 FEET NORTHERLY OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; CONTINUE THENCE NORTH 89 DEGREES, 45 MINUTES, 22 SECONDS WEST 10.50 FEET INTO THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 00 DEGREES, 08 MINUTES, 22 SECONDS WEST, PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, FOR 11.63 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, 10.50 FEET TO THE POINT OF BEGINNING.

PARCEL B-A - BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 00 DEGREES, 08 MINUTES, 22 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 88.37 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, A DISTANCE OF 331.00 FEET; THENCE SOUTH 00 DEGREES, 21 MINUTES, 39 SECONDS EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, A DISTANCE OF 1301.70 FEET; THENCE ALONG THE WESTERLY BANK OF A DITCH SOUTH 03 DEGREES, 44 MINUTES, 06 SECONDS WEST, A DISTANCE OF 115.98 FEET; THENCE CONTINUE ALONG SAID WESTERLY BANK SOUTH 74 DEGREES, 47 MINUTES; 43 SECONDS WEST A DISTANCE OF 473.04 FEET; THENCE CONTINUE ALONG SAID WESTERLY BANK SOUTH 43 DEGREES, 24 MINUTES, 17 SECONDS WEST A DISTANCE OF 294.26 FEET; THENCE NORTH 89 DEGREES, 44 MINUTES, 46 SECONDS WEST A DISTANCE OF 965.45 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, THENCE CONTINUE ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 00 DEGREES, 08 MINUTES, 22 SECONDS WEST, A DISTANCE OF 402.88 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 5 - PARKER PARCEL (ORB 12604, PG 89)
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 89°14'25" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, 1,287.27 FEET TO A POINT 35.50 FEET WESTERLY FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE SOUTH 00°08'22" EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, 25.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 00°08'22" EAST, PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 221.72 FEET; THENCE NORTH 89°14'25" WEST PARALLEL TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, 830.43 FEET; THENCE NORTH 38°42'15" EAST, 281.12 FEET TO A POINT 25.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°14'25" EAST, PARALLEL WITH SAID NORTH LINE 654.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 25.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; LESS THE EAST 35.50 FEET THEREOF.

AND

PARCEL 6 - PARKER JR. PARCEL (ORB 10536, PG 644)
LOTS 14 AND 15, BLOCK 1, SHADY OAKS SUBDIVISION, ACCORDING TO PLAT BOOK 83, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 7 - CASTO PARCEL (ORB 22319, PG 1519)
LOTS 3 AND 4, BLOCK 1, SHADY OAKS SUBDIVISION, ACCORDING TO PLAT BOOK 83, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 8 - HAGIN PARCEL (ORB 24307, PG 151)
LOT 5, BLOCK 1, SHADY OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 9 - TREND PARCEL (ORB 16057, PG 501)
THAT PART OF THE WEST 30 FEET OF THE EAST 60 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF RHODINE ROAD.

AND

PARCEL 10 - JOHNSON PARCEL (ORB 24650, PG 1191)
LOT 13, BLOCK 1, SHADY OAKS SUBDIVISION PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 11 - JAYROE PARCEL
PARCEL 1 (ORB 14283, PG 356)- THE WEST 380.00 FEET OF THE SOUTH 590.00 FEET OF THE NORTH 1749.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA: AND THE EAST 280.00 FEET OF THE WEST 630.00 FEET OF THE SOUTH 210.00 FEET OF THE NORTH 1369.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80.00 FEET OF THE NORTH 1191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA., LESS THE EAST 60.00 FEET THEREOF.

PARCEL 2 (ORB 14279, PG 1859) - THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 60.00 FEET THEREOF; AND LESS THE NORTH 1159.85 FEET THEREOF; AND LESS THE WEST 840.00 FEET OF THE SOUTH 590.00 FEET OF THE NORTH 1749.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; AND LESS THE FOLLOWING DESCRIBED PARCEL: THE EAST 210.00 FEET OF THE WEST 1050.00 FEET OF THE SOUTH 210.00 FEET OF THE NORTH 1369.85 FEET OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80.00 FEET OF THE NORTH 1191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 60.00 FEET THEREOF.

AND

PARCEL 12 - SMITH PARCEL (ORB 22342, PG 1166):
THE SOUTH 590.00 FEET OF THE NORTH 1749.85 FEET OF THE EAST 460.00 FEET OF THE WEST 840.00 FEET OF WEST 1/2 THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 210.00 FEET OF THE WEST 250.00 FEET THEREOF, SUBJECT TO A EASEMENT IN COMMON WITH OTHERS FOR THE PURPOSE OF INGRESS AND EGRESS, AND UTILITIES, TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80.00 FEET OF THE NORTH 1191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE EAST 60.00 FEET THEREOF.

AND

PARCEL 13 - KNEPP PARCEL (ORB 24713, PG 1285):
THAT PORTION OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF RHODINE ROAD AND THE SOUTH LINE OF SAID SECTION 35, DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, THENCE SOUTH 89°45'16” WEST, (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 35, 72.60 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF RHODINE ROAD WHICH LIED ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE (HAVING FOR ITS ELEMENTS A RADIUS 0F 1959.857 FEET AND A DELTA ANGLE OF 13°17'46”) 454.81 FEET TO A POINT THROUGH WHICH A RADIAL LINE BEARS SOUTH 26°30'43” EAST, THENCE SOUTH 30°06'07” EAST, 184.53 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 89°15”39”

WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 446.84 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE NORTH 640.39 FEET OF THE WEST 446.81 FEET OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 14 - LEHMAN PARCEL (BY KING ENGINEERING)

LOT 6, BLOCK 2, SHADY OAKS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 15 - GUTIERREZ PARCEL (ORB 24152, PG 304):

LOT 12, BLOCK 1, SHADY OAKS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 16 - ZABEL PARCEL (ORB 6963, PG 363)

PARCEL I: THE SOUTH 422.92 FEET OF THE EAST 446.19 FEET OF THE WEST 893 FEET OF THE NORTH 1,127.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 150.00 FEET.

PARCEL II: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80 FEET OF THE NORTH 1,191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 60.00 FEET THEREOF.

AND

PARCEL 17 - EDWARDS PARCEL (ORB 17868, PG 1551)

THE SOUTH 487.46 FEET OF THE NORTH 1,127.85 FEET OF THE WEST 446.81 FEET OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH
TOGETHER WITH
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80 FEET OF THE NORTH 1,191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE EAST 60 FEET THEREOF, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 18 – DAVID BAKER ROAD (ORB 26834, PG 582) (TAX DEED)

BEG AT NW COR OF NE 1/4 OF NE 1/4 RUN S 89 DEG 14 MIN 25 SEC E 1322.77 FT S 00 DEG 08 MIN 22 SEC E 25 FT S 01 DEG 11 MIN 46 SEC W 450.30 FT N 89 DEG 45 MIN 22 SEC W 25 FT N00 DEG 08 MIN 22 SEC W 450.25 FT N 89 DEG 14 MIN 25 SEC W 1287 .21 FT AND N 00 DEG 20 SEC W 25 FT TO POB
SEC - TWP - RGE: 02 - 31 – 20

Less:

A PORTION OF DAVID BAKER ROAD, BELMOND RESERVE PHASE 1, ACCODING TO PLAT BOOK 140, PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°10'28" EAST ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 653.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, SOUTH 89°10'28" EAST A DISTANCE OF 497.82 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 25.01 FEET; THENCE NORTH 89°10'27" WEST, A DISTANCE OF 517.68 FEET; THENCE NORTH 38°46'36" EAST, A DISTANCE OF 31.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.291 ACRES.

AND

PARCEL 19 – GRIFFIN PARCEL (ORB 25842, PG 912):

LOT 6, BLOCK 1, SHADY OAKS SUBDIVISION PLATTED SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 20 – SONDAY PARCEL (ORB 19025, PG 1519):

SECTION 2, TOWNSHIP 31, RANGE 20, THE EAST 210 FEET OF THE WEST 1050 FEET OF THE SOUTH 210 FEET OF THE NORTH 1369.85 FEET

AND

PARCEL 21 – DELGADO PARCEL (ORB 20029 PG 656)

THE EAST 150.00 FEET OF THE SOUTH 422.92 FEET OF THE EAST 446.19 FEET OF THE WEST 893.00 FEET OF THE NORTH 1,127.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80 FEET OF THE NORTH 1,191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 60.00 FEET THEREOF.

AND

PARCEL 22 – HAYES CLAN ROAD (ORB 27125, PG 1219)

THE WEST 893 FEET OF THE SOUTH 32 FEET OF THE NORTH 1159.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA.

Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Belmond Reserve Community Development District Proposed Infrastructure Costs and Timeline			
Description	Original District Estimated Cost	Expansion Area Additional Estimated Cost	Fiscal Year 2022
Landscape/Hardscape/Irrigation	$ 4,512,000	$ 360,000	$ 360,000
Roads	$ 3,008,000	$ 240,000	$ 240,000
Stormwater Management	$ 5,264,000	$ 420,000	$ 420,000
Utilities	$ 1,804,800	$ 144,000	$ 144,000
Off-Site Improvements	$ 451,200	$ 36,000	$ 36,000
TOTAL	**$ 15,040,000**	**$ 1,200,000**	**$ 1,200,000**

MINUTES OF THE REGULAR MEETING

The Regular Meetings of the Board of Supervisors for the Belmond Reserve Community Development District was held on **Thursday, January 05, 2023, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

1. CALL TO ORDER

Rick Reidt called the Regular Meetings of the Board of Supervisors of the Belmond Reserve Community Development District to order on **Thursday, January 05, 2023, at 2:06 p.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Vice-Chair
Ryan Motko	Supervisor
Albert Viera	Supervisor

Staff Members Present:

Rick Reidt	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Vivek Babber	District Counsel, Straley Robin Vericker
Carlos de la Ossa	Operations Manager, EPG
Gary Schwartz	District Field Manager, EPG

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Certificate of Completion on Phase 5

The Board reviewed and discussed the certification.

MOTION TO:	Approve the Certificate of Completion on Phase 5.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

DRAFT

B. Consideration of Resolution 2023-04; Authorizing Appropriate Officers of the District to correct any error or Discrepancy in the Phase 1 Plat

The Board reviewed and discussed resolution 2023-04.

MOTION TO:	Approve the Resolution 2023-04 as stated.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

4. CONSENT AGENDA ITEMS

A. Consideration of Minutes of the Landowners Election Meeting November 03,2022
B. Consideration of the Regular Meeting November 03, 2022
C. Consideration of Operations and Maintenance Expenditures October 2022
D. Review of Financial Statements for Month Ending November 30, 2022.

The Board reviewed the Consent Agenda items.

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

5. VENDOR AND STAFF REPORTS

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

There were no vendor or staff reports currently.

6. SUPERVISOR REQUESTS

There were no supervisor requests at this time.

DRAFT

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments or questions.

8. ADJOURNMENT

MOTION TO:	Adjourned at 2:10 P.M.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

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

_____	_____
Signature	**Signature**
_____	_____
Printed Name	**Printed Name**
Title:	**Title:**
□ **Secretary**	□ **Chairman**
□ **Assistant Secretary**	□ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

_____
Signature

_____
Date

DRAFT

BELMOND RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CYPRESS CREEK AQUATICS, INC.	1201	$1,792.00		AQUATIC MAINT. NOV. 2022
YELLOWSTONE LANDSCAPE	TMC 449419	$10,580.00		LANDSCAPE NOVEMBER 2022
ZEBRA CLEANING TEAM	5084	$850.00		NOV POOL 2022
Monthly Contract Subtotal		**$13,222.00**		
Variable Contract				
ALBERTO VIERA	AV 110322	$200.00		SUPERVISOR FEE 11/03/22
NICHOLAS J. DISTER	ND 110322	$200.00		SUPERVISOR FEE 11/03/22
RYAN MOTKO	RM 110322	$200.00		SUPERVISOR FEE 11/03/22
STEVEN K. LUCE	SL 110322	$200.00		SUPERVISOR FEE 11/03/22
Variable Contract Subtotal		**$800.00**		
Utilities				
CHARTER COMMUNICATIONS	096633801073022 ACH	$98.87		INTERNET 07/28/22-08/27/22
CHARTER COMMUNICATIONS	096633801083022 ACH	$99.44		INTERNET 08/28/22-09/27/22
CHARTER COMMUNICATIONS	096633801103022	$4.08	$202.39	INTERNET 10/28/22-11/27/22
Utilities Subtotal		**$202.39**		
Regular Services				
BELMOND RESERVE CDD	11172022-2000	$3,236.51		SERIES 2020 FY23 TAX DIST ID 598
BELMOND RESERVE CDD	11222022-2000	$27,659.92	$30,896.43	SERIES 2020 FY23 TAX DIST ID 599
HOMETEAM PEST DEFENSE INC	88551975	$240.00		6 POINT ADVANTAGE SERVICES
HOMETEAM PEST DEFENSE INC	88552538	$90.00	$330.00	MOSQUITO CONTROL INITIAL - 10/24/22
NEPTUNE MULTI SERVICES LLC	0053217	$520.00		TRASH PICKUP LAKE MNGT OCT.
REBECCA GALL	RG 110122	$100.00		CLUBHOUSE REFUND
SOUTHEAST WIRING SOLUTIONS INC	20250351	$100.00		ACCESS CONTROL MNGT 11/1/22-11/30/22
TAMPA PUBLISHING COMPANY	251270 101922	$1,209.00		LANDOWNERS ELECTION AD #251270
TAMPA PUBLISHING COMPANY	303847 111322	$508.00	$1,717.00	SPECIAL MEETING
YELLOWSTONE LANDSCAPE	TMC 452310	$315.12		IRIGATION, INSPECTION/REPAIRS - 10/20/22
YELLOWSTONE LANDSCAPE	TMC 457022	$262.70		IRRIGATION

BELMOND RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
YELLOWSTONE LANDSCAPE	TMC 457023	$6,885.61	$7,463.43	MISC SERVICE
Regular Services Subtotal		**$41,126.86**		
Additional Services				
ADVANCED ENERGY SOLUTIONS	10830	$1,570.00		INSTALL BIRD SPIKES
INFRAMARK LLC	84915	$22,500.00		EXPANSION SERVICES
Additional Services Subtotal		**$24,070.00**		
TOTAL		**$79,421.25**		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

Cypress Creek Aquatics, Inc.
12231 Main St Unit 1196
San Antonio, FL 33576
352-877-4463

Invoice

Date	Invoice #
11/1/2022	1201

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

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	November Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	1,792.00	1,792.00

Total $1,792.00

INVOICE

INVOICE #	INVOICE DATE
TMC 449419	11/1/2022
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Property Name: Belmond Reserve CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2022

Invoice Amount: $10,580.00

Description	Current Amount
Monthly Landscape Maintenance November 2022	$10,580.00

Invoice Total **$10,580.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

Thanks For Your Business!

INVOICE

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

DATE: NOVEMBER 14, 2022
INVOICE #5084

EXPIRATION DATE

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

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

QTY	ITEM #	DESCRIPTION	UNIT PRICE		LINE TOTAL
		Pool cleaning for November			$850.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	**$850.00**

Comments:

BELMOND RESERVE CDD
MEETING DATE: **November 03, ~~2021~~** 2022
DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	$200.00
Nick Dister	X	Salary Accepted	$200.00
Steve Luce	X	Salary Accepted	$200.00
Ryan Motko	X	Salary Accepted	$200.00
Albert Viero	X	Salary Accepted	$200.00

AV 110322

BELMOND RESERVE CDD
MEETING DATE: **November 03, ~~2021~~** 2022
DMS: BL

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	$200.00
Nick Dister	X	Salary Accepted	$200.00
Steve Luce	X	Salary Accepted	$200.00
Ryan Motko	X	Salary Accepted	$200.00
Albert Viero	X	Salary Accepted	$200.00

AD 110322

BELMOND RESERVE CDD
MEETING DATE: **November 03, ~~2021~~** 2022
DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	$200.00
Nick Dister	X	Salary Accepted	$200.00
Steve Luce	X	Salary Accepted	$200.00
Ryan Motko	X	Salary Accepted	$200.00
Albert Viero	X	Salary Accepted	$200.00

Rm 110322

BELMOND RESERVE CDD
MEETING DATE: **November 03, ~~2021~~** 2022
DMS: BL

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary accepted	$200.00
Nick Dister	X	Salary Accepted	$200.00
Steve Luce	X	Salary Accepted	$200.00
Ryan Motko	X	Salary Accepted	$200.00
Albert Viero	X	Salary Accepted	$200.00

SL110322

Spectrum BUSINESS

July 30, 2022
Invoice Number: 096633801073022
Account Number: **0050966338-01**
Security Code: **2252**
Service At: 13004 WILLOW GROVE DR
RIVERVIEW, FL 33579

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

Summary
Services from 07/28/22 through 08/27/22 details on following pages

Previous Balance	60.92
Payments Received	0.00
Past Due Balance - Due Now	**$60.92**
Spectrum Business™ Internet	77.97
Spectrum Business™ Voice	19.99
One-Time Charges	0.91
Current Charges Due by 08/14/22	$98.87
Total Due	**$159.79**

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.

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

Spectrum BUSINESS

4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 30 07302022 NNNNNY 01 000535 0002

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

July 30, 2022
BELMOND RESERVE CDD
Invoice Number: 096633801073022
Account Number: 0050966338-01
Service At: 13004 WILLOW GROVE DR
RIVERVIEW, FL 33579

Total Due	**$159.79**
Amount you are enclosing	$ 98.87

Received
AUG 04 2022

Please Remit Payment To:
CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100509663380158015979

July 30, 2022

BELMOND RESERVE CDD

Invoice Number: 096633801073022
Account Number: 0050966338-01
Security Code: **2252**

Spectrum BUSINESS

Contact Us
Visit us at **SpectrumBusiness.net**
Or, call us at 1-877-824-6249
7635 1610 NO RP 30 07302022 NNNNNY 01 000535 0002

Charge Details

Previous Balance	60.92
Past Due Balance - Due Now	**$60.92**

Payments received after 07/30/22 will appear on your next bill.

Services from 07/28/22 through 08/27/22

Spectrum Business™ Internet

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

Spectrum Business™ Voice

Phone Number 813-574-7540

Spectrum Business Voice	49.99
Promotional Discount	-20.00
Promo Discount	-10.00
	$19.99

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

Spectrum Business™ Voice Total $19.99

One-Time Charges

Late Payment Charge	07/29	0.91
One-Time Charges Total		$0.91

Current Charges Due by 08/14/22	**$98.87**
Total Due	**$159.79**

Spectrum Voice Provider - Spectrum Advanced Services, LLC

Billing Information

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

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

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

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

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

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

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

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

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

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.
It's easy – enroll in paperless billing visit SpectrumBusiness.net.
It's convenient – you can access your statement through SpectrumBusiness.net.
It's secure – we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

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

Spectrum BUSINESS

Payment Options

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

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

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

Spectrum BUSINESS

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

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

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

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

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.

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

Spectrum BUSINESS

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

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

Received
SEP 06 2022

August 30, 2022
BELMOND RESERVE CDD
Invoice Number: 096633801083022
Account Number: 0050966338-01
Service At: 13004 WILLOW GROVE DR
RIVERVIEW, FL 33579

Total Due **$198.31**
Amount you are enclosing $

Please Remit Payment To:
CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100509663380157019831

August 30, 2022

BELMOND RESERVE CDD
Invoice Number: 096633801083022
Account Number: 0050966338-01
Security Code: **2252**

Spectrum BUSINESS

Contact Us
Visit us at **SpectrumBusiness.net**
Or, call us at 1-877-824-6249
7635 1610 NO RP 30 08302022 NNNNNY 01 000453 0002

Charge Details

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

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

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

Spectrum Business™ Internet

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

Spectrum Business™ Voice

Phone Number 813-574-7540

Spectrum Business Voice	49.99
Promotional Discount	-20.00
Promo Discount	-10.00
	$19.99

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

Spectrum Business™ Voice Total	$19.99

One-Time Charges

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

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

Billing Information

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

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

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

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

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

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

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

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

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

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.
It's easy – enroll in paperless billing visit SpectrumBusiness.net.
It's convenient – you can access your statement through SpectrumBusiness.net.
It's secure – we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

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

Spectrum BUSINESS

Payment Options

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

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

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

Spectrum BUSINESS

October 30, 2022
Invoice Number: 096633801103022
Account Number: **0050966338-01**
Security Code: **2252**
Service At: 13004 WILLOW GROVE DR
RIVERVIEW, FL 33579

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

Summary

Services from 10/28/22 through 11/27/22 details on following pages

Previous Balance	299.25
Payments Received - Thank You	-398.12
Adjustments	4.99
Remaining Balance	**-$93.88**
Spectrum Business™ Internet	77.97
Spectrum Business™ Voice	19.99
Current Charges	$97.96
Total Due by 11/14/22	**$4.08**

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.

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

Spectrum BUSINESS

4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 30 10302022 NNNNNY 01 000443 0002

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

October 30, 2022
BELMOND RESERVE CDD
Invoice Number: 096633801103022
Account Number: 0050966338-01
Service At: 13004 WILLOW GROVE DR
RIVERVIEW, FL 33579

Total Due by 11/14/22	**$4.08**
Amount you are enclosing	$

Please Remit Payment To:
CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195

0001000100509663380155000408

October 30, 2022

BELMOND RESERVE CDD

Invoice Number: 096633801103022
Account Number: 0050966338-01
Security Code: **2252**

Spectrum BUSINESS

Contact Us
Visit us at **SpectrumBusiness.net**
Or, call us at 1-877-824-6249
7635 1610 NO RP 30 10302022 NNNNNY 01 000443 0002

Charge Details

Previous Balance		299.25
Payments Received - Thank You	10/07	-198.31
Payments Received - Thank You	10/27	-98.87
Payments Received - Thank You	10/27	-100.94

Payments received after 10/30/22 will appear on your next bill.

Adjustments

Non-Pay Reconnect Fee	10/07	4.99
Adjustments Total		$4.99

Remaining Balance	**-$93.88**

Services from 10/28/22 through 11/27/22

Spectrum Business™ Internet

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

Spectrum Business™ Voice

Phone Number 813-574-7540

Spectrum Business Voice	49.99
Promotional Discount	-20.00
Promo Discount	-10.00
	$19.99

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

Spectrum Business™ Voice Total	$19.99

Current Charges	**$97.96**
Total Due by 11/14/22	**$4.08**

Billing Information

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

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

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

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

The following taxes, fees and surcharges are included in the price of the applicable service - Federal USF $1.17, Florida State CST $0.93, Florida Local CST $0.91, Florida CST $0.48, E911 Fee $0.40, TRS Surcharge $0.10, Sales Tax $0.02.

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

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Spectrum Voice Provider - Spectrum Advanced Services, LLC

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

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

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.
It's easy – enroll in paperless billing visit SpectrumBusiness.net.
It's convenient – you can access your statement through SpectrumBusiness.net.
It's secure – we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

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

Spectrum BUSINESS

Payment Options

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

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

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

Belmond Reserve Check Request

Date:	**11/18/22**
Inv#	**11172022-2000**
Vendor #:	**V00023**
Vendor Name:	**Belmond Reserve CDD c/o US Bank**
Pay From:	**Truist Acct# 6346**
Desc:	**Series 2020 - FY 23 Tax Dist ID. 598**
Code to:	**200.131000.1000**
Amount:	**$3,236.51**
Manager Approval	**William Rogers**

Date Submitted: **11/18/2022**

BELMOND RESERVE CDD
DISTRICT CHECK REQUEST

Today's Date	11/16/2022
Check Amount	**$3,236.51**
Payable To	Belmond Reserve CDD
Check Description	Series 2020 - FY 22 Tax Dist. ID 598
Special Instructions	Do not mail. Please give to Eric

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

Eric
Authorization

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

BELMOND RESERVE CDD

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

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	324,765.13	36.533%	0.365300
Net DS	564,186.73	63.467%	0.634700
Net Total	888,951.86	100.0000%	1.000000

Date Received	Amount Received	36.53% Raw Numbers Operations Revenue, Occupied Units	36.53% Rounded Operations Revenue, Occupied Units	63.47% Raw Numbers 2020 Debt Service Revenue	63.47% Rounded 2020 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
11/16/2022	5,099.55	1,863.04	1,863.04	3,236.51	3,236.51	-	598	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	5,099.55	1,863.04	1,863.04	3,236.51	3,236.51			
Net Total on Roll	888,951.86		324,765.13		564,186.73			
Collection Surplus / (Deficit)	(883,852.31)		(322,902.09)		(560,950.22)			

Belmond Reserve Check Request

Date:	**11/22/22**
Inv#	**11222022-2000**
Vendor #:	**V00023**
Vendor Name:	**Belmond Reserve CDD c/o US Bank**
Pay From:	**Truist Acct# 6346**
Desc:	**Series 2020 - FY 23 Tax Dist ID. 599**
Code to:	**200.131000.1000**
Amount:	**$27,659.92**
Manager Approval	**William Rogers**
Date Submitted:	**11/22/2022**

BELMOND RESERVE CDD
DISTRICT CHECK REQUEST

Today's Date	11/22/2022
Check Amount	**$27,659.92**
Payable To	Belmond Reserve CDD
Check Description	Series 2020 - FY 23 Tax Dist. ID 599
Special Instructions	Do not mail. Please give to Eric

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

Eric
Authorization

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

BELMOND RESERVE CDD

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

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	324,765.13	36.533%	0.365300
Net DS	564,186.73	63.467%	0.634700
Net Total	888,951.86	100.0000%	1.000000

Date Received	Amount Received	36.53% Raw Numbers Operations Revenue, Occupied Units	36.53% Rounded Operations Revenue, Occupied Units	63.47% Raw Numbers 2020 Debt Service Revenue	63.47% Rounded 2020 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
11/16/2022	5,099.55	1,863.04	1,863.04	3,236.51	3,236.51	-	598	
11/22/2022	43,581.92	15,922.00	15,922.00	27,659.92	27,659.92	-	599	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	48,681.47	17,785.04	17,785.04	30,896.43	30,896.43			
Net Total on Roll	888,951.86		324,765.13		564,186.73			
Collection Surplus / (Deficit)	(840,270.39)		(306,980.09)		(533,290.30)			

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

Service Slip / Invoice

INVOICE:	88551975
DATE:	10/24/22
ORDER:	88551975

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

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
10/24/22	10:05 AM	1-SPIDERS	LAGARCIA		

Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
CI	DUE UPON RECEIPT	10/24/22	N/A	N/A	

Service	Description	Amount
PIS	Pest Control Initial Service	$240.00

Hi, Mr/Ms Cedarbrook

SUBTOTAL	$240.00
TAX	$0.00
TOTAL	$240.00
AMT. PAID	$0.00
BALANCE	$240.00

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Injected the Taexx built-in pest control system if applicable.
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Today I completed your pest control service. In the process I found and removed Spider webs also I treated the exterior perimeter to prevent spiders,ants and roaches . Please allow 3 to 5 days for treatment to take full effect. You may notice dead or dying insects around your home due to today's treatment. Please call us if you have any concerns. Thank you for your business.

TECHNICIAN SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE

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

Service Slip / Invoice

INVOICE:	88552538
DATE:	10/24/22
ORDER:	88552538

Received
NOV 07 2022

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

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
10/24/22	10:05 AM	FI-MOSQUIT	LAGARCIA		

Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
CI	DUE UPON RECEIPT	10/24/22	N/A	N/A	

Service	Description	Amount
MCI	Mosquito Control Initial	$90.00

Hi Mr/Ms .Cedarbrook. Today I inspected and performed a mosquito suppressant service. I treated the shrubs, trees and the perimeter of your home. This treatment will help control the mosquito population in your yard. During my inspection I found several potential issues, such as standing water and shaded vegetation.
Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in December

SUBTOTAL	$90.00
TAX	$0.00
TOTAL	$90.00
AMT. PAID	$0.00
BALANCE	$90.00

MCI $90.00 INT/ $90.00 Bi-monthly, week 4/ $540.00 YEAR—Paperwork in office—Ok'd to invoice, paying as-you-go approved by RWCRAWFORD—Suppressive—Schld under Luis 10/24/2022, 10-1PM//eaf

TECHNICIAN SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE

NEPTUNE MULTI SERVICES
813-778-9857
AIR CONDITIONING & HEATING * DRYER VENTS
CLEANING * HANDYMAN SERVICES

Neptune Multi services LLC

Invoice

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

Invoice No:	0053217
Date:	11/14/2022
Terms:	NET 0
Due Date:	11/14/2022

Bill To: Belmond Reserve CDD
inframark@avidbill.com

Description	Quantity	Rate	Amount
Trash pick up October 7,14,21,28 2022	8	$65.00	$520.00

Subtotal	$520.00
TAX 0%	$0.00
Total	$520.00
Paid	$0.00
Balance Due	**$520.00**

CHECK REQUEST FORM

District Name: Belmond Reserve

Date: 11/1/22

Invoice Number: 11/1/2022

Please issue a check to:

Vendor Name: Rebecca Gall

Vendor No.:

Check amount: $100.00

Please cut check from Acct. #:

Please code to: 001-369900-3000

Check Description/Reason: Clubhouse Refund

Mailing instructions: 12970 Brookside Miss Drive, Riverview, FL 33579

Due Date for Check: next check run

Requestor: William Rogers

Manager's review:

BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT

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

CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION

1. **BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") isthe owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Belmond Reserve community in Hillsborough County, Florida.

2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a $50.00, for up to four (4) hours, which will include set up and clean up. A fee of $25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of $200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be chargedand deducted from the security deposit.

3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (**see and initial**) attached. Please make checks (two, separate) payable to BELMOND RESERVE CDD.

4. The undersigned, Rebecca Gall, (the Applicant), has applied to the District to use the Clubhouse as follows:
   Applicant Address: 12970 Brookside Moss Dr., Riverview, FL 33579
   Purpose: Birthday party
   Date of Event: Oct 29, 2022 Phone: 321-474-0284
   Time of Event (ALL Events shall end by 11:00 p.m.): 130 - 730 pm
   Extra Hours Required ($25.00 per every (1) hour: 2 ($50)
   Number of Attendees (NOT TO EXCEED 40): 25 - 30

5. The District has consented to the above use by the Applicant, its agents, employees and invitees.

6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage orinjury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it beingspecifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

7. As further consideration for the District's permission to the Applicant, its agents, employees and

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

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

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

Applicant: _____

Signature

Rebecca Gall

Print name

_____

Date Oct 12, 2022

BELMOND RESERVE COMMUNITY DEVELOPMENTDISTRICT

By: _____

As: _____

Date: _____

BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT

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

CHECK PAYMENT FORM

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

DATE: 10/12/22

NAME OF ISSUER: Rebecca Gall

ADDRESS: 12970 Brookside Moss
Riverview, FL 33579

HOME PHONE: (_____)____-_____

CELL PHONE: (321) 474 0284

DRIVER LICENSE NUMBER: G400-721-83-751-0
(Attach copy of license)

PLACE OF EMPLOYMENT: Military

WORK PHONE: (_____)____-_____

AMOUNT OF CHECK: $100 rental
$200 deposit

REASON FOR CHECK: Deposit - Rec building rental (refundable) @ Cedar Brook
Rental Fee

BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT

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

RECREATION CENTER POLICIES

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

Rental Fees and Security Deposits for residents are as follows:

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

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. RG

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

BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT

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

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

Applicant Signature

Rebecca Gall

Applicant Printed Name

10-12-22

Date

REBECCA ANN ~~HASMAN~~ Gall
~~170 SEAWIND DR~~
~~SATELLITE BEACH, FL 32937-3072~~

1012

30-7426/3140

10-13-22
Date

Pay to the Order of Belmond Reserve CDD $ 100.00

one hundred dollars and 00/100 Dollars

Look for Security Features Details on Back.

Harland Clarke

USAA FEDERAL SAVINGS BANK
10750 McDERMOTT FWY
SAN ANTONIO, TEXAS 78288-0544
(210) 456-8000 1-800-832-3724

USAA Savings Account

For Rental Comm. ~~Pool~~ Center

⑆314074269⑆ ⑈21746400⑈ 1012
TRANSIT ROUTING NUMBER ACCOUNT NUMBER

REBECCA ANN ~~HASMAN~~ Gall
~~170 SEAWIND DR~~
~~SATELLITE BEACH, FL 32937-3072~~

1011

30-7426/3140

10-13-22
Date

Pay to the Order of Belmond Reserve CDD $ 200.00

two hundred dollars and 00/100 Dollars

Look for Security Features Details on Back.

Harland Clarke

USAA FEDERAL SAVINGS BANK
10750 McDERMOTT FWY
SAN ANTONIO, TEXAS 78288-0544
(210) 456-8000 1-800-832-3724

USAA Savings Account

For Deposit Comm. ~~Pool~~ Center

⑆314074269⑆ ⑈21746400⑈ 1011
TRANSIT ROUTING NUMBER ACCOUNT NUMBER

Invoice

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

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20250351	**PROJ-0108**	**11/01/2022**	**11/01/2022**	**$100.00**	**$**

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

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

Detach and return with your payment.

Customer Name	Customer #	Invoice #	Invoice Date	PO Number	Amount Due
BELMOND RESERVE CDD	**PROJ-0108**	**20250351**	**11/01/2022**		**$100.00**

Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL			
ACCESS CONTROL MANAGEMENT, (11/01/2022 - 11/30/2022) : SUBSCRIBER REMOTE ACCESS - $50, SWS REMOTE ACCESS - $50	1.00	100.00	100.00

Sub Total:	100.00
Total Sales Tax:	0.00
Invoice Total:	100.00
Payments/Credits Applied:	(0.00)
Invoice Amount Due:	100.00
Amount Due:	**$100.00**

CONTACT US

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

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

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/12/22 - 10/19/22	BELMOND CDD	
Billing Date	**Sales Rep**	**Customer Account**
10/19/2022	Deirdre Bonett	303847
Total Amount Due	**Ad Number**	
$1,209.00	0000251270	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/12/22	10/19/22	0000251270	Times	Legals CLS	Landowners Election	2	2x72 L	$1,207.00
10/12/22	10/19/22	0000251270	Tampabay.com	Legals CLS	Landowners Election AffidavitMaterial	2	2x72 L	$0.00 $2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
10/12/22 - 10/19/22	BELMOND CDD	
Billing Date	**Sales Rep**	**Customer Account**
10/19/2022	Deirdre Bonett	303847
Total Amount Due	**Ad Number**	
$1,209.00	0000251270	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

Received
OCT 26 2022

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

REMIT TO:

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

0000251270-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough } ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Landowners Election** was published in said newspaper by print in the issues of: **10/12/22, 10/19/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

DB

Signature Affiant

Sworn to and subscribed before me this .**10/19/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

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 Belmond Reserve Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 187 acres more or less, generally located between Balm Riverview Road and Balm Boyette Road, south of Rhodine Road and north of Big Bend Road in Riverview, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. 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: November 3, 2022
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 by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. 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 shall select a person to serve as the meeting chair and who shall conduct the meeting.

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. A copy of the agenda for these meetings may be obtained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office 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 Office.

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.

Brian Lamb, District Manager

Publication Date: October 12th & October 19, 2022 0000251270

NOTARY PUBLIC STATE OF FLORIDA
JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
11/13/22	BELMOND CDD	
Billing Date	**Sales Rep**	**Customer Account**
11/13/2022	Jean Mitotes	303847
Total Amount Due	**Ad Number**	
$508.00	0000257431	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/13/22	11/13/22	0000257431	Times	Legals CLS	Special meeting	1	2x47 L	$506.00
11/13/22	11/13/22	0000257431	Tampabay.com	Legals CLS	Special meeting AffidavitMaterial	1	2x47 L	$0.00 $2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
11/13/22	BELMOND CDD	
Billing Date	**Sales Rep**	**Customer Account**
11/13/2022	Jean Mitotes	303847
Total Amount Due	**Ad Number**	
$508.00	0000257431	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

Received
NOV 22 2022

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

0000257431-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough } ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special meeting** was published in said newspaper by print in the issues of: **11/13/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this .**11/13/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

BELMOND RESERVECOMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Belmond Reserve Community Development District will hold a Special Meeting of the Board to consider all business which may properly come before them on **Monday, November 21 at 2:00p.m., at the offices of Inframark, LLC, 2005 Pan Am Circle Suite 300, Tampa, FL 33607.**

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

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

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Rick Reidt
District Manager

Run Date: 11/13/2022 0000251270

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TMC 452310	11/2/2022
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Property Name: Belmond Reserve CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 2, 2022
Invoice Amount: $315.12

Description	Current Amount
#259306 - 10/2022 Inspection/Repairs • Repairs • Clogged Nozzles • Lateral Leak Irrigation	$315.12

Invoice Total **$315.12**

Excellence
IN COMMERCIAL LANDSCAPING

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

Ticket #2227208

YELLOWSTONE LANDSCAPE

Truck #150

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

CONTROL# 54059
Invoice #
Invoice Date #

Date: 10/28/22

IRRIGATION WORK AUTHORIZATION

[ ] Existing Customer- Job # [ ] New Customer (no job#)

CUSTOMER NAME: Belmont Reserve FAX #:

Name of Authorizing Person: Phone #:

Billing Address: ☆ Bill

Job Address: 10/2022 Repairs

Description of Work Authorized — Please Print All Information

– Charged clogged Nozzles / – Repaired Leaks

Quantity	Material	Price	Total
9	Nozzle	2.38	21.42
1	1½ slipfix	32.50	32.50
1	1½ x ½ x 1½ T	7.30	7.30
1	1½ coup	1.40	1.40
2ft	1½ PVC	4.48	8.96
2ft	½ flex	1.47	2.94
1	½ coup	.60	.60
		Total Materials:	75.12
Labor: $60 per hr x 4 hrs		Total Labor:	240.00
		TOTAL:	$315.12

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

(YS) Prepared By: (X)

(YS) Work Completed By: (X) Date: 10/28/22

*** Post To Accounting Code #* OD **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:*** 10/2022 Repairs

Authorized & Accepted by: (X)

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TMC 457022	11/9/2022
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Belmond Reserve CDD

Opp # 235834

Irrigation Contractual Monthly Irrigation Repair Allowance August 2022

Invoice Due Date: December 9, 2022

Invoice Amount: $262.70

Description	Current Amount
Irrigation	$262.70

Invoice Total **$262.70**

Excellence
IN COMMERCIAL LANDSCAPING

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

Ticket #2123199
Truck #125

YELLOWSTONE LANDSCAPE

Proposal #235834
Date: 08/08/2022
From: Wayne Ebanks

Proposal For

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

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

Location

12330 Rising Oaks Trail
Riverview, FL 33579

Property Name: Belmond Reserve CDD

Irrigation Contractual Monthly Irrigation Repair Allowance August 2022

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	2.00	$110.00
Irrigation Part(s)	1.00	$152.70

Client Notes

SUBTOTAL	$262.70
SALES TAX	$0.00
TOTAL	$262.70

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: _____

Title: _____

Date: _____

Assigned To

Wayne Ebanks
Office:
webanks@yellowstonelandscape.com

YELLOWSTONE LANDSCAPE

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

CONTROL# 53457
Invoice #
Invoice Date #

Date: 8/8/22

IRRIGATION WORK AUTHORIZATION

[ ] Existing Customer- Job # [ ] New Customer (no job#)

CUSTOMER NAME: Belmonel Reserve FAX #:

Name of Authorizing Person: Phone #:

Billing Address:

Job Address:

Description of Work Authorized Please Print All Information

Quantity	Material	Price	Total
2	6" Rotors	45.00	90.00
4	6" Sprays	15.00	60.00
2	T, 5 caps	1.35	2.70
		Total Materials:	152.70
Labor: 2.0		Total Labor:	110.00
		TOTAL:	262.70

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)

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TMC 457023	11/9/2022
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Belmond Reserve CDD

Opp # 252889

Belmond Reserve tree replanting and straighten

Invoice Due Date: December 9, 2022

Invoice Amount: $6,885.61

Description	Current Amount
Misc Service	$6,885.61

Invoice Total **$6,885.61**

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

Completed

YELLOWSTONE LANDSCAPE

Proposal #252889
Date: 10/05/2022
From: Greg Schweitzer

Proposal For

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

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

Location

12330 Rising Oaks Trail
Riverview, FL 33579

Property Name: Belmond Reserve CDD

Belmond Reserve tree replanting and straighten

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	40.00	$2,857.10
Equipment operator	10.00	$857.13
loader with tree boom	10.00	$857.13
Tree bracing	18.00	$2,314.25

Client Notes

Straighten and/or replant and brace disturbed trees (18) from storm.

.Mobilize truck and crew, mobilize truck and trailer with Loader and tree boom.

Tree Survival not guaranteed.

Signature

x

Digitally signed by Rick L. Reidt
DN: cn=Rick L. Reidt, o=Meritus/Inframark, ou, email=Rick.Reidt@merituscorp.com, c=US
Date: 2022.10.10 09:58:28 -04'00'

SUBTOTAL	$6,885.61
SALES TAX	$0.00
TOTAL	$6,885.61

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.

Schweitzer, Greg

From:	Rick Reidt <Rick.Reidt@Inframark.com>
Sent:	Monday, October 10, 2022 10:00 AM
To:	Schweitzer, Greg
Cc:	Gary Schwartz; Roger Hinds - Eisenhower Property Group (rhinds@eisenhowerpropertygroup.com)
Subject:	Ian Damage Repair
Attachments:	2022-10-10 Ian Tree Replanting.pdf

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

Approved please move forward with repairs.

Thank you,

Rick L. Reidt | District Manager

INFRAMA

2005 Pan Am Circle Ste 300 | Tampa, FL 33607
(O) 813.873.7300 ext. 105 | **(M)** 813-955-0050 | rick.reidt@inframark.com | www.inframarkims.com

To maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be to the sending party only or to the District Office at (813) 873-7300.

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronica message and do not act upon, forward, copy or otherwise disseminate it or its contents

Advanced Energy Solutions
of America, LLC
PO Box 82973
Tampa, FL 33682

Invoice

Invoice #: 10830
Invoice Date: 11/9/2022
Due Date: 12/9/2022
Project: 10830
P.O. Number:

Bill To:

BELMOND RESERVE CDD
DISTRICT MANAGEMENT SERVICES, LLC
MERITUS ASSOCIATIONS, INC
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607

Description	Hours/Qty	Rate	Amount
13004 Shining Willow, Riverview		970.00	970.00
As propose: install bird spikes			
11/7/2022 Cleaned lenses and mounting surface for bird mitigation. Installed bird mitigation on all four lights.			
		600.00	600.00

Total	$1,570.00
Payments/Credits	$0.00
Balance Due	$1,570.00

QTY.	MATERIAL	PRICE	AMOUNT
16	Bird Mitigation Strips		

INVOICE NO. 10830

Advanced Energy Solutions
P.O. Box 82973
Tampa, FL 33682

Phone (813) 969-1576, Fax (813) 962-7309

JOB PHONE:
DATE OF ORDER:
JOB NAME / LOCATION: 13004 Shining Willow Riverview Code C7245

TO: Belmond Reserve CDD

PHONE: 813-955-0050

ORDER TAKEN BY: [illegible]

TERMS:

DESCRIPTION OF WORK	AMOUNT
> Install bird spikes per proposal	
(11/7/22) Cleaned lenses and mounting surface for bird mitigation. Installed bird mitigation on all 4 lights.	

LABOR	HOURS	RATE	AMOUNT	
Jason				TOTAL LABOR
> Matt				

TOTAL MATERIAL

WORK ORDERED BY: Rick

DATE COMPLETED:

TAX

SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work).

Thank You!

PAY THIS AMOUNT → 470.00 ~~470.00~~

ADVANCED ENERGY SOLUTIONS

OF AMERICA, LLC

PHONE: 813.969.1576 • FAX: 813.962.7309

LICENSE # EC13003760

Don Leggett
Chief Executive Officer

Brad Pendergrass
President

PROPOSAL

DATE: October 20, 2022
SUBMITTED TO: Belmond Reserve CDD
ADDRESS: Att: Rick

JOB NAME: Bird spikes pickle ball court
PHONE: **FAX:**

SCOPE OF WORK:
Install spikes on top of lights to keep birds off.

PLANS & SPECIFICATIONS:

AESOA, LLC proposes to furnish the material and/or labor in accordance with the above condition for the sum of: $ 970.00 + 600 int = 1570.00
This proposal may be withdrawn if not accepted within thirty (30) days or unexpected material increases.

PAYMENT SCHEDULE:
Payment due Upon completion

Payments are to be made as listed above. Payments not received by the invoice due date are considered past due. Past due accounts will be charged interest at the rate of 1.5% per month until the balance is paid in full. No release of lien shall be signed unless all payments are made and the balance is paid in full.

ADVANCED ENERGY SOLUTIONS:
AUTHORIZED SIGNATURE: _____
Brad Pendergrass, President

This is your authorization to complete the work as outlined above and in accordance with the terms and conditions as set forth.

PROPOSAL ACCEPTED BY: _____
Authorized Signature

Digitally signed by Rick L. Reidt
DN: cn=Rick L. Reidt, o=Meritus/Inframark, ou, email=Rick.Reidt@merituscorp.com, c=US
Date: 2022.10.24 13:56:34 -04'00'

DATE: _____

INSURANCE:
Licensed, bonded and insured. Insurance limits of $3,000,000 liability, umbrella And automobile. Workers' Compensation $500,000/$500,000/$500,000

COMMERCIAL / INDUSTRIAL ELECTRICAL • GENERATORS • ACCESS • CCTV
STRUCTURED SYSTEMS • SECURITY / FIRE ALARMS
PO BOX 82973 • TAMPA FLORIDA • 33682
16512N. FLORIDA AVE LUTZ FL. 33549

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#84915	10/31/2022
CUSTOMER ID	**NET TERMS**
C2276	Net 30
PO#	**DUE DATE**
	11/30/2022

BILL TO

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

Services provided for the Month of: October 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Expansion Services:					
Preparation of Statement of Estimated Regulatory Costs	1	Ea	3,500.00		3,500.00
Prepare and Coordinate Expansion Petition to County	1	Ea	9,000.00		9,000.00
Research, submittal, lobbying and presentation to BOCC	1	Ea	5,000.00		5,000.00
Prepare Financial Analysis Report and Review with County	1	Ea	5,000.00		5,000.00
Subtotal					22,500.00

Subtotal	$22,500.00
Tax	$0.00
Total Due	$22,500.00

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.

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Inframark, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Belmond

Date: Tuesday January 24, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	Good
TURF FERTILITY	10	8	-2	Good overall
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Good overall
TURF INSECT/DISEASE CONTROL	10	10	0	NA
PLANT FERTILITY	5	3	-2	Multiple plants were negaively effected from the cold snaps
WEED CONTROL - BED AREAS	5	4	-1	Good overall
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Good
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	NA
SEASONAL COLOR/PERENNIAL MAINTENANCE				
VIGOR/APPEARANCE	7	7	0	Good
INSECT/DISEASE CONTROL	7	7	0	NA
DEADHEADING/PRUNING	3	3	0	NA
SCORE	100	94	-6	94%

Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Belmond

Date: Wednesday January 25, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	3	Good
INVASIVE MATERIAL (FLOATING)	20	14	-6	Various invasive floating weeds were noticed.
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Marginal invasive submersed material in ponds.
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	10	-5	There has been some die back of desirable plants.
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	Good
CLUBHOUSE EXTERIOR	3	3	0	Good
POOL WATER	10	10	0	Good
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	Good
POOL FURNITURE/EQUIPMENT	8	8	0	Good
FIRST AID/SAFETY ITEMS	10	10	0	Good
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Good
HARDSCAPE	10	10	0	Good
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	Good
TRASH RECEPTACLES	3	3	0	Good
FOUNTAINS	8	8	0	NA
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Belmond

Date: Wednesday January 25, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	34	-6	Some plant material was effected by the cold snap
3 RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	N/A
GATES				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		Good
GATES	25	25		Good
SCORE	700	681	-16	97%

Manager's Signature: Gary Schwartz

Supervisor's Signature:

Belmond Reserve January 2023

The West entrance on Shining Willow & Rhodine Road looks good overall. The turf fertility is lacking due to the cold snap.

The S.W. frontage on Rhodine Road looks good.

The ornamentals & plants on the S.W. entrance of Shining Willow look good overall considering the cold weather.

The plants in the back row of the S.W. entrance on Shining Willow were hit hard from the cold snaps. We will need to wait until March to further evaluate the plants for cutbacks.

The S.E. entrance on Shining Willow looks good overall. The turf fertility is lacking due to the cold snap.

The Xanadu plants & ornamental grass on the S.E entrance of Shining Willow are lacking in fertility due to the cold snaps.

Heading South on Shining Willow looks good.

Newly installed Oak trees on Shining Willow are lacking in fertility due to the cold snaps.

Newly installed Oak trees on Shining Willow.

Orchid Ash construction progress.

The plants & trees in the pocket park on Orchid Ash were hit hard from the cold snaps. We will need to evaluate all plant & tree material in the springtime.

The variegated Ginger plants were hit hard.

The variegated Ginger plants were hit hard. The turf fertility is lacking in color.

The Xanadu plants were hit hard from the cold snaps. There is also a drainage issue in this area that needs to be resolved.

The Japanese Blueberry tree is lacking in fertility.

The Plumbago plants in the front and behind the Iris Plants were hit hard from the cold snap.

There is a new entrance build at furthest East end on Sage Hollow.

There is a new South entrance build on Sage Hollow.

The dog park looks good overall.

The outside of the dog park on Sage Hollow looks good.

There is contractor turf damage on the roundabout at the North end of Willow Grove. Roger is aware, & the contractor will replace when construction ends. The Bismarck palm tree is lacking in fertility.

Turf damage.

Additional turf damage.

The front of the Amenity Center is clean & looks good. All bathrooms are fully functionable & clean.

The purple fountain grass is lacking in fertility due to the cold snaps. They will recover fully in the springtime.

The Copper Leaf plants were hit hard by the cold snaps. They will need cutbacks in the spring. Most should recover.

The playground is clean & looks good.

The Amenity Center parking is clean & looks good.

The pickleball court looks good overall but has some staining on the court that need to be pressure cleaned.

Bird excrement.

The mailbox area is clean & looks good.

The front of the retail building is clean & looks good.

The Alamanda plants on the East parking lot entrance were hit hard from the cold snaps. Alamanda plants are not cold tolerant plants, and we will evaluate the fertility of this plant in the spring time.

We are waiting until March to replace 3 Viburnum plants that were trampled.

The West entrance to the parking lot on Willow Grove looks good overall.

The plants on the South side of the retail building facing Willow Grove look good overall except for the Variegated Ginger plants were hit hard from the cold snaps.

There is a newly installed Oak tree behind the pool fence.

The pool is clear & blue.

The pavers & chaise lounges are clean & look good.

The Reclinata Palm tree is lacking in fertility, and it looks like three stalks are dead.

The table & Chairs are clean & look good.

The Amenity Center clubhouse is clean & looks good.

The street sign is leaning on Hayes Clan & Willow Grove.

This Oak tree was knocked down on Hayes Clan by a construction vendor. The tree has since been up righted.

Heading West on the Hayes Clan sidewalk looks good.

Hayes Clan construction progress.

Willow Grove construction progress.

Construction progress on Shining Willow.

Construction progress on Sage Hollow.

The pond has a small amount of new Cattail growth.

There is a major die back in this retention area filled with beneficial plants. The pond vendor was informed.

The canal has minor invasive growth and trash within the pond but looks good overall.

There is trash in the North end of the canal that needs to be removed. The pond vendor was informed.

The pond looks good.

The pond looks good overall, only a slight amount of penny weed.

The invasives are dead in this pond.

The invasives in this pond are dead.

The pond looks good.

YELLOWSTONE LANDSCAPE

IRRIGATION REPORT

Property Name: Belmonte Clock # A of _____ Date: 12-21-22

Watering Minutes

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

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

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

Condition of Clock: Good Rain Sensor: yes

Pump Start: ( )

Pressurized System: (✓)

Recycled Water: ( )

Notes/Comments: _____

YELLOWSTONE LANDSCAPE

IRRIGATION REPORT

Property Name: Belmond Reserve Clock # B of _____ Date: 12-21-22

Watering Minutes

Prog	Watering Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
A	~~S-M-T-W-TH-F-S~~	12 Am	20	15	20	20	30	30	30	20	20	30	30	60	15	15	20	20	10	45	15	30																
B	~~S-M-T-W-TH-F-S~~	1 PM																																				
C	S-M-T-W-TH-F-S																																					
D	S-M-T-W-TH-F-S																																					

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

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

Condition of Clock: Finished

Rain Sensor: Yes

Pump Start: ( )

Pressurized System: (✓)

Recycled Water: ( )

Notes/Comments: