

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JULY 11, 2024**

**THE PUBLIC HEARING &  
REGULAR MEETING AGENDA PACKAGE**

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Meeting ID: 215 817 490 035 Passcode: 45UmMF



2005 PAN AM CIRLE SUITE 300  
TAMPA FL, 33607

# Belmond Reserve Community Development District

## Board of Supervisors

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

## District Staff

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

## The Public Hearing & Regular Meeting Agenda

Thursday, July 11, 2024 at 2:00 p.m.

The Public Hearing & Regular Meeting of the **Belmond Reserve Community Development District** will be held July 11, 2024 at 2:00 p.m. at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

### THE PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **RECESS TO PUBLIC HEARINGS**
4. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2025 FINAL BUDGET**
  - A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2024-04; Adopting Final Fiscal Year 2025 Budget
  - E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget
5. **PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2024-05; Levying O&M Assessments
  - E. Close Public Hearing on Levying O&M Assessments
6. **PUBLIC HEARING ON ADOPTING AMENITY RULES AND PROCEDURES**
  - A. Open Public Hearing on Adopting Amenity Rules and Procedures
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2024;06 Adopting Amenity Rules and Procedures
7. **RETURN TO REGULAR MEETING**
8. **BUSINESS ITEMS**
  - A. Consideration of Regrading Proposal
  - B. Consideration Pickle ball Net and Widescreen Proposal
  - C. Consideration of Pool Maintenance Agreement
9. **CONSENT AGENDA**
  - A. Approval of Minutes of the June 06, 2024 Regular Meeting
  - B. Consideration of Operation and Maintenance May 2024 - *Under Separate Cover*
  - C. Acceptance of the Financials and Approval of the Check Register for May 2024
10. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Field Inspections Report
11. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
12. **PUBLIC COMMENTS**
13. **ADJOURNMENT**

\*Next regularly scheduled meeting is **August 01, 2024 at 2:00 p.m.**

## RESOLUTION 2024-04

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Belmond Reserve Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2023-2024 and/or revised projections for fiscal year 2024-2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Belmond Reserve Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of **\$10,606,424.00**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$551,424.00</u>
Total Debt Service Funds	<u>\$10,055,000.00</u>
<b>Total All Funds*</b>	<b><u>\$10,606,424.00</u></b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.



**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 11, 2024.**

Attested By:

**Belmond Reserve  
Community Development District**

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

☐Secretary/☐Assistant Secretary

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

☐Chair/☐Vice Chair of the Board of Supervisors

**Exhibit A: FY 2024-2025 Adopted Budget**

**Belmond Reserve**  
Community Development District

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

**Fiscal Year 2025**

Preliminary Budget

Prepared by:



**Belmond Reserve**

Community Development District

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**Belmond Reserve**  
Community Development District

**Operating Budget**  
Fiscal Year 2025

**Belmond Reserve**  
Community Development District

*General Fund*

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

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

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

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

**Belmond Reserve**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2025**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

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

**Developer Contributions**

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

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

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

**EXPENDITURES****Financial and Administrative****Supervisor Fees**

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

**Onsite Staff**

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

**District Management**

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

**Field Management**

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

**Administration**

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

**Belmond Reserve**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2025**EXPENDITURES****Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

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

**Financial/Revenue Collections**

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

**Rentals and Leases**

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

**Data Storage**

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

**Accounting Services**

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

**Dissemination Agent/Reporting**

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

**Website Administration Services**

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

**District Engineer**

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

**District Counsel**

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

**Trustee Fees**

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



**Belmond Reserve**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2025**EXPENDITURES****Financial and Administrative** (continued)**Auditing Services**

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

**Postage, Phone, Faxes, Copies**

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

**Mailings**

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

**Professional Services – Arbitrage Rebate**

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

**Legal Advertising**

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

**Bank Fees**

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

**Dues, Licenses and Fees**

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

**Onsite Office Supplies**

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

**Website ADA Compliance**

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

**Disclosure Report**

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

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Belmond Reserve**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2025**EXPENDITURES****Insurance****Insurance-General Liability**

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

**Public Officials Insurance**

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

**Property & Casualty Insurance**

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

**Deductible**

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

**EXPENDITURES****Utility Services****Electric Utility Services**

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

**Streetlights**

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

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

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

**Gas**

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

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

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

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

**Belmond Reserve**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2025**EXPENDITURES****Amenity****Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

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

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

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

**Athletic Courts and Field Maintenance**

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

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

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

**Clubhouse Office Supplies**

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

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

**Belmond Reserve**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2025**EXPENDITURES****Amenity (Continued)****Entrance Monuments, Gates, Walls R&M**

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

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

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

**Trail/Bike Path Maintenance**

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

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

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

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

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

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

**EXPENDITURES****Landscape and Pond Maintenance****R&M – Stormwater System**

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

**Landscape Maintenance - Contract**

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

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**Belmond Reserve**

Community Development District

General Fund

**Budget Narrative**  
Fiscal Year 2025**EXPENDITURES****Landscape and Pond Maintenance (Continued)****Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

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

**Aquatics – Contract**

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

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

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

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

**EXPENDITURES****Contingency/Reserves****Contingency**

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

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

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

**Belmond Reserve**  
Community Development District

**Debt Service Budgets**  
Fiscal Year 2025

**Belmond Reserve**

Community Development District

*Series 2020 Debt Service*

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

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

**Belmond Reserve**

Community Development District

*Series 2020 Debt Service*

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

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



**Belmond Reserve**

Community Development District

*Series 2020 Debt Service*

Continued

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

**Belmond Reserve**

Community Development District

*Series 2023 Debt Service***Summary of Revenues, Expenditures and Changes in Fund Balances**

Series 2023 Bonds

Fiscal Year 2025

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

**Belmond Reserve**

Community Development District

Series 2023 Debt Service

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

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

**Belmond Reserve**

Community Development District

*Series 2023 Debt Service*

Continued

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

**Belmond Reserve**

Community Development District

*Debt Service Fund*

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**Budget Narrative**

Fiscal Year 2025

**REVENUES**

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**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

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

**Developer Contributions**

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

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

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

**EXPENDITURES**

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**Debt Service****Principal Debt Retirement**

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

**Interest Expense**

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

## **Belmond Reserve**

Community Development District

### **Supporting Budget Schedules**

Fiscal Year 2025

**Sherwood Manor**

Community Development District

All Funds

**Assessment Summary**  
**Fiscal Year 2025 vs. Fiscal Year 2024**

**ASSESSMENT ALLOCATION**

Assessment Area One- Series 2020										
Product	Units	General Fund			Debt Service Series 2020			Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change
Single Family 50'	178	\$ 1,368.85	\$ 2,125.18	\$ (756.33)	\$ 1,563.83	\$ 1,563.83	\$ -	\$ 2,932.68	\$ 3,689.01	\$ (756.33)
Single Family 60'	188	\$ 1,643.28	\$ 2,551.24	\$ (907.96)	\$ 1,876.60	\$ 1,876.60	\$ -	\$ 3,519.88	\$ 4,427.84	\$ (907.96)
	<b>366</b>									

Assessment Area Two- Series 2023										
Product	Units	O&M Per Unit			Debt Service Series 2023			Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change
Single Family 60'	9	\$ 1,643.28	\$ 2,551.24	\$ (907.96)	\$ 1,912.17	\$ 1,912.17	\$ -	\$ 3,555.45	\$ 4,463.41	\$ (907.96)
Single Family 70'	9	\$ 1,917.16	\$ 2,976.44	\$ (1,059.28)	\$ 2,230.86	\$ 2,230.86	\$ -	\$ 4,148.02	\$ 5,207.30	\$ (1,059.28)
	<b>18</b>									

Commercial Product Allocation					
Product	Units	General Fund			
		FY 2025	FY 2024	Dollar Change	
Daycare	6.04	\$ 328.66	\$ -	\$ 328.66	

## RESOLUTION 2024-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Belmond Reserve Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2024-2025 attached hereto as **Exhibit A (“FY 2024-2025 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2024-2025 Budget;

**WHEREAS**, the provision of the activities described in the FY 2024-2025 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2024-2025 Budget (“**O&M Assessments**”);



**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2024-2025 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

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

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2024-2025 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2024-2025 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of the Debt Assessments and O&M Assessments for all lands within the District, shall be at the same time and in the same manner as county taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 11, 2024.**

Attested By:

**Belmond Reserve  
Community Development District**

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

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

**Exhibit A: FY 2024-2025 Budget**

## RESOLUTION 2024-06

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY RULES AND PROCEDURES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS**, the District owns, maintains, and operates certain recreational facilities;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish rules and regulations for its amenity facilities;

**WHEREAS**, the Board held a noticed public hearing on July 11, 2024, to receive public comment on the proposed Amenity Rules and Procedures (the “**Rules and Procedures**”);

**WHEREAS**, the proposed rules and procedures are meant to provide for efficient and effective District operations, and for the safety and security of the District and its members; and

**WHEREAS**, after hearing and considering public comment, the Board has determined that the proposed Amenity Rules and Procedures should be adopted.

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

1. **Adoption**. The Board hereby adopts the Amenity Rules and Procedures for the Recreational Facilities and specifically the rules, regulations, code of conduct, and other rules included therein, as finalized in the form attached hereto as **Exhibit A**.
2. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
3. **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.

4. **Effective Date.** This Resolution shall become effective upon adoption.

**Passed and adopted on July 11, 2024.**

**Attest:**

**Belmond Reserve  
Community Development District**

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

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

# **Belmond Reserve**

## **Community Development District**

### **Recreational Facilities**

### **Rules & Regulations**

*Proposed July, 2024*

## Recreational Facilities Rules & Regulations

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## **Recreational Facilities Rules & Regulations**

### **General**

The Belmond Reserve Community Development District (the “District”) has adopted these Rules and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in the Rules and Regulations and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

### **Definitions**

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. Amenity Access Cards (also referred to as “Fobs”) – Amenity Access Cards or Fobs are issued to eligible Members who meet the requirements contained in these Rules and Regulations strictly for the use of the Member to access the Recreational Facilities in accordance with these Rules and Regulations.
3. Annual Pass; Annual Passholders – An Annual Pass may be purchased by a non-resident of the District at a cost of \$2896.00 each per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. Board of Supervisors – The Board of Supervisors of the Belmond Reserve Community Development District.
5. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
7. District Management; District Manager – Those agents and representatives of the management firm hired by the District.

8. Guest(s) – A Member who is 18 years or older shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The District Manager may make accommodations as necessary for unaccompanied Guests. Approvals for unaccompanied Guests must be received in advance and are at the discretion of the District Manager.
9. Household – A house and its occupants regarded as a unit.
10. Member – A Resident, Annual Passholder or Tenant.
11. Pool Cabana – Covered area near the pool.
12. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such additions thereto as may hereafter be brought within the boundaries of the District.
13. Recreational Facilities – Includes the swimming pool facilities, picnic area, basketball court, playground, restrooms, and dog park.
14. Staff – Those individuals employed by the District such as the field services manager and maintenance personnel.
15. Resident – A homeowner living within the District's boundaries.
16. Rules and Regulations – Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors, at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the Properties.
17. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.

### **Conduct Code**

Improper conduct, obscenities, verbal or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family, guests, and invitees.

All Members are expected to conduct themselves properly with due consideration for each other and for fellow Members, Guests and Staff. The District Manager has the authority to discipline within the Rules and Regulations any person for conduct which, in their opinion, tends to endanger the welfare, interest or character of the District, as well as for violations of the specific Rules and Regulations of the District.



As stated in the Rules and Regulations, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct that serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, creates a health or safety problem, creates a hostile environment, or otherwise disturbs others and causes them to fear for their physical well-being may be reported to the local law enforcement agency by Staff members.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Staff member on duty or to District Management. Members are discouraged from trying to enforce the Rules and Regulations on their own.

Staff, fellow Members and Guests are to be treated in a courteous and considerate manner. No member of the Staff shall be reprimanded or harassed in any way by a Member or Guest. All complaints regarding services rendered by any Staff member must be made to the onsite Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

### **Lease Procedures and Transfer of Privileges**

All Tenants living within the District's boundaries must be listed on the Lease Agreement. Leases must contain a clause indicating that the Tenant has received a copy of all District Rules and Regulations and agrees to be bound by them. A Tenant may not transfer privileges to another person. Upon transferring his or her privileges to a Tenant, the homeowner no longer has any privileges to use the Community Facilities until such time that the District Manager is notified of termination of transfer and the Amenity Access Cards or Fobs for the Tenant are returned. In the event a home is sold, the homeowner's Amenity Access Card or Fob is to be turned in to the District Manager. The card will be deactivated and reissued to the new homeowner.

### **Use of Community Facilities**

1. Community Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older.
3. Members and Guests may use the Recreational Facilities as follows:
  - a. Each household/Annual Passholder will be issued one (1) Amenity Access Card or Fob. This card is for use by the cardholder only.
  - b. The Amenity Access Card or Fob is used to access the swimming pool and bathrooms. Age restrictions apply.
  - c. When you use the Amenity Access Card or Fob, your name and time of entry are registered.
  - d. Your Amenity Access Card or Fob is your responsibility. If you misplace your Amenity Access Card or Fob, please contact the District Manager immediately so that it can be deactivated.
  - e. Replacement Amenity Access Cards or Fobs will be issued at a charge of \$25 per Amenity Access Card or Fob.
  - f. Hours for the Community Facilities are from dawn to dusk. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
  - g. When applying for a replacement Amenity Access Card or Fob, State issued identification must be presented (i.e. a driver's license, birth certificate, or passport), along with a copy of a utility statement and or a vehicle registration showing the individual's address of residence. Each cardholder is required to sign an Amenity Access Card Agreement. Tenants must also provide a copy of their lease.
  - h. Skateboarding, scooters, or use of similar equipment will not be permitted anywhere on the Community Facilities. This includes the pool area and basketball court.
  - i. Shirts and shoes are to be worn in the Recreational Facilities, except for the swimming pool area.

- j. Proper disposal of personal trash is required.
  - k. Profanity and bullying will not be tolerated.
  - l. No vandalizing of Community Facilities.
  - m. Anyone under the age of sixteen (16) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an Adult while at basketball court, dog park, picnic area, or playground.
  - n. Diving or flips from the deck into the swimming pool will not be allowed.
  - o. No fighting.
  - p. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
  - q. Members or Guests of any age may not bring or consume alcoholic beverages within the Community Facilities.
  - r. Illegal drugs and paraphernalia are prohibited.
  - s. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area, and playground. With the exception of the Dog Park, all pets must be on a leash when on any Common Area.
  - t. Community Facilities shall be used only for the purpose for which they are designed.
  - u. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.
4. Community property may not be altered or removed from any Community Facility without written consent from the Board of Supervisors or District Manager.
  5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
  6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, guests and invitees.

7. In accordance with the Florida Clean Air Act, smoking is prohibited within the Community Facilities, unless it is within the designated areas established for smoking.
8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
9. All instructors are independent contractors that must be approved, certified and insured and must have a contractual agreement with the District.
10. Except at community-sponsored events as approved by the District Management, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.
11. Call 911 in the event of an emergency and inform the District Manager.

### **Community Facility Reservation Policies**

Private reservations of recreational facilities are prohibited, except as provided in the attached Amenity Center Meeting Room Usage Agreement (Exhibit "A").

### **Community Ponds**

1. Swimming is not permitted in any of the stormwater ponds within the District.
2. The operation of motorized watercraft upon the stormwater ponds within the District is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in stormwater ponds is prohibited.

### **Dog Park Rules (the "Dog Park")**

1. Dogs must be on leashes at all times, except within the Dog Park area.
2. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
3. Dog handler must have the leash with them at all times.
4. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
5. Dogs must be vaccinated and wear a visible rabies and license tag at all times.
6. Limit three dogs per adult dog handler.

7. Puppies under four months of age should not enter the Dog Park.
8. Children under the age of twelve (12) are not permitted within the Dog Park area without Adult supervision.
9. Dog handlers are responsible for the behavior of their animals.
10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
11. Female dogs in heat are not permitted in the Dog Park.
12. Human or dog food inside the Dog Park is prohibited.
13. Dog handlers must clean up any dog droppings made by their pets.
15. Dog handlers must fill in any holes made by their pets.
16. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
17. The Dog Park is designated a “No Smoking” area.

### **Playground Rules (the “Park”)**

1. Park hours are from dawn to dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in area.
5. Use of profanity and/or disruptive behavior will not be tolerated.
6. Report violators, damaged equipment and unsafe conditions to the District Manager.

### **Swimming Pool Facility (the “Pool Facilities”)**

1. The Pool Facilities are open from dawn until dusk.
2. The District assumes no liability for injuries, damage or loss.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. Children under the age of sixteen (16) must be accompanied by an Adult at all times while using the Pool Facilities.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Hillsborough County and the State of Florida.
6. Proper swimming attire (bathing suits only) must be worn while using the Pool Facilities.
7. No smoking is allowed in the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment.
11. No running or rough housing is allowed in the Pool Facilities. No bikes, roller skates/blades or scooters in pool area.
12. No animals with the exception of qualified service animals are allowed within the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed in the Pool Facilities.
15. Radios and/or “boom boxes” may not be played at the pool. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited in the pool and on the pool wet deck area per the Florida Statutes.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.

18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
19. Call 911 in the event of an emergency.
20. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

### **Violation of Rules and Regulations**

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules and Regulations established for the safe operations of the Community Facilities.

1. *Suspension of Rights.* The District, through its Board of Supervisors and District Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behaviors:
  - a. Submitting false information on any application for use of the Community Facilities;
  - b. Permitting the unauthorized use of an Amenity Access Card;
  - c. Exhibiting unsatisfactory behavior or appearance;
  - d. Failing to pay amounts owed to the District in a proper and timely manner;
  - e. Failing to abide by any District Rule or Regulation contained herein;
  - f. Treating the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;

- g. Damaging or destroying District property; or
  - h. Engaging in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests.
2. *Authority of Staff.* Staff has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed seven days.
  3. *Authority of District Manager.* The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager.
  4. *Legal Action; Criminal Prosecution.* If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.



## BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

### AMENITY CENTER MEETING ROOM USAGE AGREEMENT RELEASE OF LIABILITY AND INDEMNIFICATION

1. **BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the amenity center meeting room 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 amenity center meeting room as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a rental fee of \$50.00 for rentals up to four (4) hours or \$100.00 for rentals up to six (6) hours, plus a refundable security deposit in the amount of \$200.00 for the Applicant. All monies must be in the form of U.S. Bank Check. Please make two separate checks (one each for the rental fee and security deposit) payable to:

Belmond Reserve CDD

3. The undersigned, \_\_\_\_\_, (the Applicant), has applied to the District to use the amenity center meeting room as follows:

Applicant Address: \_\_\_\_\_

Purpose: \_\_\_\_\_

Date of Event: \_\_\_\_\_ Phone: \_\_\_\_\_

Time of Event (ALL Events shall end by Dusk): \_\_\_\_\_

Maximum Number of Attendees (NOT TO EXCEED 30): \_\_\_\_\_

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

6. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
7. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.
8. The security deposit, less the cost of repair of any damage or costs to clean up any mess or litter left following the Event, shall be returned to the Applicant within one (1) week of the Event.

**APPLICANT**

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Date

**BELMOND RESERVE  
COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name & Title

\_\_\_\_\_  
Date

**\* Non-Sufficient Funds (NSF) Policy:**

In the event that a check is sent back to the Belmond Reserve Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

## BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

### CHECK PAYMENT FORM

*This form must be completed by each person issuing a check to the Belmond Reserve Community Development District as payment for amenity center meeting room rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.*

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

NAME OF ISSUER: \_\_\_\_\_

DOB: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

HOME PHONE: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

CELL PHONE: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

DRIVER LICENSE NUMBER: \_\_\_\_\_ (Please attach a copy of Driver's license.)

PLACE OF EMPLOYMENT: \_\_\_\_\_

WORK PHONE: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

AMOUNT OF CHECK: \$

REASON FOR CHECK: \_\_\_\_\_

**Non-Sufficient Funds (NSF) Policy:**

In the event that a check is sent back to the Belmond Reserve Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Cedar Brook CDD**

**Willow Grove Maintenance Berm Grading**

**6/13/2024 Revision**

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**Remediate deficient drainage from rear lots caused by depressed surface area within 20' wide maintenance berm around pond**

**Depressed area is located behind 13076, 13078, and 13080 Willow Grove Drive.**

**Scope of work:**

- use survey equipment to verify elevations prior to commencing
- add soil and grade to raise surface to proper level
- restore area with Bahia sod

**TOTAL     \$7,600**

**NOTE:**

- Watering of sod is not included**
- Irrigation relocation - repairs not included**

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Cedar Brook CDD**

**Willow Grove Maintenance Berm Grading**

**10/30/2023**

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**Remediate deficient drainage from rear lots caused by depressed surface area within 20' wide maintenance berm around pond**

**Depressed area is located behind 13076, 13078, and 13080 Willow Grove Drive.**

**Scope of work:**

- use survey equipment to verify elevations prior to commencing
- add soil and grade to raise surface to proper level
- restore area with Bahia sod

**TOTAL     \$6,600**

**NOTE:**

**Watering of sod is not included**



June 28, 2024

Attn: Jahyra Rivera  
Belmont Cedar Brook at Riverview  
13004 Willow Grove Drive  
Riverview, FL 33579

Dear Jahyra,

Thank you for expressing interest in having CourtCo install new nets and windscreen on your fencing.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshow and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at [www.courtconational.com](http://www.courtconational.com).

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

*Adam Jenne*

Adam Jenne  
CourtCo, LLC.



## PROPOSAL/AGREEMENT

June 28, 2024

### CUSTOMER

Belmont Cedar Brook at Riverview  
 13004 Willow Grove Drive  
 Riverview, FL 33579

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Belmont Cedar Brook at Riverview, hereinafter called the Customer, for the scope of work below with respect to the following terms and specifications:

### SCOPE OF WORK

The Contractor will remove existing damaged pickleball net and dispose of the debris in the Customer's dumpster.

The Contractor will install 1 new Pickleball Net with 3mm braided, polyethylene netting with 1¼" square mesh, and a 2-Ply vinyl coated polyester headband.

The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.

*Note: Disposal prices vary across the state. CourtCo can provide dumpster but will pass expense to the Customer.*

### FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of  
**\*\*\*\* THREE THOUSAND ONE HUNDRED EIGHTY DOLLARS (\$ 3,180.00) \*\*\*\***

### OPTIONS – Please Initial to Accept

#### **New Pickleball Net – Add \$ 290.00**

The Contractor will install 1 additional new Pickleball Net with 3mm braided, polyethylene netting with 1¼" square mesh, and a 2-Ply vinyl coated polyester headband.

Please initial to order \_\_\_\_\_

#### **6' VCP Windscreen – Add \$ 3,520.00**

The Contractor will supply and install approximately 240lf of 6' tall Vinyl Coated Polyester windscreen with die-cut air vents every 10' on center. All fabrics are hemmed with 3-ply extra-strong hems with seemed solid vinyl inserts that are double sewn to 1½" wide. VCP windscreens are sewn with 18oz. vinyl and grommets are placed every 18" to secure screen to the fence. VCP provides an 80% windbreak.

Please initial to order \_\_\_\_\_

#### **6' VCP MAX Windscreen – Add \$ 3,790.00**

The Contractor will supply and install approximately 240lf of 6' tall Vinyl Coated Polyester MAX windscreen with die-cut air vents every 10' on center. All fabrics are hemmed with 3-ply extra-strong hems with seemed solid vinyl inserts that are double sewn to 1½" wide. VCP windscreens are sewn with 18oz. vinyl and grommets are placed every 18" to secure screen to the fence. VCP MAX provides an 85% windbreak.

Please initial to order \_\_\_\_\_

#### **9' VCP Windscreen – Add \$ 3,890.00**

The Contractor will supply and install approximately 240lf of 9' tall Vinyl Coated Polyester windscreen with die-cut air vents every 10' on center. All fabrics are hemmed with 3-ply extra-strong hems with seemed solid vinyl inserts that are double sewn to 1½" wide. VCP windscreens are sewn with 18oz. vinyl and grommets are placed every 18" to secure screen to the fence. 9' windscreens have a center tab for extra reinforcement and to help prevent billowing. VCP provides an 80% windbreak.

Please initial to order \_\_\_\_\_

#### **9' VCP MAX Windscreen – Add \$ 4,140.00**

The Contractor will supply and install approximately 240lf of 9' tall Vinyl Coated Polyester MAX windscreen with die-cut air vents every 10' on center. All fabrics are hemmed with 3-ply extra-strong hems with seemed solid vinyl inserts that are double sewn to 1½" wide. VCP windscreens are sewn with 18oz. vinyl and grommets are placed every 18" to secure screen to the fence. 9' windscreens have a center tab for extra reinforcement and to help prevent billowing. VCP MAX provides an 85% windbreak.

Please initial to order \_\_\_\_\_

\*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.



June 28, 2024

Belmont Cedar Brook at Riverview  
13004 Willow Grove Drive  
Riverview, FL 33579

### **PROVISIONS**

The Customer agrees to pay a 50% deposit upon acceptance of proposal.  
The Customer agrees to balance upon completion of the above-proposed work.

### **TERMS AND CONDITIONS**

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of \$1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of \$4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for with the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, weather completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

### **CREDIT**

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-1/2% per month will be charged on accounts past due.

### **GUARANTEE**

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a period of (2) years from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Respectfully submitted by: Adam Jenne

Adam Jenne  
CourtCo, LLC.

Proposal accepted by: \_\_\_\_\_

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



# Pool Maintenance Services Agreement

This Pool Maintenance Services Agreement (this “**Agreement**”) is entered into as of June 7, 2024, between the **Belmond Reserve Community Development District** (the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and **Blue Life Pool Services, LLC**, a Florida limited liability company (the “**Contractor**”).

## Background Information:

The District owns and operates a swimming pool at the amenity facilities located at 13004 Willow Grove Drive, Riverview, FL 33579. The District desires to retain an independent contractor to provide ongoing pool maintenance services. The Contractor represents that it is qualified to provide such services. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor, the parties desire to enter into this Agreement.

## Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform all work, including all labor, materials, equipment, supervision, and transportation necessary to perform the services as more fully set forth in **Exhibit “A”** attached hereto. The pool will be serviced (cleaning and chemical) three (3) times per week.
3. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation shall be agreed upon in writing by the parties hereto prior to the work commencing.
4. **Manner of Performance and Care of the Property.**
  - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
  - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
  - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
  - d. Contractor will not store materials within the community or park any vehicles or vessels on any property within the community without the prior written permission of the District.
5. **Compensation.** The District agrees to compensate the Contractor for the work described above in the amount of **\$1,200.00** per month. Contractor shall provide the District with an invoice for the work performed in the previous month. The District shall pay Contractor within 45 days of receipt of the invoice.
6. **Term and Renewal.** The initial term of this Agreement shall begin on **Monday, July 8, 2024**, and shall be for 1 year from the date of this Agreement. At the end of the initial term, this Agreement shall

automatically renew for subsequent 1-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

7. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
8. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
9. **Compliance with Governmental Regulations.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state, and local laws and ordinances relating in any way to the services provided hereunder.
10. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers' Compensation insurance as required by law.
11. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
12. **Limitations on Government Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
13. **Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract

with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**14. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**15. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
  - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

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

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE**

**CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33609.**

17. **Controlling Law.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
18. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
19. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
20. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
21. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
22. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
23. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
24. **Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made:

**To the Contractor:**  
 Blue Life Pool Service, LLC  
 5108 Swallow Drive  
 Land O' Lakes, FL 34639

**To the District:**  
 Belmond Reserve  
 Community Development District  
 c/o Inframark  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33609  
 Attn: Bryan Radcliff  
[Bryan.Radcliff@Inframark.com](mailto:Bryan.Radcliff@Inframark.com)


**25. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**26. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements.

**IN WITNESS WHEREOF**, the District and Contractor have caused this Agreement to be executed as of the date first above written.

**Blue Life Pool Service, LLC**


**Belmond Reserve  
Community Development District**

  
\_\_\_\_\_  
By: Maria Stephens  
\_\_\_\_\_  
Title: Owner

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


**List of Exhibits:**

*Exhibit "A": Contractor's Proposal*




# BLUE LIFE

POOL SERVICE



## ENJOY A BETTER LIFE WITH OUR POOL SERVICE



WE OFFER YOU THE BEST SERVICES

**BELMOND RESERVE**


13004 WILLOW GROVE DRIVE

RIVERVIEW FL 33579


WE SERVICE

★ Hillsborough ★ Pasco ★ Pinellas ★ Manatee


★ Hernando ★ And other surrounding area




Empty skimmers and pump baskets




Water testing and balance




Email electronic reports




Pool system inspections




Service 3 times a week



Pool log




Tile, walls and steps brushing



Pool vacuum

POOL SERVICE




### COMMERCIAL

### SERVICE COST


POOL SERVICE, 3 TIMES A WEEK  
CLEANING AND CHEMICAL

PRICE: \$1200 A MONTH




### BLUE LIFE

POOL SERVICE

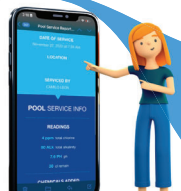


### RESIDENTIAL


RECEIVE INSTANT REPORT UPON SERVICE COMPLETION



### APP SUPPORT



THANKS FOR CHOOSING US TO KEEP YOUR POOL LOOKING GREAT!






### BLUE LIFE

POOL SERVICE

Blue Life Pool Service LLC  
5108 SWALLOW DR  
LAND O LAKES FL 34639

(813) 597-5009  
CALL NOW!!!

  /bluelifepools  
www.bluelifepools.com



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

The regular meeting of the Board of Supervisors of Belmond Reserve Community Development District was held on Thursday, June 6, 2024, and called to order at 3:04 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

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

Also present were:

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

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

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

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

**SECOND ORDER OF BUSINESS** **Public Comment**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS** **Business Items**

**A. Consideration of Resolution 2024-03, Setting the Public Hearing for Amenity Rules and Procedures**

On MOTION by Mr. De La Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-03, Setting the Public Hearing for Amenity Rules and Procedures for July 11, 2024, at 2:00 PM EST, at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 5-0
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**B. Consideration of Amendment to Management Contract - On Site Staff**

On MOTION by Mr. De La Ossa seconded by Mr. Viera, with all in favor, the First Amendment to the Management & Financial Services Agreement for On-Site Staff was approved in Substantial Form. 5-0
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**C. Consideration of Pool Maintenance Proposal**

June 6, 2024

BELMOND RESERVE CDD

On MOTION by Mr. De La Ossa seconded by Mr. Viera, with all in favor, the *Blue Life Pools* Maintenance Proposal, was approved. 5-0

- The Board approved a motion to issue a termination notice to *Zebra Pool Maintenance*.

On MOTION by Mr. De La Ossa seconded by Mr. Viera, with all in favor, the services of *Zebra Pool Maintenance* was terminated. 5-0

#### **D. Consideration of Clubhouse Manager Credit Card**

On MOTION by Mr. De La Ossa seconded by Mr. Viera, with all in favor, the issuance of a Clubhouse Manager District Debit/Credit Card for District expenses, was approved. 5-0

#### **FOURTH ORDER OF BUSINESS**

##### **Consent Agenda**

- A. Approval of Minutes of the May 2, 2024 Regular Meeting**
- B. Consideration of Operation and Maintenance April 2024**
- C. Acceptance of the Financials and Approval of the Check Register for April 2024**

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

#### **FIFTH ORDER OF BUSINESS**

##### **Staff Reports**

##### **A. District Counsel**

##### **B. District Engineer**

There being no reports, the next item followed.

##### **C. District Manager**

- Mr. Radcliff updated the Board on chairs and tables that were recently delivered, new full-time Clubhouse Manager and that resumes will be collected starting in July for the Board to review in August.

##### **i. Field Inspections Report**

The Field Inspections Report was presented, a copy of which was included in the agenda package.

#### **SIXTH ORDER OF BUSINESS**

##### **Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

#### **SEVENTH ORDER OF BUSINESS**

##### **Adjournment**

There being no further business,



June 6, 2024

BELMOND RESERVE CDD

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On MOTION by Mr. De La Ossa seconded by Mr. Viera, with  
all in favor, the meeting was adjourned at 3:11 p.m. 5-0

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Bryan Radcliff  
District Manager

---

Carlos de la Ossa  
Chairperson

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
AQUATIC WEED CONTROL INC	95852	\$1,087.00		WATERWAY SERVICE - MAY 2024
JNJ CLEANING SERVICES LLC	0373	\$520.00		AMENITY CLEANING - MAY 2024
SOUTHEAST WIRING SOLUTIONS INC	20266641	\$109.99		ACCESS CONTROL MANAGEMENT - MAY 2024
SWINE SOLUTIONS	500	\$1,650.00		TRAPPING SERVICE
WM CORPORATE SERVICES, INC.	0024333-2206-8	\$549.37		WASTE - MAY 2024
YELLOWSTONE LANDSCAPE	TMC 693557	\$10,897.00		LANDSCAPE MAINT. - MAY 2024
ZEBRA CLEANING TEAM	6966	\$1,250.00		POOL CLEANING - MAY 2024
<b>Monthly Contract Subtotal</b>		<b>\$16,063.36</b>		
<b>Variable Contract</b>				
ALBERTO VIERA	AV 050224	\$200.00		SUPERVISOR FEE - 05/02/24
CARLOS DE LA OSSA	CDLO 050224	\$200.00		SUPERVISOR FEE - 05/02/24
KYLE SMITH	KS 050224	\$200.00		SUPERVISOR FEE - 05/02/24
NICHOLAS J. DISTER	ND 050224	\$200.00		SUPERVISOR FEE - 05/02/24
RYAN MOTKO	RM 050224	\$200.00		SUPERVISOR FEE - 05/02/24
US BANK	7135936	\$4,040.63		TRUSTEE FEE
<b>Variable Contract Subtotal</b>		<b>\$5,040.63</b>		
<b>Utilities</b>				
TECO	4244 051724 CC	\$859.46		ELECTRIC - 04/13/24-05/13/24
TECO	6975 051724 CC	\$1,272.02		ELECTRIC - 04/13/24-05/13/24
TECO	6983 051724 CC	\$99.79		ELECTRIC - 04/13/24-05/13/24
TECO	6985 051724 ACH	\$3,627.65		ELECTRIC - 04/13/24-05/13/24
TECO	8939 051724 CC	\$106.55		ELECTRIC - 04/13/24-05/13/24
TECO	9324 051724 CC	\$32.96		ELECTRIC - 04/13/24-05/13/24
TECO	9725 051724 CC	\$376.90	\$6,375.33	ELECTRIC - 04/13/24-05/13/24
<b>Utilities Subtotal</b>		<b>\$6,375.33</b>		
<b>Regular Services</b>				
DISCLOSURE TECHNOLOGY SERVICES LLC	1044	\$1,500.00		SPECIAL ASSESSMENT

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
HOMETEAM PEST DEFENSE INC	100378993	\$176.00		PEST CONTROL
HOMETEAM PEST DEFENSE INC	100378994	\$95.40	\$271.40	MOSQUITO CONTROL SERVICE
SPEAREM ENTERPRISES	6053	\$260.00		DOG WASTE
STRALEY ROBIN VERICKER	24562	\$1,210.00		PROFESSIONAL SERVICE - 04/30/24
YELLOWSTONE LANDSCAPE	TMC 696161	\$335.71		PLANT INSTALLATION
<b>Regular Services Subtotal</b>		<b>\$3,577.11</b>		
<b>Additional Services</b>				
YELLOWSTONE LANDSCAPE	TMC 699367	\$1,506.89		REMOVALS
YELLOWSTONE LANDSCAPE	TMC 701636	\$78.08		IRRIGATION
YELLOWSTONE LANDSCAPE	TMC 701832	\$7,397.46	\$8,982.43	MULCH
<b>Additional Services Subtotal</b>		<b>\$8,982.43</b>		
<b>TOTAL</b>		<b>\$40,038.86</b>		

Approved (with any necessary revisions noted):

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

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



## Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
5/20/2024	95852

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	6/19/2024

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

Thank you for your business.

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

INVOICE

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

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



Belmond Reserve CDD c/o Inframark

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

Invoice details

Invoice no.: 0373  
Invoice date: 05/26/2024  
Due date: 06/15/2024

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

Total \$520.00

Ways to pay



Note to customer

Amenity cleaning services for Belmond Reserve CDD - May 2024.

Pay invoice



# Invoice

1340 Stallone Court  
Kissimmee, FL 34744

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20266641	PROJ-0108	05/01/2024	05/31/2024	\$109.99	\$

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

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

Detach and return with your payment.

Customer Name	Customer #	Invoice #	Invoice Date	PO Number	Amount Due
BELMOND RESERVE CDD	PROJ-0108	20266641	05/01/2024		\$109.99

Description	QTY	Rate	Amount
<b>BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL</b>			
ACCESS CONTROL MANAGEMENT, (05/01/2024 - 05/31/2024) :	1.00	109.99	109.99
SUBSCRIBER REMOTE ACCESS - \$50, SWS REMOTE ACCESS - \$50			

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

## CONTACT US

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

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

Swine Solutions

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

INVOICE

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

INVOICE 500  
DATE 05/26/2024  
TERMS Net 30  
DUE DATE 06/25/2024

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

Thank you for your business.

BALANCE DUE **\$1,650.00**





# INVOICE

**Customer ID:**

**28-13540-53000**

**Customer Name:**

**BELMOND RESERVE**

**Service Period:**

**05/01/24-05/31/24**

**Invoice Date:**

**04/25/2024**

**Invoice Number:**

**0024333-2206-8**

## How to Contact Us

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

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



**Customer Service: (813) 621-3055**

## Your Payment is Due

**May 25, 2024**

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

## Your Total Due

**\$588.26**

If payment is received after  
05/25/2024: **\$ 615.73**

### Previous Balance

38.89

+

### Payments

0.00

+

### Adjustments

0.00

+

### Current Invoice Charges

549.37

=

### Total Account Balance Due

**588.26**

## DETAILS OF SERVICE

### Details for Service Location:

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

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

Description	Date	Ticket	Quantity	Amount
Lock Per Unit	05/01/24		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	05/01/24		1.00	190.37
4 Yard Dumpster 2X Week	05/01/24		1.00	327.00
<b>Total Current Charges</b>				<b>549.37</b>



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



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

**Received**  
**MAY 06**

### Invoice Date

04/25/2024

### Invoice Number

0024333-2206-8

### Customer ID (Include with your payment)

**28-13540-53000**

### Payment Terms

Total Due by 05/25/2024

If Received after 05/25/2024

### Total Due

\$588.26

\$615.73

### Amount



2206000281354053000000243330000005493700000058826 6

0096737 01 MM 0.586 \*\*AUTO T3 0 7116 33607 -C04-P96833-11 I0290C04



**BELMOND RESERVE**  
**2002 PAN AM CIR STE 300**  
**TAMPA FL 33607**



Remit To:

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



405-0336465-2206-1

**Bill To:**

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

**Property Name:** Belmond Reserve CDD

**Address:** 12330 Rising Oaks Trail  
Riverview, FL 33579

**INVOICE**

INVOICE #	INVOICE DATE
TMC 693557	5/1/2024
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 31, 2024

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

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

**Invoice Total**

**\$10,897.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

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



# Invoice

Date	Invoice #
5/1/2024	6966

Bill To	
Belmond Reserve 13272 Shinning Willow Street Riverview, FL 33579	

Ship To
Belmond Reserve 13272 Shinning Willow Street Riverview, FL 33579

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		5/1/2024			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service May			1,250.00	1,250.00
We appreciate your prompt payment.					<b>Total</b>	\$1,250.00

**BELMOND RESERVE CDD**  
**MEETING DATE: May 02, 2024**

AV 050224

DMS: *Bryan Radcliff*

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

**BELMOND RESERVE CDD**  
**MEETING DATE: May 02, 2024**

CDLO 050224

DMS: *Bryan Radcliff*

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Alberto Viera	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

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KS 050224

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Alberto Viera	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

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**MEETING DATE: May 02, 2024**

DMS: *Bryan Radcliff*

RM 050224

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Kyle Smith	✓	Salary Accepted	\$200.00
Alberto Viera	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00





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

7135936



000002647 02 SP 106481896500655 P

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





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

Invoice Number: 7135936  
Account Number: 267392000  
Invoice Date: 11/25/2023  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

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

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE  
BONDS, SERIES 2020 (2020 PROJECT)REVENUE ACCOUNT**

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

### STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

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

**BELMOND RESERVE COMMUNITY DEVELOPMENT  
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,  
SERIES 2020 (2020 PROJECT)REVENUE ACCOUNT**

Invoice Number: 7135936  
Account Number: 267392000  
Current Due: \$4,040.63  
  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

**Wire Instructions:**

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 267392000  
Invoice # 7135936  
Attn: Fee Dept St. Paul

**Please mail payments to:**

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





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

Invoice Number: 7135936  
Invoice Date: 11/25/2023  
Account Number: 267392000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

**BELMOND RESERVE COMMUNITY DEVELOPMENT  
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,  
SERIES 2020 (2020 PROJECT)REVENUE ACCOUNT**

Accounts Included 267392000 267392001 267392002 267392003 267392004 267392005  
In This Relationship: 267392006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 11/01/2023 - 10/31/2024</b>				<b>\$3,750.00</b>
Incidental Expenses 11/01/2023 to 10/31/2024	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





BELMOND RESERVE CDD  
C/O MERITUS CORP  
13004 WILLOW GROVE DR  
RIVERVIEW, FL 33579-6876

Statement Date: May 17, 2024

Amount Due: \$859.46

Due Date: June 07, 2024

Account #: 221008514244

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Account Summary

Current Service Period: April 13, 2024 - May 13, 2024

Previous Amount Due \$729.66

Payment(s) Received Since Last Statement -\$729.66

Current Month's Charges \$859.46

Amount Due by June 07, 2024 \$859.46

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

## Your Energy Insight

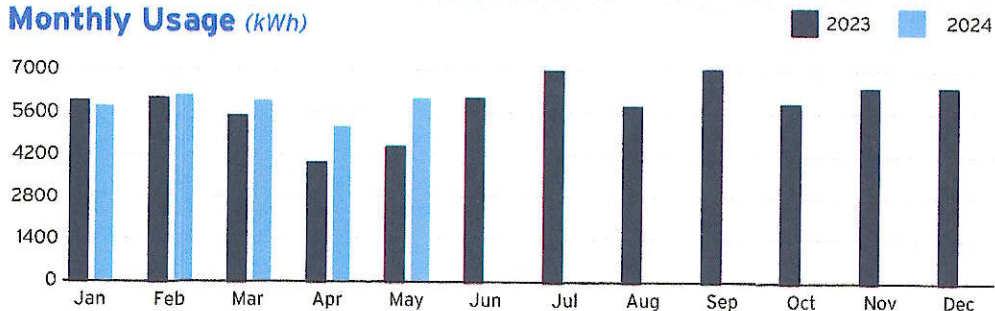
Your average daily kWh used was **27.45% higher** than the same period last year.

Your average daily kWh used was **10.17% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit [TampaElectric.com/PowerLineSafety](https://TampaElectric.com/PowerLineSafety)

To ensure prompt credit, please return



Received



Pay your bill online at [TampaElectric.com](https://TampaElectric.com) **MAY 22**

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

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

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

650149584438

Payment by check  
will not be accepted

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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

PAYMENT BY CHECK WILL NOT BE ACCEPTED





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

Account #: 221008514244  
Statement Date: May 17, 2024  
Charges Due: June 07, 2024

## Meter Read

**Service Period:** Apr 13, 2024 - May 13, 2024

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000838830	05/13/2024	55,938	49,886	6,052 kWh	1	31 Days

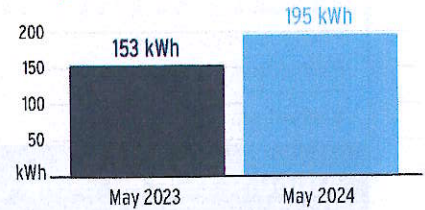
## Charge Details



### Electric Charges

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	6,052 kWh @ \$0.08192/kWh	\$495.78
Fuel Charge	6,052 kWh @ \$0.03843/kWh	\$232.58
Storm Protection Charge	6,052 kWh @ \$0.00775/kWh	\$46.90
Clean Energy Transition Mechanism	6,052 kWh @ \$0.00427/kWh	\$25.84
Storm Surcharge	6,052 kWh @ \$0.00225/kWh	\$13.62
Florida Gross Receipt Tax		\$21.49
<b>Electric Service Cost</b>		<b>\$859.46</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$859.46**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

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

## Contact Us

### Online:

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

### Phone:

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

### Hearing Impaired/TTY:

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

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



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

Statement Date: May 17, 2024

Amount Due: \$1,272.02

Due Date: June 07, 2024

Account #: 221008516975

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Account Summary

Current Service Period: April 13, 2024 - May 13, 2024

Previous Amount Due \$1,272.02

Payment(s) Received Since Last Statement -\$1,272.02

Current Month's Charges \$1,272.02

Amount Due by June 07, 2024 \$1,272.02

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



Scan here to view  
your account online.



## DOWNED IS DANGEROUS!

If you see a downed power line, move  
a safe distance away and call 911.

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To ensure prompt credit, please return



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

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

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

650149584439

Payment by check  
will not be accepted

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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

PAYMENT BY CHECK WILL NOT BE ACCEPTED





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

Account #: 221008516975  
Statement Date: May 17, 2024  
Charges Due: June 07, 2024

**Service Period:** Apr 13, 2024 - May 13, 2024

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 31 days

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

#### Lighting Charges

**\$1,272.02**

**Total Current Month's Charges**

**\$1,272.02**

00000030-0000699-Page 52 of 58

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

## Ways To Pay Your Bill



### Bank Draft

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### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

### All Other

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

## Contact Us

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### Phone:

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866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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BELMOND RESERVE CDD  
C/O MERITUS CORP  
12160 SHINING WILLOW ST, IRR  
RIVERVIEW, FL 33579-6866

Statement Date: May 17, 2024

Amount Due: \$99.79

Due Date: June 07, 2024

Account #: 221008446983

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Account Summary

Current Service Period: April 13, 2024 - May 13, 2024

Previous Amount Due \$96.12

Payment(s) Received Since Last Statement -\$96.12

Current Month's Charges \$99.79

Amount Due by June 07, 2024 \$99.79

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

## Your Energy Insight

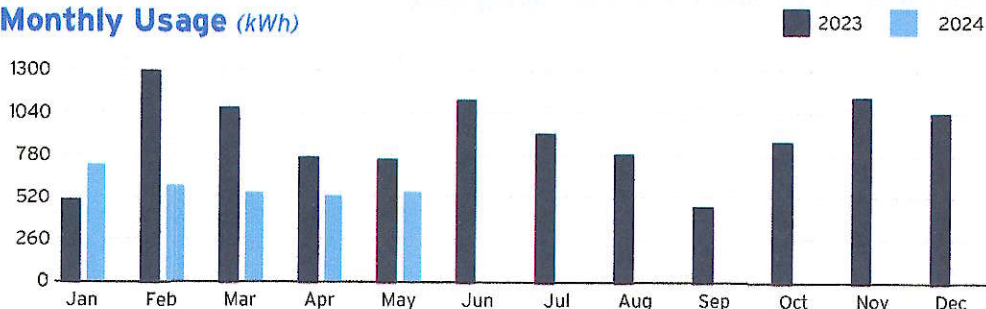
Your average daily kWh used was **30.77% lower** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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To ensure prompt credit, please return



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

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

650149584437

Payment by check will not be accepted

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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

PAYMENT BY CHECK WILL NOT BE ACCEPTED





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

Account #: 221008446983  
Statement Date: May 17, 2024  
Charges Due: June 07, 2024

## Meter Read

**Service Period:** Apr 13, 2024 - May 13, 2024

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852710	05/13/2024	24,070	23,520		550 kWh	1	31 Days

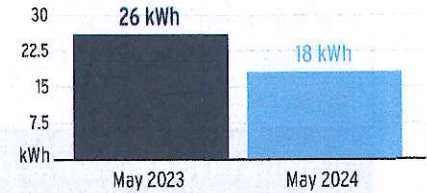
## Charge Details



### Electric Charges

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	550 kWh @ \$0.08192/kWh	\$45.06
Fuel Charge	550 kWh @ \$0.03843/kWh	\$21.14
Storm Protection Charge	550 kWh @ \$0.00775/kWh	\$4.26
Clean Energy Transition Mechanism	550 kWh @ \$0.00427/kWh	\$2.35
Storm Surcharge	550 kWh @ \$0.00225/kWh	\$1.24
Florida Gross Receipt Tax		\$2.49
<b>Electric Service Cost</b>		<b>\$99.79</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$99.79**

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

## Ways to Pay Your Bill



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Tampa, FL 33601-0111

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813-223-0800 (Hillsborough)

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888-223-0800 (All Other Counties)

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7-1-1

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877-588-1010

### Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 17, 2024

Amount Due: \$3,627.65

Due Date: June 07, 2024

Account #: 221008266985

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Account Summary

Current Service Period: April 13, 2024 - May 13, 2024

Previous Amount Due \$3,627.65

Payment(s) Received Since Last Statement -\$3,627.65

Current Month's Charges \$3,627.65

**Amount Due by June 07, 2024 \$3,627.65**

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



Scan here to view  
your account online.



**DOWNED IS  
DANGEROUS!**

If you see a downed power line, move  
a safe distance away and call 911.

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

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

To ensure prompt credit, please return



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

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

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

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

631631128666

Payment by check  
will not be accepted

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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

PAYMENT BY CHECK WILL NOT BE ACCEPTED





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

Account #: 221008266985  
Statement Date: May 17, 2024  
Charges Due: June 07, 2024

**Service Period:** Apr 13, 2024 - May 13, 2024

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 31 days

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

#### Lighting Charges

**\$3,627.65**

**Total Current Month's Charges**

**\$3,627.65**

00000030-0000691-Page 36 of 58

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

### All Other

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

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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BELMOND RESERVE CDD  
C/O MERITUS CORP  
12998 WILLOW GROVE DR  
RIVERVIEW, FL 33579-6874

Statement Date: May 17, 2024

Amount Due: \$106.55

Due Date: June 07, 2024

Account #: 221008528939

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Your Energy Insight



Your average daily kWh used was **51.28% lower** than the same period last year.



Your average daily kWh used was **18.75% higher** than it was in your previous period.



Scan here to view your account online.



# DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

## Account Summary

Current Service Period: April 13, 2024 - May 13, 2024

Previous Amount Due \$89.48

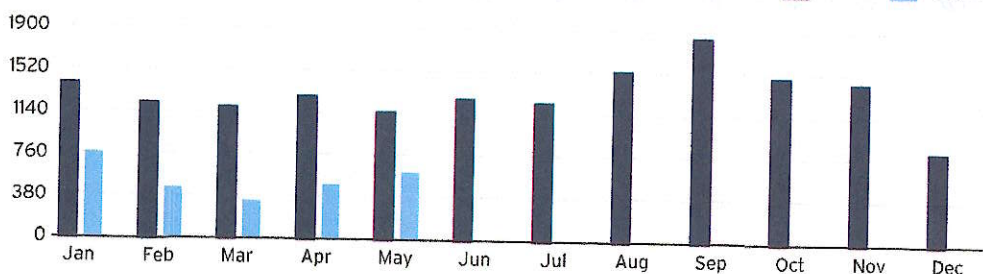
Payment(s) Received Since Last Statement -\$89.48

Current Month's Charges \$106.55

Amount Due by June 07, 2024 \$106.55

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

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccour](http://TECOaccour)



To ensure prompt credit, please return



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

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

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

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

650149584440

Payment by check  
will not be accepted

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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

PAYMENT BY CHECK WILL NOT BE ACCEPTED





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

Account #: 221008528939  
Statement Date: May 17, 2024  
Charges Due: June 07, 2024

## Meter Read

**Meter Location:** WELL

**Service Period:** Apr 13, 2024 - May 13, 2024

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551211	05/13/2024	36,326	35,727		599 kWh	1	31 Days

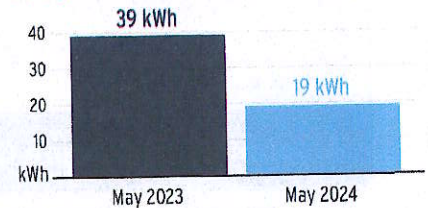
## Charge Details



### Electric Charges

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	599 kWh @ \$0.08192/kWh	\$49.07
Fuel Charge	599 kWh @ \$0.03843/kWh	\$23.02
Storm Protection Charge	599 kWh @ \$0.00775/kWh	\$4.64
Clean Energy Transition Mechanism	599 kWh @ \$0.00427/kWh	\$2.56
Storm Surcharge	599 kWh @ \$0.00225/kWh	\$1.35
Florida Gross Receipt Tax		\$2.66
<b>Electric Service Cost</b>		<b>\$106.55</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$106.55**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

### All Other

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

## Contact Us

### Online:

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

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: May 17, 2024

Amount Due: \$32.96

Due Date: June 07, 2024

Account #: 221008539324

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Account Summary

Current Service Period: April 13, 2024 - May 13, 2024

Previous Amount Due \$31.91

Payment(s) Received Since Last Statement -\$31.91

Current Month's Charges \$32.96

Amount Due by June 07, 2024 \$32.96

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

## Your Energy Insight

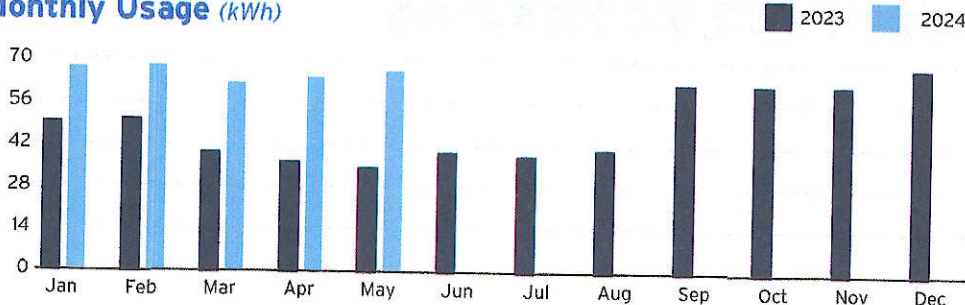
Your average daily kWh used was **100% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccour](#)



**DOWNED IS DANGEROUS!**

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To ensure prompt credit, please return



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

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

650149584441

Payment by check will not be accepted

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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

PAYMENT BY CHECK WILL NOT BE ACCEPTED





**Service For:**  
13207 RHODINE RD  
RIVERVIEW, FL 33579

Account #: 221008539324  
Statement Date: May 17, 2024  
Charges Due: June 07, 2024

## Meter Read

**Meter Location:** ENTRY

**Service Period:** Apr 13, 2024 - May 13, 2024

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000337420	05/13/2024	1,236	1,170		66 kWh	1	31 Days

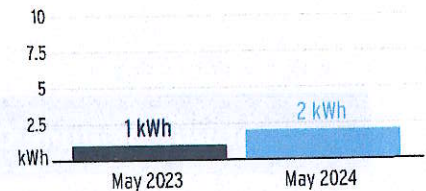
## Charge Details



### Electric Charges

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	66 kWh @ \$0.08192/kWh	\$5.41
Fuel Charge	66 kWh @ \$0.03843/kWh	\$2.54
Storm Protection Charge	66 kWh @ \$0.00775/kWh	\$0.51
Clean Energy Transition Mechanism	66 kWh @ \$0.00427/kWh	\$0.28
Storm Surcharge	66 kWh @ \$0.00225/kWh	\$0.15
Florida Gross Receipt Tax		\$0.82
<b>Electric Service Cost</b>		<b>\$32.96</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$32.96**

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## Ways To Pay Your Bill



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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

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

### All Other Correspondences:

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

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: May 17, 2024

Amount Due: \$376.90

Due Date: June 07, 2024

Account #: 221008339725

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Account Summary

Current Service Period: April 13, 2024 - May 13, 2024

Previous Amount Due \$376.90

Payment(s) Received Since Last Statement -\$376.90

Current Month's Charges \$376.90

Amount Due by June 07, 2024 \$376.90

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



Scan here to view  
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To ensure prompt credit, please return



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

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

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

631631128667

Payment by check  
will not be accepted

BELMOND RESERVE CDD  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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

PAYMENT BY CHECK WILL NOT BE ACCEPTED





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

Account #: 221008339725  
Statement Date: May 17, 2024  
Charges Due: June 07, 2024

**Service Period:** Apr 13, 2024 - May 13, 2024

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	152 kWh @ \$0.03406/kWh	\$5.18
Fixture & Maintenance Charge	8 Fixtures	\$132.88
Lighting Pole / Wire	8 Poles	\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03806/kWh	\$5.79
Storm Protection Charge	152 kWh @ \$0.03877/kWh	\$5.89
Clean Energy Transition Mechanism	152 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	152 kWh @ \$0.00074/kWh	\$0.11
Florida Gross Receipt Tax		\$0.44

#### Lighting Charges

**\$376.90**

**Total Current Month's Charges**

**\$376.90**

00000030-0000583-Page 20 of 58

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

## Ways To Pay Your Bill



### Bank Draft

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### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

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

## Contact Us

### Online:

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

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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7-1-1

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### Energy-Saving Programs:

813-275-3909

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DISCLOSURE TECHNOLOGY SERVICES, LLC

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



INVOICE

BILL TO  
Inframark  
CDD:  
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

INVOICE 1044  
DATE 01/24/2024

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

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

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

BALANCE DUE **\$1,500.00**

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

License Fee for FY 23/24

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

## Service Slip / Invoice

**INVOICE:** 100378993  
**DATE:** 04/29/24  
**ORDER:** 100378993

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

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
04/29/24	10:35 AM		CLROACH		
Purchase Order		Terms	Last Service	Map Code	Sub/Dev
		DUE UPON RECEIPT	04/29/24	N/A	N/A

Service	Description	Amount
PS	Pest Control Service	\$176.00
Hi Mr/Ms Cedarbrook, 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 reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: During today's inspection, I observed and treated for ants, roaches, and spiders around exterior perimeter of home Please allow 3 to 5 days for product to be fully effective. Thank you for your business,CJCurbside Call was completed YesThank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in July .....		
<b>SUBTOTAL</b>		\$176.00
<b>TAX</b>		\$0.00
<b>TOTAL</b>		\$176.00
<b>AMT. PAID</b>		\$0.00
<b>BALANCE</b>		\$176.00

CJ 4/29-Mon-Anytime--Please complete pest service..scheduled per CJ mto request //wlf



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:** 100378994  
**DATE:** 04/29/24  
**ORDER:** 100378994

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

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
04/29/24	10:11 AM		CLROACH		
Purchase Order		Terms	Last Service	Map Code	Sub/Dev
		DUE UPON RECEIPT	04/29/24	N/A	N/A

Service	Description	Amount
MCS	Mosquito Control Service	\$95.40

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 2 potential issues, such as pond and pool .Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in July.

CJ 4/29-Mon-Anytime--Please complete mosquito service...scheduled per CJ mto request //wlf

<b>SUBTOTAL</b>	\$95.40
<b>TAX</b>	\$0.00
<b>TOTAL</b>	\$95.40
<b>AMT. PAID</b>	\$0.00
<b>BALANCE</b>	\$95.40



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

Spearem Enterprises, LLC

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



INVOICE

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

INVOICE 6053  
DATE 05/13/2024  
TERMS Net 15  
DUE DATE 05/28/2024

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

Thank You! We Appreciate Your Business.

BALANCE DUE **\$260.00**

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Belmond Reserve Community Development District

Inframark

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

May 10, 2024

Client: 001542

Matter: 000001

Invoice #: 24562

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2024; FINALIZE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FISCAL YEAR 2024-2025; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.5	\$87.50
4/3/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/3/2024	KCH	REVIEW AGENDA AND ATTACHMENTS.	0.3	\$97.50
4/4/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
4/4/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.8	\$260.00
4/12/2024	JMV	PREPARE RESOLUTION FOR CDD ELECTIONS.	0.8	\$300.00
4/12/2024	MS	FINALIZE AND TRANSMIT RESOLUTION SETTING THE LANDOWNERS ELECTION AND EXHIBITS.	0.3	\$52.50
4/16/2024	JMV	PREPARE ELECTION MEMO FOR DISTRICT MANAGER.	0.3	\$112.50
Total Professional Services			3.8	\$1,210.00

May 10, 2024  
Client: 001542  
Matter: 000001  
Invoice #: 24562

Page: 2

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Total Services	\$1,210.00
Total Disbursements	\$0.00
Total Current Charges	\$1,210.00
Previous Balance	\$3,317.50
Less Payments	(\$3,317.50)
<b>PAY THIS AMOUNT</b>	<b>\$1,210.00</b>

*Please Include Invoice Number on all Correspondence*



## INVOICE

INVOICE #	INVOICE DATE
TMC 696161	4/30/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Belmond Reserve CDD

**Opp #416834**

Amenity Center Allamanda Plugins

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 30, 2024

**Invoice Amount:** \$335.71

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

Plant Installation	\$335.71
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**Invoice Total**

**\$335.71**

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IN COMMERCIAL LANDSCAPING

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

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





Proposal #: 416834  
Date: 4/25/2024  
From: Greg Schweitzer

Landscape Enhancement Proposal for  
**Belmond Reserve CDD**

Bryan Radcliff  
Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607  
bryan.radcliff@inframark.com

**LOCATION OF PROPERTY**

12330 Rising Oaks Trail  
Riverview, FL 33579

**Amenity Center Allamanda Plugins**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Plant Installation Labor	1.5	\$71.43	\$107.14
Allamanda 3gal	10	\$22.86	\$228.57

This proposal is to fill in areas with new plant material that has declined.

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By Bryan Radcliff  
Bryan Radcliff - District Manager  
Print Name/Title

Date 04/25/2024

**Belmond Reserve CDD**

Subtotal	\$335.71
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$335.71</b>



## INVOICE

INVOICE #	INVOICE DATE
TMC 699367	5/9/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Belmond Reserve CDD

**Opp #417708**

Sage Hollow Dead Tree Removal

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** June 8, 2024

**Invoice Amount:** \$1,506.89

Description	Current Amount
Removals	\$1,506.89

**Invoice Total** **\$1,506.89**

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Proposal #: 417708  
Date: 4/29/2024  
From: Greg Schweitzer

Proposal for  
**Belmond Reserve CDD**

Bryan Radcliff  
Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607  
bryan.radcliff@inframark.com

**LOCATION OF PROPERTY**

12330 Rising Oaks Trail  
Riverview, FL 33579

**Sage Hollow Dead Tree Removal**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Dead Tree Removal	1	\$1,506.89	\$1,506.89

This proposal is to remove the dead tree behind the house on sage hollow.

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By Bryan Radcliff

Bryan Radcliff - District Manager

Print Name/Title

Date 04/29/2024

Belmond Reserve CDD

Subtotal	\$1,506.89
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$1,506.89</b>





**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

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

**Property Name:** Belmond Reserve CDD

**Opp #379886**

Irrigation Contractual Monthly Irrigation Repair  
Allowance January 2024

**INVOICE**

INVOICE #	INVOICE DATE
TMC 701636	5/17/2024
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** June 16, 2024

**Invoice Amount:** \$78.08

Description	Current Amount
Irrigation	\$78.08

**Invoice Total**

**\$78.08**

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

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## INVOICE

INVOICE #	INVOICE DATE
TMC 701832	5/17/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Belmond Reserve CDD

**Opp #404844**

Pine Bark Mulch Installation

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** June 16, 2024

**Invoice Amount:** \$7,397.46

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

Mulch Installation

\$7,397.46

**Invoice Total**

**\$7,397.46**

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

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



Proposal #404844

Date: 03/22/2024

From: Greg Schweitzer

Proposal For

Location

Belmond Reserve CDD

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

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

12330 Rising Oaks Trail  
Riverview, FL 33579

Property Name: Belmond Reserve CDD

Pine Bark Mulch Installation

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Pine Bark Mulch	120.00	\$7,397.46

Client Notes

This proposal is to install 120 yards of mulch throughout the property, all beds will get mulched amenity center, entrance, pocket park, dog park, cul-de-sac's and tree rings.

SUBTOTAL \$7,397.46

Signature

SALES TAX \$0.00

x *Bryan Radcliff*

TOTAL \$7,397.46

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

Assigned To

Print Name: Bryan Radcliff

Greg Schweitzer

Title: District Manager

Office:

gschweitzer@yellowstonelandscape.com

Date: 04/08/2024

# **Belmond Reserve Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2024

Prepared by:



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

# **BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

## **Balance Sheet**

As of May 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 238,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 238,125
Due From Developer	159,383	-	-	-	-	-	-	159,383
Due From Other Funds	47,446	-	-	1,359	-	-	-	48,805
Investments:								
Acq. & Construction - Amenity	-	4	-	-	-	-	-	4
Acquisition & Construction Account	-	2,639	-	-	2	-	-	2,641
Cost of Issuance Fund	-	-	-	-	10,120	-	-	10,120
Reserve Fund	-	296,700	17,525	-	-	-	-	314,225
Revenue Fund	-	199,102	35,330	-	-	-	-	234,432
Prepaid Trustee Fees	1,419	-	-	-	-	-	-	1,419
Fixed Assets								
Construction Work In Process	-	-	-	-	-	9,547,088	-	9,547,088
Amount To Be Provided	-	-	-	-	-	-	10,716,000	10,716,000
<b>TOTAL ASSETS</b>	<b>\$ 446,373</b>	<b>\$ 498,445</b>	<b>\$ 52,855</b>	<b>\$ 1,359</b>	<b>\$ 10,122</b>	<b>\$ 9,547,088</b>	<b>\$ 10,716,000</b>	<b>\$ 21,272,242</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 44,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,876
Accrued Expenses	6,558	-	-	-	-	-	-	6,558
Bonds Payable	-	-	-	-	-	-	10,716,000	10,716,000
Due To Other Funds	-	1,718	47,087	-	-	-	-	48,805
Deferred Inflow of Resources	159,383	-	-	-	-	-	-	159,383
<b>TOTAL LIABILITIES</b>	<b>210,817</b>	<b>1,718</b>	<b>47,087</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,716,000</b>	<b>10,975,622</b>



**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of May 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<b><u>FUND BALANCES</u></b>								
Nonspendable:								
Prepaid Trustee Fees	1,419	-	-	-	-	-	-	1,419
Restricted for:								
Debt Service	-	496,727	5,768	-	-	-	-	502,495
Capital Projects	-	-	-	1,359	10,122	-	-	11,481
Unassigned:	234,137	-	-	-	-	9,547,088	-	9,781,225
<b>TOTAL FUND BALANCES</b>	<b>235,556</b>	<b>496,727</b>	<b>5,768</b>	<b>1,359</b>	<b>10,122</b>	<b>9,547,088</b>	<b>-</b>	<b>10,296,620</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 446,373</b>	<b>\$ 498,445</b>	<b>\$ 52,855</b>	<b>\$ 1,359</b>	<b>\$ 10,122</b>	<b>\$ 9,547,088</b>	<b>\$ 10,716,000</b>	<b>\$ 21,272,242</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Rental Income	\$ -	\$ 975	\$ 975	0.00%
Special Assmnts- Tax Collector	777,662	777,203	(459)	99.94%
Special Assmnts- CDD Collected	75,542	45,982	(29,560)	60.87%
Other Miscellaneous Revenues	-	675	675	0.00%
<b>TOTAL REVENUES</b>	<b>853,204</b>	<b>824,835</b>	<b>(28,369)</b>	<b>96.68%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	7,000	5,000	58.33%
ProfServ-Trustee Fees	4,500	6,878	(2,378)	152.84%
Disclosure Report	8,200	2,800	5,400	34.15%
District Counsel	10,000	9,666	334	96.66%
District Engineer	4,000	1,588	2,412	39.70%
District Manager	36,000	24,000	12,000	66.67%
Accounting Services	4,500	3,000	1,500	66.67%
Auditing Services	6,400	-	6,400	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	208	42	83.20%
Public Officials Insurance	2,329	2,592	(263)	111.29%
Legal Advertising	2,500	952	1,548	38.08%
Misc-Non Ad Valorem Taxes	-	12,143	(12,143)	0.00%
Bank Fees	250	152	98	60.80%
Website Administration	3,000	1,750	1,250	58.33%
Miscellaneous Expenses	300	896	(596)	298.67%
Dues, Licenses, Subscriptions	175	2,150	(1,975)	1228.57%
Operating Loan Repayment	309,000	6,000	303,000	1.94%
<b>Total Administration</b>	<b>404,904</b>	<b>83,275</b>	<b>321,629</b>	<b>20.57%</b>

**Utility Services**

Utility - Water	18,000	4,833	13,167	26.85%
Utility - Electric	12,000	7,087	4,913	59.06%
Utility - StreetLights	90,000	57,780	32,220	64.20%
<b>Total Utility Services</b>	<b>120,000</b>	<b>69,700</b>	<b>50,300</b>	<b>58.08%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
ProfServ-Field Management	12,000	7,000	5,000	58.33%
Waterway Management	13,100	14,953	(1,853)	114.15%
Contracts-Janitorial Services	7,500	1,312	6,188	17.49%
Contracts-Pools	10,000	10,125	(125)	101.25%
Contract-Dumpster Rental	2,400	-	2,400	0.00%
Liability/Property Insurance	25,000	12,611	12,389	50.44%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	15,000	21,315	(6,315)	142.10%
R&M-Pools	-	812	(812)	0.00%
Landscape Maintenance	125,000	107,380	17,620	85.90%
Plant Replacement Program	2,000	3,460	(1,460)	173.00%
Irrigation Maintenance	7,000	7,206	(206)	102.94%
<b>Total Other Physical Environment</b>	<b>221,500</b>	<b>186,174</b>	<b>35,326</b>	<b>84.05%</b>
<b><u>Clubhouse</u></b>				
Payroll-Pool Monitors	56,000	-	56,000	0.00%
Clubhouse Security Systems	1,500	-	1,500	0.00%
Employee - Clubhouse Staff	35,000	-	35,000	0.00%
Clubhouse Internet, TV, Phone	1,800	871	929	48.39%
R&M-Clubhouse	10,000	6,519	3,481	65.19%
Access Control Maintenance & Repair	2,500	330	2,170	13.20%
<b>Total Clubhouse</b>	<b>106,800</b>	<b>7,720</b>	<b>99,080</b>	<b>7.23%</b>
<b>TOTAL EXPENDITURES</b>	<b>853,204</b>	<b>346,869</b>	<b>506,335</b>	<b>40.65%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	477,966	477,966	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(242,410)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 235,556</b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
Series 2020 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 23,563	\$ 23,563	0.00%
Special Assmnts- Tax Collector	571,620	569,389	(2,231)	99.61%
Special Assmnts- CDD Collected	21,168	20,577	(591)	97.21%
<b>TOTAL REVENUES</b>	<b>592,788</b>	<b>613,529</b>	<b>20,741</b>	<b>103.50%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	14,729	(14,729)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>14,729</b>	<b>(14,729)</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	210,000	-	210,000	0.00%
Principal Prepayments	-	210,000	(210,000)	0.00%
Interest Expense	382,788	385,544	(2,756)	100.72%
<b>Total Debt Service</b>	<b>592,788</b>	<b>595,544</b>	<b>(2,756)</b>	<b>100.46%</b>
<b>TOTAL EXPENDITURES</b>	<b>592,788</b>	<b>610,273</b>	<b>(17,485)</b>	<b>102.95%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	3,256	3,256	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>493,471</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 496,727</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,345	\$ 1,345	0.00%
Special Assmnts- CDD Collected	34,410	15,205	(19,205)	44.19%
<b>TOTAL REVENUES</b>	<b>34,410</b>	<b>16,550</b>	<b>(17,860)</b>	<b>48.10%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	8,000	14,000	(6,000)	175.00%
Interest Expense	26,410	26,725	(315)	101.19%
<b>Total Debt Service</b>	<b>34,410</b>	<b>40,725</b>	<b>(6,315)</b>	<b>118.35%</b>
<b>TOTAL EXPENDITURES</b>	<b>34,410</b>	<b>40,725</b>	<b>(6,315)</b>	<b>118.35%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(24,175)	(24,175)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>29,943</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 5,768</b>		

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

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

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 25	\$ 25	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>25</b>	<b>25</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	959	(959)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>959</b>	<b>(959)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>959</b>	<b>(959)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(934)	(934)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>11,056</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 10,122</b>		

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

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



# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 6346  
**Statement No.** 05\_24  
**Statement Date** 05/31/2024

<b>GL Balance (LCY)</b>	238,125.05	<b>Statement Balance</b>	260,809.78
<b>GL Balance</b>	238,125.05	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	260,809.78
<b>Subtotal</b>	238,125.05	<b>Outstanding Checks</b>	-22,684.73
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	238,125.05
<b>Ending G/L Balance</b>	238,125.05		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
05/08/2024	Payment	BD00006	Deposit No. BD00006	25.00	25.00	0.00
05/28/2024	Payment	BD00007	Deposit No. BD00007	200.00	200.00	0.00
05/29/2024	Payment	BD00008	Deposit No. BD00008	25.00	25.00	0.00
05/31/2024		JE000502	Teco-Cashier Check	-20.00	-20.00	0.00
<b>Total Deposits</b>				230.00	230.00	0.00
<b>Checks</b>						
						0.00
04/18/2024	Payment	1544	Check for Vendor V00018	-1,250.00	-1,250.00	0.00
04/30/2024	Payment	1549	Check for Vendor V00044	-558.89	-558.89	0.00
04/30/2024	Payment	1550	Check for Vendor V00062	-50.00	-50.00	0.00
05/08/2024	Payment	1552	Check for Vendor V00063	-1,500.00	-1,500.00	0.00
05/08/2024	Payment	1553	Check for Vendor V000019	-1,650.00	-1,650.00	0.00
05/08/2024	Payment	1555	Check for Vendor V00012	-595.00	-595.00	0.00
05/08/2024	Payment	1556	Check for Vendor V00018	-1,250.00	-1,250.00	0.00
05/08/2024	Payment	1557	Check for Vendor V00021	-11,440.06	-11,440.06	0.00
05/08/2024	Payment	1558	Check for Vendor V00026	-200.00	-200.00	0.00
05/08/2024	Payment	1559	Check for Vendor V00030	-200.00	-200.00	0.00
05/08/2024	Payment	1560	Check for Vendor V00031	-4,975.00	-4,975.00	0.00
05/08/2024	Payment	1562	Check for Vendor V00034	-4,040.63	-4,040.63	0.00
05/08/2024	Payment	1563	Check for Vendor V00043	-200.00	-200.00	0.00
05/08/2024	Payment	1564	Check for Vendor V00056	-200.00	-200.00	0.00
05/08/2024	Payment	1565	Check for Vendor V00071	-575.00	-575.00	0.00
05/01/2024	Payment	DD170	Payment of Invoice 001346	-729.66	-729.66	0.00
05/01/2024	Payment	DD171	Payment of Invoice 001347	-1,272.02	-1,272.02	0.00
05/01/2024	Payment	DD172	Payment of Invoice 001348	-3,627.65	-3,627.65	0.00
05/01/2024	Payment	DD173	Payment of Invoice 001349	-89.48	-89.48	0.00
05/01/2024	Payment	DD174	Payment of Invoice 001350	-31.91	-31.91	0.00
05/01/2024	Payment	DD175	Payment of Invoice 001351	-376.90	-376.90	0.00
05/01/2024	Payment	DD176	Payment of Invoice 001354	-96.12	-96.12	0.00
05/13/2024	Payment	1566	Check for Vendor V00006	-329.97	-329.97	0.00

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 6346

**Statement No.** 05\_24

**Statement Date** 05/31/2024

05/22/2024	Payment	1567	Check for Vendor V00020	-1,210.00	-1,210.00	0.00
05/22/2024	Payment	1568	Check for Vendor V00021	-1,506.89	-1,506.89	0.00
05/22/2024	Payment	1569	Check for Vendor V00038	-271.40	-271.40	0.00
05/30/2024	Payment	DD177	Payment of Invoice 001415	-859.46	-859.46	0.00
05/30/2024	Payment	DD178	Payment of Invoice 001416	-1,272.02	-1,272.02	0.00
05/30/2024	Payment	DD179	Payment of Invoice 001417	-99.79	-99.79	0.00
05/30/2024	Payment	DD180	Payment of Invoice 001418	-3,627.65	-3,627.65	0.00
05/30/2024	Payment	DD181	Payment of Invoice 001419	-106.55	-106.55	0.00
05/30/2024	Payment	DD182	Payment of Invoice 001420	-32.96	-32.96	0.00
05/30/2024	Payment	DD183	Payment of Invoice 001421	-376.90	-376.90	0.00
<b>Total Checks</b>				-44,601.91	-44,601.91	0.00

## Outstanding Checks

06/22/2023	Payment	1306	Check for Vendor V00046	-50.00
09/21/2023	Payment	1368	Check for Vendor V00006	-109.99
01/12/2024	Payment	DD142	Payment of Invoice 001086	-156.75
01/12/2024	Payment	DD143	Payment of Invoice 001087	-1,038.01
01/12/2024	Payment	DD144	Payment of Invoice 001088	-374.81
01/12/2024	Payment	DD145	Payment of Invoice 001089	-186.77
01/12/2024	Payment	DD146	Payment of Invoice 001090	-1,264.94
01/12/2024	Payment	DD147	Payment of Invoice 001091	-3,594.84
01/12/2024	Payment	DD148	Payment of Invoice 001092	-40.15
05/08/2024	Payment	1561	Check for Vendor V00033	-200.00
03/28/2024	Payment	DD163	Payment of Invoice 001280	-30.86
03/28/2024	Payment	DD164	Payment of Invoice 001289	-45.58
03/28/2024	Payment	DD165	Payment of Invoice 001290	-1,272.02
03/28/2024	Payment	DD166	Payment of Invoice 001291	-376.90
03/28/2024	Payment	DD167	Payment of Invoice 001292	-845.58
03/28/2024	Payment	DD168	Payment of Invoice 001293	-3,627.65
03/28/2024	Payment	DD169	Payment of Invoice 001294	-97.97
05/30/2024	Payment	1570	Check for Vendor V00017	-260.00
05/30/2024	Payment	1571	Check for Vendor V00021	-7,475.54
05/30/2024	Payment	1572	Check for Vendor V00040	-1,087.00
05/30/2024	Payment	1573	Check for Vendor V00044	-549.37
<b>Total Outstanding Checks</b>				-22,684.73

## Outstanding Deposits

## Total Outstanding Deposits

# **BELMOND RESERVE CDD**

**Field Inspection - June 2024**

**Thursday, June 20, 2024**

**Prepared For Belmond Reserve Board Of Supervisors**

**24 Items Identified**

**Item 1**

Assigned To Yellowstone  
Fountaingrass, Lilies, Bulbine,  
Japanese Blueberries, and mulch  
look great around the clubhouse.

**Item 2**

Assigned To Yellowstone  
St. Augustine sod is being quoted for  
replacement between the clubhouse  
and the preschool.



### Item 3

Assigned To Yellowstone

St. Augustine sod is also being quoted for in front of the preschool.



### Item 4

Assigned To Yellowstone

The correct Allamandas have been planted around the parking lot.



**Item 5**

Assigned To Yellowstone

Viburnum, Bulbine, Coontie Palms, Pines, Magnolias, Firebush, Allamandas, and Fountaingrass are doing great behind the parking lot.

**Item 6**

Assigned To Yellowstone

A lock has been added to the dumpster enclosure. No dumping is present.



### Item 7

Assigned To Yellowstone

12 inch drain cover needed next to the Pickleball courts.



### Item 8

Assigned To Aquatic Weed Control

Pond A looks good.





### Item 9

Assigned To Yellowstone

Brown spot in the Variegated Ginger by the clubhouse. The affected limbs will be pruned out.



### Item 10

Assigned To Yellowstone

New Birds of Paradise are doing great at the dog park.





### Item 11

Assigned To Yellowstone

Leaning tree at the dog park will be staked.



### Item 12

Assigned To Yellowstone

The island on Willow Grove Rd looks good. Weeds need to be hand pulled so that the newly planted Jasmine isn't harmed by chemicals.



### Item 13

Assigned To Yellowstone

The sod looks great along Shining Willow St.



### Item 14

Assigned To Aquatic Weed Control

The wetland on Shining Willow St looks great.





### Item 15

Assigned To Aquatic Weed Control  
Pond G looks great.



### Item 16

Assigned To Yellowstone  
The first monument looks good.  
Flowers are nearing end of life, a  
new rotation will be quoted.

**Item 17**

Assigned To Yellowstone

The St. Augustine is a bit patchy on the other side. Fertilizer was applied 5/30. Landscaping looks good.

**Item 18**

Assigned To Yellowstone

Landscaping looks great but the turf has some hot spots at the pocket park on Orchid Ash St.





**Item 19**

Assigned To Yellowstone  
Ti plants are doing great.



**Item 20**

Assigned To Aquatic Weed Control  
Some trash in pond F.

**Item 21**

Assigned To Aquatic Weed Control  
Pond E is looking much better.

**Item 22**

Assigned To Yellowstone  
Quote will be provided for St.  
Augustine sod to fill in the dead spot  
on the Brookside Moss Dr island.  
Could be from drought, chemical  
spill, a vehicle parked on the grass  
etc. No pests or signs of disease.





### Item 23

Assigned To Yellowstone

Some small hot spots in the Hays Clan Rd island that should fill in quickly. Hangers will be trimmed off the Bismarck.



### Item 24

Assigned To Yellowstone

Behind the homes on Hays Clan Rd will be mowed today or Saturday.