

**BELMOND RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 1ST 2024

**REGULAR MEETING
AGENDA PACKAGE**



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Belmond Reserve Community Development District

Board of Supervisors

Demetrious Britt, Assistant Secretary
Nicole Hughes, Assistant Secretary
Will McPherson, Assistant Secretary
Zebadiah Rabsatt, Assistant Secretary
Kimberly Garcia, Assistant Secretary

District Staff

Bryan Radcliff, District Manager
Kathryn Hopkinson, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday October 01, 2024 at 11:00 a.m.

The Regular Meeting of the **Belmond Reserve Community Development District** will be held **October 01, 2024 at 11:00 a.m. at the Belmond Reserve Clubhouse located at 13004 Willow Grove Drive Riverview, FL 33579.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 220 710 304 603 **Passcode:** wGa3rX

Dial in by phone +1 646-838-1601 Phone conference ID: 500 426 786#

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS ON AGENDA ITEMS
3. BUSINESS ITEMS
 - A. Consideration of Resolution 2024-10; Redesignating Officers
 - B. Discussion on Amenity Rules and Procedures
 - C. Discussion of Land Owners Election
4. CONSENT AGENDA
 - A. Approval of Minutes of the September 05, 2024 Regular Meeting
 - B. Consideration of Operation and Maintenance August 2024
 - C. Acceptance of the Financials and Approval of the Check Register for August 2024
5. STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Field Inspections Report
6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
7. PUBLIC COMMENTS
8. ADJOURNMENT

*Next regularly scheduled meeting is **November 05, 2024 at 11:00 a.m.**

RESOLUTION 2024-10

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

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

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

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

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

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

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Leah Popelka</u>	Assistant Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

PASSED AND ADOPTED THIS 1ST DAY OF OCTOBER 2024.

ATTEST:

**BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chairman/ Vice 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.

**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, September 5, 2024, and called to order at 2:25 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Bryan Radcliff	District Manager
Jayna Cooper	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 Comments On Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2024-09, FY 2025 Goals & Objectives

i. HB7013 – Special Districts’ Performance Measures & Standards Memo

On MOTION by Mr. De La Ossa seconded by Mr. Smith, with all in favor, Resolution 2024-09, Fiscal Year 2025 Goals & Objectives Including HB7013 – Special Districts Performance Measures and Standards Memo, was adopted. 5-0

B. Consideration of Board Seat Appointments

On MOTION by Mr. Viera seconded by Mr. Smith, with all in favor, the resignation of Carlos de la Ossa , was accepted. 4-0

On MOTION by Mr. Motko seconded by Mr. Smith, with all in favor, Demetrious Britt was appointed to Seat 1. 5-0

On MOTION by Mr. Viera seconded by Mr. Motko, with all in favor, the resignation of Nick Dister , was accepted. 4-0

September 5, 2024

BELMOND RESERVE CDD

On MOTION by Mr. Motko seconded by Mr. Smith, with all in favor,
Nicole Hughes was appointed to Seat 2. 5-0

On MOTION by Mr. Smith seconded by Mr. Viera, with all in favor,
the resignation of Ryan Motko , was accepted. 4-0

On MOTION by Mr. Viera seconded by Mr. Smith, with all in favor,
Kimberly Garcia was appointed to Seat 3. 5-0

On MOTION by Mr. Viera seconded by Mr. Britt, with all in favor,
the resignation of Kyle Smith was accepted. 4-0

On MOTION by Mr. Viera seconded by Ms. Garcia, with all in favor,
the Will McPherson was appointed to Seat 4. 5-0

On MOTION by Ms. Garcia seconded by Mr. Britt, with all in favor,
the resignation of Albert Viera was accepted. 5-0

On MOTION by Ms. Garcia seconded by Mr. Britt, with all in favor,
Zebadiah Rabsatt was appointed to Seat 5. 5-0

C. Consideration of Resolution 2024-10, Redesignating Officers

This item was not addressed.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the August 1, 2024 Regular Meeting

B. Consideration of Operation and Maintenance July 2024

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

These items were not addressed.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

These items were not addressed.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Hearing no requests or comments from the Board, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Public Comments

Hearing no comments from the public, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment/Continuation

September 5, 2024

BELMOND RESERVE CDD

91 This meeting was adjourned after the new Officers were appointed to the Board.

- 92
- 93 • The meeting was adjourned after the Resignations/Appointments per District Counsel
- 94 due to the fact that the Board members that were just appointed were not present.
- 95 • Mr. Radcliff advised the Board he will proceed to swear all new Board members in
- 96 and redesignate officers at the next scheduled meeting which will be on Tuesday,
- 97 October 3, 2024 at the Belmond Reserve clubhouse at 11:00 am.

98

99

100 _____

101 Bryan Radcliff

102 District Manager

Chairperson

August 2024 Meeting

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
AQUATIC WEED CONTROL INC	8/1/2024	98918	\$1,087.00	\$1,087.00	WATERWAY MAINT. - AUG 2024
CHARTER COMMUNICATIONS	7/19/2024	1924 071924 ACH	\$284.97	\$284.97	INTERNET
INFRAMARK LLC	7/31/2024	129841	\$0.45		COPIES JUN 24
INFRAMARK LLC	7/31/2024	129841	\$20.80	\$21.25	POSTAGE JUN 24
INFRAMARK LLC	7/31/2024	128833	\$375.00		MANAGEMENT FEE JUL 2024
INFRAMARK LLC	7/31/2024	128833	\$700.00		MANAGEMENT FEE JUL 2024
INFRAMARK LLC	7/31/2024	128833	\$3,000.00		MANAGEMENT FEE JUL 2024
INFRAMARK LLC	7/31/2024	128833	\$1,000.00		MANAGEMENT FEE JUL 2024
INFRAMARK LLC	7/31/2024	128833	\$250.00		MANAGEMENT FEE JUL 2024
INFRAMARK LLC	7/31/2024	128833	\$5,832.00	\$11,157.00	MANAGEMENT FEE JUL 2024
INFRAMARK LLC	8/2/2024	130285	\$631.79		DISTRICT INVOICE JULY 2024
INFRAMARK LLC	8/2/2024	130285	\$390.22	\$1,022.01	DISTRICT INVOICE JULY 2024
INFRAMARK LLC	8/2/2024	130470	\$375.00		MANAGEMENT FEE AUG 2024
INFRAMARK LLC	8/2/2024	130470	\$700.00		MANAGEMENT FEE AUG 2024
INFRAMARK LLC	8/2/2024	130470	\$3,000.00		MANAGEMENT FEE AUG 2024
INFRAMARK LLC	8/2/2024	130470	\$1,000.00		MANAGEMENT FEE AUG 2024
INFRAMARK LLC	8/2/2024	130470	\$250.00		MANAGEMENT FEE AUG 2024
INFRAMARK LLC	8/2/2024	130470	\$5,832.00	\$11,157.00	MANAGEMENT FEE AUG 2024
JNJ CLEANING SERVICES LLC	8/26/2024	0418	\$520.00	\$520.00	AMENITY CLEANING - AUG 2024
YELLOWSTONE LANDSCAPE	8/1/2024	TMC 742390	\$11,224.00	\$11,224.00	LANDSCAPE AUG 2024
YELLOWSTONE LANDSCAPE	8/15/2024	752669	\$1,388.88	\$1,388.88	IRR
Monthly Contract Subtotal			\$37,862.11	\$37,862.11	
Variable Contract					
ALBERTO VIERA	8/1/2024	AV 080124	\$200.00	\$200.00	SUPERVISOR FEE
CARLOS DE LA OSSA	8/1/2024	CDLO 080124	\$200.00	\$200.00	SUPERVISOR FEE
KYLE SMITH	8/1/2024	KS 080124	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	8/1/2024	ND 080124	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	8/1/2024	RM 080124	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					
BOCC	8/14/2024	9634760433 071724	\$1,634.55	\$1,634.55	WATER SERVICE

August 2024 Meeting

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
BOCC	8/19/2024	0433 081924 ACH	\$492.17	\$492.17	WATER
Utilities Subtotal			\$2,126.72	\$2,126.72	
Regular Services					
BLUE LIFE POOL SERVICE LLC	7/30/2024	15404	\$850.00	\$850.00	POOL JUL 24
BLUE LIFE POOL SERVICE LLC	8/6/2024	15588	\$1,200.00	\$1,200.00	POOL AUG 24
CHARTER COMMUNICATIONS	7/19/2024	BULK PAY 071924	\$809.84	\$809.84	BULK PAY INV.
GRAU AND ASSOCIATES	8/8/2024	26232	\$5,000.00	\$5,000.00	AUDIT SERVICES
SOUTHEAST WIRING SOLUTIONS INC	8/1/2024	20269172	\$109.99	\$109.99	SECURITY
STRALEY ROBIN VERICKER	8/7/2024	25042	\$2,095.00	\$2,095.00	PROFESSIONAL SERVICES
TECH STREET GLOBAL SECURITY	8/12/2024	1024	\$1,392.00	\$1,392.00	SECURITY
Regular Services Subtotal			\$11,456.83	\$11,456.83	
Additional Services					
BLUE LIFE POOL SERVICE LLC	7/30/2024	15403	\$4,332.00	\$4,332.00	POOL MAINT
BLUE LIFE POOL SERVICE LLC	8/6/2024	15598	\$450.25	\$450.25	POOL MAINT
INFRAMARK LLC	7/31/2024	129841	\$130.00		WORK ORDER JUN 2024
INFRAMARK LLC	7/31/2024	129841	\$408.67		AMAZON JUN 2024
INFRAMARK LLC	7/31/2024	129841	\$487.50	\$1,026.17	WORK ORDER JUN 24
SITE MASTERS OF FL	7/26/2024	072624-2	\$3,800.00	\$3,800.00	WILLOW GROVE MAINT BERM GRADING - 50% DEPOSIT
YELLOWSTONE LANDSCAPE	7/30/2024	TMC 740423	\$228.57	\$228.57	PLANT INSTALLATION
YELLOWSTONE LANDSCAPE	8/26/2024	754892	\$614.27	\$614.27	TREE INSTALLATION
Additional Services Subtotal			\$10,451.26	\$10,451.26	
TOTAL			\$62,896.92	\$62,896.92	

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 August 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
ASSETS								
Cash - Operating Account	\$ 115,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,390
Cash in Transit	-	1,228	(1,228)	-	-	-	-	-
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	-	6,605	-	-	2	-	-	6,607
Cost of Issuance Fund	-	-	-	-	10,120	-	-	10,120
Reserve Fund	-	296,700	17,525	-	-	-	-	314,225
Revenue Fund	-	201,740	37,219	-	-	-	-	238,959
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
TOTAL ASSETS	\$ 323,638	\$ 506,277	\$ 53,516	\$ 1,359	\$ 10,122	\$ 9,547,088	\$ 10,716,000	\$ 21,158,000
LIABILITIES								
Accounts Payable	\$ 55,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,720
Accrued Expenses	2,833	-	-	-	-	-	-	2,833
Accounts Payable - Other	(11,701)	-	-	-	-	-	-	(11,701)
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
TOTAL LIABILITIES	206,235	1,718	47,087	-	-	-	10,716,000	10,971,040

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Nonspendable:								
Prepaid Trustee Fees	1,419	-	-	-	-	-	-	1,419
Restricted for:								
Debt Service	-	504,559	6,429	-	-	-	-	510,988
Capital Projects	-	-	-	1,359	10,122	-	-	11,481
Unassigned:	115,984	-	-	-	-	9,547,088	-	9,663,072
TOTAL FUND BALANCES	117,403	504,559	6,429	1,359	10,122	9,547,088	-	10,186,960
TOTAL LIABILITIES & FUND BALANCES	\$ 323,638	\$ 506,277	\$ 53,516	\$ 1,359	\$ 10,122	\$ 9,547,088	\$ 10,716,000	\$ 21,158,000

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Rental Income	\$ -	\$ 1,200	\$ 1,200	0.00%
Special Assmnts- Tax Collector	777,662	778,888	1,226	100.16%
Special Assmnts- CDD Collected	75,542	45,982	(29,560)	60.87%
Other Miscellaneous Revenues	-	645	645	0.00%
TOTAL REVENUES	853,204	826,715	(26,489)	96.90%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	10,000	2,000	83.33%
ProfServ-Field Management	-	2,000	(2,000)	0.00%
ProfServ-Trustee Fees	4,500	6,878	(2,378)	152.84%
Disclosure Report	8,200	5,250	2,950	64.02%
District Counsel	10,000	18,791	(8,791)	187.91%
District Engineer	4,000	1,938	2,062	48.45%
District Manager	36,000	33,000	3,000	91.67%
Accounting Services	4,500	4,125	375	91.67%
Auditing Services	6,400	5,000	1,400	78.13%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	1,051	(801)	420.40%
Clubhouse Internet, TV, Phone	-	810	(810)	0.00%
Public Officials Insurance	2,329	2,592	(263)	111.29%
Insurance -Property & Casualty	-	158	(158)	0.00%
Legal Advertising	2,500	1,823	677	72.92%
Misc-Non Ad Valorem Taxes	-	12,143	(12,143)	0.00%
Bank Fees	250	172	78	68.80%
Website Administration	3,000	2,750	250	91.67%
Miscellaneous Expenses	300	8,078	(7,778)	2692.67%
Dues, Licenses, Subscriptions	175	2,425	(2,250)	1385.71%
Operating Loan Repayment	309,000	6,000	303,000	1.94%
Total Administration	404,904	126,484	278,420	31.24%
<u>Utility Services</u>				
Utility - Water	18,000	6,960	11,040	38.67%
Utility - Electric	12,000	15,331	(3,331)	127.76%
Utility - StreetLights	90,000	68,303	21,697	75.89%
Total Utility Services	120,000	90,594	29,406	75.50%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
R&M-Clubhouse	-	489	(489)	0.00%
Total Other Physical Environment	-	489	(489)	0.00%
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	14,832	(2,832)	123.60%
Waterway Management	13,100	18,214	(5,114)	139.04%
Contracts-Janitorial Services	7,500	1,312	6,188	17.49%
Contracts-Pools	10,000	13,899	(3,899)	138.99%
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	33,843	(18,843)	225.62%
R&M-Pools	-	5,594	(5,594)	0.00%
Landscape Maintenance	125,000	129,501	(4,501)	103.60%
Plant Replacement Program	2,000	4,302	(2,302)	215.10%
Irrigation Maintenance	7,000	8,874	(1,874)	126.77%
Total Other Physical Environment	221,500	242,982	(21,482)	109.70%
<u>Clubhouse</u>				
Payroll-Pool Monitors	56,000	-	56,000	0.00%
Clubhouse Security Systems	1,500	6,132	(4,632)	408.80%
Employee - Clubhouse Staff	35,000	-	35,000	0.00%
Telephone, Cable & Internet Service	-	737	(737)	0.00%
Clubhouse Internet, TV, Phone	1,800	1,156	644	64.22%
R&M-Clubhouse	10,000	9,478	522	94.78%
Access Control Maintenance & Repair	2,500	550	1,950	22.00%
Total Clubhouse	106,800	18,053	88,747	16.90%
TOTAL EXPENDITURES	853,204	478,602	374,602	56.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	348,113	348,113	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(230,710)		
FUND BALANCE, ENDING		\$ 117,403		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 30,167	\$ 30,167	0.00%
Special Assmnts- Tax Collector	571,620	570,617	(1,003)	99.82%
Special Assmnts- CDD Collected	21,168	20,577	(591)	97.21%
TOTAL REVENUES	592,788	621,361	28,573	104.82%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	14,729	(14,729)	0.00%
Total Construction In Progress	-	14,729	(14,729)	0.00%
<u>Debt Service</u>				
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%
Total Debt Service	592,788	595,544	(2,756)	100.46%
TOTAL EXPENDITURES	592,788	610,273	(17,485)	102.95%
Excess (deficiency) of revenues				
Over (under) expenditures	-	11,088	11,088	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		493,471		
FUND BALANCE, ENDING		\$ 504,559		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,006	\$ 2,006	0.00%
Special Assmnts- CDD Collected	34,410	15,205	(19,205)	44.19%
TOTAL REVENUES	34,410	17,211	(17,199)	50.02%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	8,000	14,000	(6,000)	175.00%
Interest Expense	26,410	26,725	(315)	101.19%
Total Debt Service	34,410	40,725	(6,315)	118.35%
TOTAL EXPENDITURES	34,410	40,725	(6,315)	118.35%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(23,514)	(23,514)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		29,943		
FUND BALANCE, ENDING		\$ 6,429		

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

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

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 25	\$ 25	0.00%
TOTAL REVENUES	-	25	25	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	959	(959)	0.00%
Total Construction In Progress	-	959	(959)	0.00%
TOTAL EXPENDITURES	-	959	(959)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(934)	(934)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		11,056		
FUND BALANCE, ENDING		<u>\$ 10,122</u>		

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

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

Bank Account Statement

Belmond Reserve CDD

Monday, September 16, 2024

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JSCIORTINO

Bank Account No. 6346
Statement No. 07_25
Statement Date 08/31/2024

GL Balance (LCY)	115,389.95
GL Balance	115,389.95
Positive Adjustments	0.00
Subtotal	115,389.95
Negative Adjustments	0.00
Ending G/L Balance	115,389.95

Statement Balance	136,545.52
Outstanding Deposits	0.00
Subtotal	136,545.52
Outstanding Checks	-21,155.57
Ending Balance	115,389.95

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
08/22/2024	Payment	BD00012	Deposit No. BD00012	50.00	50.00	0.00
Total Deposits				50.00	50.00	0.00
Checks						
07/23/2024	Payment	1594	Check for Vendor V00031	-11,304.89	-11,304.89	0.00
08/01/2024	Payment	1610	Check for Vendor V00038	-95.40	-95.40	0.00
08/01/2024	Payment	1611	Check for Vendor V00006	-280.00	-280.00	0.00
08/01/2024	Payment	1612	Check for Vendor V00044	-5.00	-5.00	0.00
08/08/2024	Payment	1613	Check for Vendor V00065	-850.00	-850.00	0.00
08/08/2024	Payment	1614	Check for Vendor V00012	-520.00	-520.00	0.00
08/08/2024	Payment	1616	Check for Vendor V000019	-1,650.00	-1,650.00	0.00
08/08/2024	Payment	1617	Check for Vendor V00044	-549.37	-549.37	0.00
08/08/2024	Payment	1618	Check for Vendor V00021	-11,452.57	-11,452.57	0.00
08/09/2024	Payment	1619	Check for Vendor V00030	-200.00	-200.00	0.00
08/09/2024	Payment	1620	Check for Vendor V00065	-4,332.00	-4,332.00	0.00
08/09/2024	Payment	1621	Check for Vendor V00043	-200.00	-200.00	0.00
08/09/2024	Payment	1622	Check for Vendor V00031	-1,047.42	-1,047.42	0.00
08/09/2024	Payment	1623	Check for Vendor V00056	-200.00	-200.00	0.00
08/09/2024	Payment	1624	Check for Vendor V00026	-200.00	-200.00	0.00
08/09/2024	Payment	1626	Check for Vendor V00020	-2,095.00	-2,095.00	0.00
08/15/2024	Payment	1627	Check for Vendor V00025	-5,000.00	-5,000.00	0.00
08/15/2024	Payment	1628	Check for Vendor V00031	-11,157.00	-11,157.00	0.00
07/01/2024	Payment	DD193	Payment of Invoice 001519	-110.61	-110.61	0.00
07/01/2024	Payment	DD194	Payment of Invoice 001520	-823.58	-823.58	0.00
07/01/2024	Payment	DD195	Payment of Invoice 001521	-1,268.45	-1,268.45	0.00
07/01/2024	Payment	DD196	Payment of Invoice 001522	-89.77	-89.77	0.00
07/01/2024	Payment	DD197	Payment of Invoice 001523	-31.33	-31.33	0.00
07/01/2024	Payment	DD198	Payment of Invoice 001524	-3,617.47	-3,617.47	0.00
07/01/2024	Payment	DD199	Payment of Invoice 001525	-375.83	-375.83	0.00
08/20/2024	Payment	1629	Check for Vendor V00031	-12,179.01	-12,179.01	0.00

Bank Account Statement

Belmond Reserve CDD

Monday, September 16, 2024
Page 2
JSCIORTINO

Bank Account No.	6346					
Statement No.	07_25					
Statement Date	08/31/2024					
08/17/2024	Payment	DD201	Payment of Invoice 001554	-1,634.55	-1,634.55	0.00
08/17/2024	Payment	DD202	Payment of Invoice 001556	-492.17	-492.17	0.00
08/17/2024		JE000541	Bank Fee	-10.00	-10.00	0.00
Total Checks				-71,771.42	-71,771.42	0.00

Adjustments

Total Adjustments

BELMOND RESERVE CDD

Field Inspection - August 2024

Thursday, 15 August 2024

Prepared For Belmond Reserve Board of Supervisors

27 Items Identified



Item 1

Assigned To: Yellowstone

Clubhouse is well maintained and surrounding landscaping looks good.



Item 2

Assigned To: Yellowstone

New mulch has been installed at the playground.



Item 3

Assigned To: Aquatic Weed Control

Pond A looks good.



Item 4

Assigned To: Inframark

New windscreen for the Pickleball courts has been approved and will be installed after hurricane season has passed.



Item 5

Assigned To: Yellowstone

Drain cover still needed in the landscaping next to the Pickleball courts.



Item 6

Assigned To: Yellowstone

Viburnum, Allamandas, Coontie Palms, Bulbine, Pines, Magnolias, Firebush, and Red Fountaingrass are all healthy around the parking lot.

**Item 7**

Assigned To: Inframark

Sidewalks need pressure washing in CDD areas.

Proposals are being collected.

**Item 8**

Assigned To: Yellowstone

Irrigation repairs have been made around the clubhouse, new sod will be installed 8/20/24.

**Item 9**

Assigned To: Yellowstone

New sod will be installed in front of the preschool as well.



Item 10

Assigned To: JnJ/Inframark

The Lanai is clean and properly maintained.



Item 11

Assigned To: Inframark

Pool looks good.



Item 12

Assigned To: JnJ/Inframark

Inside the clubhouse is clean and well maintained.



Item 13

Assigned To: Inframark

Sidewalks are being quoted for pressure washing.



Item 14

Assigned To: Yellowstone

Oak tree at the dog park has fallen over again.
Proposal to re-stake it has been approved.
Scheduled for 8/20/24.



Item 15

Assigned To: Yellowstone

The island on Willow Grove Dr looks good. New Jasmine installs are doing well.

**Item 16**

Assigned To: Sitemasters

Grading project has been approved to fix the drainage issue behind the houses on Willow Grove Dr. Awaiting deposit for scheduling.

**Item 17**

Assigned To: Aquatic Weed Control

The wetland on Shining Willow St looks good.

**Item 18**

Assigned To: Aquatic Weed Control

Pond G looks good.



Item 19

Assigned To: Yellowstone

Annuals and landscaping look good at the monuments. Some minor weeds in the landscaping beds.



Item 20

Assigned To: Yellowstone

Still some dead patches in the turf on the opposite corner, though it is filling in.



Item 21

Assigned To: Yellowstone

Dead limbs need to be pruned out of the Variegated Ginger at the pocket park on Orchid Ash St.



Item 22

Assigned To: Aquatic Weed Control
Pond F looks good.



Item 23

Assigned To: Aquatic Weed Control
Pond H looks good.



Item 24

Assigned To: Aquatic Weed Control
Some trash in pond E.



Item 25

Assigned To: Aquatic Weed Control
Pond C looks good.



Item 26

Assigned To: Yellowstone
Dead patch is filling in at the Brookside Moss Dr Island. Landscaping looks good.



Item 27

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