

**BELMOND RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

March 04, 2025

**REGULAR MEETING
AGENDA**

[Join the meeting now](#)

Meeting ID: 254 337 001 858 **Passcode:** xC93RK3E

Dial in by phone +1 646-838-1601 **Phone conference ID:** 437 826 58#



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
Vacant, Assistant Secretary

District Staff

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

Regular Meeting Agenda

Tuesday, March 04, 2025, at 6:00 p.m.

The Regular meeting of the **Belmond Reserve Community Development District** will be held on **March 04, 2025, at 6:00 p.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](#)

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REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A.** Consideration of Resident Resume for Open Vacancy Seat # 3
 - B.** Discussion of Amenity Rules and Procedures
 - C.** Consideration of Food Truck Service
 - D.** Consideration of Yellowstone Landscape Proposal #522390
- 4. CONSENT AGENDA**
 - A.** Approval of Minutes of the February 4, 2025; Regular Meeting
 - B.** Consideration of Operation and Maintenance January 2025
 - C.** Acceptance of the Financials and Approval of the Check Register for January 2025
- 5. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** District Manager
 - i.** Field Inspections Report
 - ii.** AWC – February Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

Robert Nunez

Highly driven Military Leader

Riverview, FL 33579

ranunez27@gmail.com

917-455-5953

Professional Summary

A retired military professional and experienced real estate broker, for the Community District Development Board. With a distinguished military career and extensive expertise in real estate, I bring a unique blend of discipline, strategic thinking, and community-focused leadership. Dedicated and results-driven professional with a strong passion for community growth and development. Proven ability to collaborate with diverse stakeholders, drive strategic initiatives, and advocate for policies that enhance the welfare of local residents and businesses. Skilled in governance, financial oversight, and fostering community engagement, with a focus on sustainable development and equitable resource distribution. Committed to leveraging expertise to help shape the district's future through innovative planning, transparent decision-making, and community-centered solutions.

Authorized to work in the US for any employer

Work Experience

Real Estate Broker

Dalton Wade Real Estate Group-Saint Petersburg, FL

July 2022 to Present

- Conducted market research and analysis to determine optimal pricing for properties, ensuring competitive positioning within the market
- Built strong relationships with clients through regular communication and providing exceptional customer service
- Collaborated with attorneys, lenders, inspectors, and other professionals to facilitate smooth transactions from listing to closing
- Created detailed property listings including high-quality photographs, accurate descriptions, and key selling points to effectively showcase properties online
- Utilized social media platforms and online advertising channels to promote properties for sale or rent
- Stayed up-to-date on local real estate trends and regulations to provide clients with accurate information regarding market conditions
- Assisted clients in preparing their homes for sale by providing staging advice and coordinating professional photography services
- Conducted property showings for potential buyers or tenants while highlighting unique features that matched their needs
- Prepared contracts, leases, purchase agreements, addendums, disclosures, and other legal documents accurately while ensuring compliance with applicable laws/regulations
- Managed escrow process by coordinating inspections, surveys, title searches, and resolving any issues that may arise during the transaction period
- Provided guidance on investment opportunities based on thorough financial analysis of potential returns

Real Estate Broker

Daniel Gale Sotheby's International Realty-Smithtown, NY

January 2020 to July 2022

- Developed and maintained a network of industry professionals to facilitate referrals and generate new business opportunities
- Conducted property inspections to ensure compliance with safety regulations and identify maintenance or repair needs
- Assisted clients in obtaining financing options by connecting them with reputable lenders and mortgage brokers

Licensed Real Estate Agent

Realty Connect USA-Hauppauge, NY
January 2017 to January 2020

- Negotiated contracts and terms of sale to ensure favorable outcomes for both buyers and sellers
- Created comprehensive property listings with professional photographs, detailed descriptions, and accurate pricing information
- Collaborated with mortgage brokers, home inspectors, appraisers, and other professionals to facilitate smooth transactions

Paratransit Driver/Dispatcher

Suffolk Bus Corporation-Ronkonkoma, NY
June 2012 to February 2017

Responsible for transportation of senior and/or disabled citizens in accordance with pre-arranged appointments utilizing a radio-equipped para transit vehicle between residences and other designated areas.

- Escorts passengers between sites, providing necessary assistance required by the individual situation.
- Provide para transit dispatching and routing services to seniors, disabled individuals certified under the Americans with Disabilities Act (ADA) and the general public; dispatch para transit vehicles as appropriate.
- Create, maintain and monitor computerized daily manifests/schedules for dispatching and routing transit services; modify and update schedules to improve services.
- Monitor computer and two-way radio for information regarding scheduling issues and field situations; notify field supervisor of situations requiring attention.

Licensed Real Estate Agent

Century 21 Real Estate-Moriches, NY
October 2015 to January 2017

- Provided exceptional customer service by promptly responding to inquiries, scheduling property showings, and addressing concerns or issues raised by clients
- Guided first-time homebuyers through the entire purchasing process from initial consultation to closing day
- Organized open houses that attracted a high number of potential buyers resulting in multiple offers on listed properties

Material Specialist

JetBlue Airways-Forest Hills, NY
February 2009 to January 2011

Maintained a meticulous warehouse stock by monitoring and updating stock levels to meet a robust maintenance schedule for over 200 technicians.

- Performed over 300 audits with zero discrepancies through accurate reconciliation and purchasing within other departments.
- Capable of performing tasks with minimal supervision from administrative superiors; is adept at reviewing the efficacy of warehouse operations and procedures; handled proper maintenance of the physical facilities and performed adequate inventory of supplies, equipment and tools.
- Responsible for over \$80 million in aircraft parts and tools for the Airbus A320 and Embraer E190.

Human Resource Area Manager (Zone Supervisor)

US NAVY, Various Locations

April 2005 to August 2008

Responsible for all Navy recruiting resources in Central Florida recruiting area to include 7 recruiting stations and 25 government vehicles, 31 recruiting personnel and an annual budget of \$400,000.

- Attained monthly and yearly recruiting goals servicing over 800 applicants with 500 resulting in enlistment or commissioning into the US Navy and Naval Reserve.
- Served as command sales trainer educating over 250 recruiting personnel on professional sales and coaching as a leadership tool.
- Direct leadership lead to receiving Region of the Year for 2003, 2004 and 2005, selected # 1 of 48.

US NAVY, Various Locations

August 1988 to August 2008

Human Resource Supervisor

US NAVY, Various Locations

February 2002 to April 2005

Responsible for the management of 6 Navy recruiters and the attainment of all Navy recruiting station goals using available resources for the Orlando and Kissimmee, FL recruiting territories.

- Primary duties include training and developing non skilled recruiting personnel in Interviewing, advising, and counseling potential applicants about career opportunities, benefits, and regulations.
- Tasked with submitting input toward the organizing and implementation of recruiting and retention strategies.
- Received "Large station of the Year" due to my teams' performance, noted for personal excellence for training recruiters in prospecting, sales, time management, recruit processing, and resource management.

HR Generalist

US NAVY, Various Locations

February 1998 to February 2002

Served as enlisted programs' recruiter in the Bronx and Manhattan recruiting areas. Responsible for achieving personal assigned monthly recruiting goals, developing relationships with assigned school officials, and conducting high school and college classroom presentations regarding Navy features and benefits.

- Provided after the sale customer service to over 250 delayed entry program enlistees and family members. Conducted multiple home visits with parents to complete enlistment documents including background checks.
- Wrote and delivered public relations and recruiting talks; participated in community events while conducting interviews with potential enlistees.
- Administered, scored and recorded the results of vocational aptitude tests.

Police Field Supervisor

US NAVY, Various Locations

February 1995 to February 1998

Implemented risk management programs, monitor compliance of security policies and enforced customs regulations.

- As a bilingual watch commander, supervised and delegated responsibilities for a 80 member patrol section which provided security for the US Navy's largest territorial naval station.
- Impeccable leadership facilitated internal security operations, criminal investigations, physical security, military working dog team, anti-terrorism training, and harbor patrol with the highest standards in customer service and community relations.
- Awarded Navy Achievement medal for orchestrating a crisis action team for evacuation planning for local residents during hurricane George.

Engineering Manager (Main Propulsion Leading Petty Officer)

US NAVY, Various Locations

January 1989 to February 1995

Managed and lead a division of 30 personnel in the day-to-day operation and maintenance of the multi-million dollar General Electric LM2500 and Allison 501k gas turbine engines.

- Operated, repaired, and performed depot and intermediate maintenance on all mechanical components to include main propulsion machinery, auxiliary equipment, and propulsion control systems, troubleshoot and performed maintenance on hydraulic, electrical, steam, and propulsion system of gas turbine using schematic diagrams, drawings, charts, and blueprints.
- As a team leader provided safety briefs prior to engine change-out evolutions with zero safety mishap as a result of proper planning and attention to detail and personnel.
- Experienced supervisor in a shift environment, coordinated and controlled operations of engineering control system at the central control station Destroyer class ships while motivating and mentoring over 60 personnel.

Education

Associate's degree in Human Resource Management

Devry College of New York - Manhattan, NY

August 2009 to May 2011

Skills

- Financial Analysis
- Recruiting
- School bus driving
- Human Resources
- Market Analysis
- Pricing
- Purchasing
- Negotiation
- Market Research

Certifications and Licenses

Real Estate License

School Bus Endorsement

CDL B

Additional Information

SKILLS

- Bilingual and fluent in English and Spanish
- Proficient in Microsoft Office applications

- Level headed decision maker in stressful situations
- Patient and compassionate working with diverse backgrounds
- Very well organized and able to meet deadlines

Application for CDD Board
Clifford R Osborn

As my 1 year term as President of The Cedarbrook HOA has wound down, I still have a desire to be part of assisting this community to be the best it can be. My undergraduate experience included being a class Treasurer and an officer in my social Fraternity. Being active in sports also helped shape the discipline to be successful.

After graduation in 1996, I became a Naval Officer. As a Junior Officer I served 2 tours in Vietnam. After various duties including many commands, I retired as a Captain in 1991.

My Naval career taught me many valuable skills. Among those that are relevant include people skills, looking at alternatives to solve a problem and to work with others in a creative and effective way.

The skills I learned in the Navy followed me in my civilian career. While working in sales and management roles, dedication, looking at solutions and again working with people continued to thrive.

Since retirement I have volunteered to assist to help people through my church. In addition, I served on an ARC Committee for a community of over 5000 homes. Moving to our current home I was elected and completed my 1 year term as President of the Cedarbrook HOA.

I look forward to continuing to the community by being part of a group being dedicated to making this community the best.

Thank you for your consideration.

Clifford Osborn
osborn44@gmail.com
303-915-0744

Michael Moreno

Financial Specialist

Dynamic, results driven Financial Analyst with 9+ years of progressive experience in accounting and financial management within industry and the Department of Defense. Highly effective analyst capable of multi-tasking, administering, controlling, and prioritizing workloads effectively tracking and reporting financial data. Self-starter who plans, organizes, and manages projects with minimum supervision. Qualified to process various funding documents to procure and disburse funds. Completes and submits financial documents through financial automated database processing systems. Security clearance: Top Secret information with graded access to SCI based on Single Scope Background Investigation (TS/SCI).

Clearance

Top Secret/SCI

Education and Credentials

Master in Business Administration (2017)

Saint Leo University – San Antonio, Florida

Bachelor of Science in Finance (2012)

University of South Florida – Tampa, Florida

Associate of Applied Science in Business Administration (2010)

Hillsborough Community College – Tampa, Florida

Certifications

- Certified Department of Defense Financial Management Level 1

Professional Experience

Applied Research Solutions

Financial Specialist, 11/2020 - Present

Support the Acquisition Program Managers with everything from financial and programming documents.

Key Achievements:

- Review programming documents and/or help assess the impact of external actions to determine their effect on the development, production, and logistical support and to ensure that programs are within baseline and budgetary limitations.
- adjust programmatic support to meet emergencies, changing programs or production requirements within available resources and without sacrifice to completeness and accuracy.
- Assist Program Managers with quantifying and measuring program performance.
- Assess progress in assigned projects/programs including cost estimates, schedules, and performance supportability baseline requirements by applying known methods and procedures.
- Conduct presentations and demonstrations on program status, costs, adherence to baselines and schedules.
- Help coordinate program changes and engineering compromises to assess the resulting changes in other areas of the program.

- Support execution of funding, including Operations and Maintenance (O&M), Procurement, and Research, Development, Testing, and Evaluation (RDT&E) for Family of Special Operations Vehicles.
- Prepare Military Interdepartmental Purchase Requests (MIPRs) and Form 9 Purchase Requests for Light Tactical All-Terrain Vehicles (LTATV) and Non Standard Commercial Vehicles (NSCV).
- Provides liaison functions for accounting actions and issues between SOF AT&L program offices, HQ USSOCOM, the Defense Finance and Accounting Service (DFAS), and various base organizations.

Air Force Reserve, 12/2013 - Present

Aircraft Maintenance Officer, 07/2020 – Present

Manage and direct over 50 airmen to ensure that everything is in perfect working order to meet the needs of the mission.

Key Achievements:

- Knowledge of capabilities, limitations and basic operating principles of aircraft systems and components.
- Knowledge of theory of flight and airframe construction.
- Understanding of transportation, logistics, munitions, and other operations related to aircraft maintenance units.
- Manage quality assurance through training, budget, and resource management.

Calhoun International Inc.

Senior Acquisition Specialist, 01/2018 – 11/2020

- Review programming documents and/or help assess the impact of external actions to determine their effect on the development, production, and logistical support and to ensure that programs are within baseline and budgetary limitations.
- Work with organizational managers, budget personnel, logisticians, and engineering authorities to develop and gain approval for proposed projects.
- Assist Program Managers with quantifying and measuring program performance.
- Assess progress in assigned projects/programs including cost estimates, schedules, and performance supportability baseline requirements by applying known methods and procedures
- Conduct presentations and demonstrations on program status, costs, adherence to baselines and schedules.
- Help coordinate program changes and engineering compromises to assess the resulting changes in other areas of the program.
- Keep program information and files current and organize data to submit to management for decision making.

Air Force Reserve

Financial Management Journeyman, 12/2013 – 07/2020

Provided financial decision support, services, and resources to support the Air Force's warfighting mission. Advised, interacted, and coordinated with organizations on financial matters.

Key Achievements:

- Processed, verified, audit travel claims, estimate travel costs, determine fund availability, and perform follow-up on outstanding travel orders for travelers.
- Provided customer service and financial analysis for various organizations, vendors and the Air Force Financial Services Center.
- Reviewed financial data for accuracy and resolved discrepancies.
- Utilized financial management decision support techniques to deliver sound financial advice to all levels of leadership.
- Closed out over 150 backlogged orders.
- Reviewed members Defense Travel System (DTS) authorizations and vouchers for accuracy prior to submitting for approval, as well as answering any questions related to travel.

Technical Proficiencies

Platforms: Defense Enterprise Accounting and Management System (DEAMS); Financial Execution Module (FEM); Financial Information System (FIS); Funds Distribution Module (FDM); Automated Business System (ABSS); Commander's Resource Integration System (CRIS); Defense Joint Military Pay System (DJMS); Case Management System (CMS), Defense MilPay

Officer (DMO); Defense Travel System (DTS); Electronic Document Access (EDA); FM Suites ODL/TAR; Program Budget Automated System (PBAS); Wide Area Work Flow (WAWF); Microsoft Office Suite (Access, Excel, PowerPoint, Project, Word, and Outlook)

Mereena F. Manackal

832.407.1768 • mereena@usf.edu

EDUCATION

Master of Healthcare/Business Administration (MHA/MBA)

University of Houston – Clear Lake, Houston, Texas

August 2011

Bachelor of Arts in Sociology

Minor: Biology

The University of Texas at Austin, Austin, Texas

December 2006

HEALTHCARE EXPERIENCE

USF Health, Tampa, FL

June 2022 to Present

Department of Surgery

Department Administrator

Responsible for All Department Business Operations

- Develop and direct long- and short-term strategic goals for the Department of Surgery across clinical, academic, and research mission areas.
- Spearhead the restructuring and reorganization of the administrative infrastructure to support rapid growth and evolving institutional priorities at USF and TGH.
- Implement new surgical programs and execute modifications to existing programs in collaboration with multidisciplinary teams.
- Provide strategic guidance on recruitment, talent development, and culture building.
- Partner with each division leaders to facilitate and coordinate departmental goals.
- Develop and update internal policies and procedures to maintain agility and compliance.
- Successfully lead the implementation of organization-wide projects and continuous process improvements throughout the department.

Clinical, Academic, and Research Management

- Optimize clinical workflows and patient care processes to enhance surgical program performance.
- Collaborate with clinical support teams, affiliated hospitals, and finance groups to address operational challenges and improve efficiency.
- Develop and analyze performance metrics and clinical reports to drive data-informed decisions.
- Ensure all administrative aspects of educational and research programs comply with accrediting bodies and funding requirements.
- Coordinate with program directors to monitor educational initiatives and support clinical trial operations.

People Management

- Restructure the administrative team to provide robust support for departmental growth across multiple sites.
- Develop comprehensive professional development programs for administrative staff, including training, mentorship, and career planning.
- Implement reward and recognition structures to enhance staff engagement and retention.
- Provide guidance on personnel actions, performance improvement plans, and compensation strategies to align with market trends and job responsibilities.
- Maintain regular communication with faculty and administrative teams through scheduled check-in meetings and performance reviews.

Budget and Financial Management

- Strategically manage financial resources for the Department of Surgery, ensuring optimal utilization across clinical, academic, and research units.
- Oversee planning and management of a multi-million dollar annual budget, exercising independent judgment as delegated by the Department Chair.
- Coordinate personnel cost planning to support departmental growth and align staffing with operational needs.
- Delegate decision-making authority for select departmental accounts to the Finance Manager.

- Negotiate and re-negotiate budgets for contractual services and strategic initiatives.
- Review financial reports regularly and work with department managers to implement corrective actions to meet fiscal targets.

Baylor College of Medicine, Houston, TX

February 2010 to June 2022

**Department of Emergency Medicine
Department Administrator**

July 2017 to June 2022

Responsible for All Department Business Operations

- Developing and directing long and short term strategic goals for the department
- Implementing new clinical programs and executing changes to existing programs
- Responsible for planning and managing annual budget of \$20 million
- Providing administrative direction and coordination to day to day processes
- Ensuring department is compliant with both external and internal policies and guidelines
- Providing financial analysis and projections for projects and programs
- Regularly review compensation with department chair against national average for specialty in order to request increases as needed
- Partnering with each mission leader to facilitate and coordinate their department goals
- Developing and updating internal policies and procedures as needed
- Successfully leading the implementation of college-wide projects within the department
- Leading the department's project management functions and regularly implementing process improvements in all areas of the department

Clinical, Academic, and Research Management

- Improving processes to ensure all ER visits and procedures are submitted and billed for in a timely manner
- Work closely with PBS and affiliate support groups to resolve issues
- Developing reports to analyze monthly wRVU target vs actuals and reconcile against ER Census data
- Providing quarterly clinical snapshots for providers using PowerBI
- Ensure invoices and payments for contracted services are being submitted and received in a timely manner
- Provide oversight over all administrative aspects of educational programs and ensure compliance with accrediting bodies
- Ensure appropriate faculty and administrative FTE's are assigned to carry out UME and GME program requirements
- Assist Residency and Fellowship Directors in making sure educational metrics (completion of evaluations, course reviews, etc...) are completed in a timely manner
- Provide required education metrics to Chair during the annual faculty evaluation period
- Allocate Teaching Dollars as assigned by the Provost Office
- Understanding research grant and contract funding sources and impact to annual budget
- Maintain timely invoicing and collection of payments for all clinical trials
- Review monthly research reports from Finance Manager to monitor IDC collection
- Ensure research staffing is optimal to maintain clinical trial volume and expand as needed

People Management

- Refining administrative structure to provide the necessary support needed as the department continues to grow across multiple sites
- Develop reward/recognition structure for department staff
- Oversee the progress of the department's FAP committee to ensure faculty promotion and growth
- Develop career plans for all administrative staff and discuss progress during annual evaluations
- Review both specialty and market compensation trends for faculty and provide analysis to BCM HR for equity and promotion reviews
- Manage and implement compensation projects rolled out by the COO
- Request promotions and equity adjustments for staff based on their growth and ability to fulfill critical department needs. Ensure requests are aligned with job description and market trends
- Ensure employment activities are in compliance with college guidelines
- Provide advice and counsel to faculty and administrative leaders on personnel actions, performance evaluations, training, management, and terminations
- Provide guidance, help develop PIP plans and perform disciplinary actions for faculty and staff as needed

- Regularly scheduling check-in meetings with research and administrative staff in the department to establish an open line of communication with the Administrator
- Providing comprehensive faculty performance reports to faculty twice a year to help monitor progress towards faculty goals
- Communicate college wide changes and improvements during monthly staff meetings
- Train staff on new tools made available by the college and set opportunities for application
- Provide guidance and support to supervisors and staff when they are engaging in difficult conversations

Budget and Financial Management

- Strategically managing financial resources for the department to achieve optimal utilization, including financial planning, budgeting, and accounting functions of the academic, research, and clinical units
- Exercising independent judgement and decision-making authority as delegated by the department Chair to facilitate optimal use of all resources
- Manage personnel cost planning to align staff increases with department growth
- Delegating decision making and approvals to Finance Manager for a subset of department accounts
- Engage in negotiating and re-negotiating budget for contractual services
- Hold staff and faculty accountable to BCM financial management policies involving personnel/payroll, purchasing, budget management, and travel
- Review financial reports and initiate corrective action with department managers and college leadership

Department of Medicine

Administrative Associate, LII (Section Administrator, Emergency Medicine)

Administrative Associate, L1 (Section Administrator, Emergency Medicine)

July 2015 to June 2017

August 2011 to June 2015

Manage business operations for the section of Emergency Medicine

- Responsible for preparing, monitoring, and managing overall budget for the Section
 - Run financial reports to review budget and reconcile account activity
 - Analyze section financial reports using SAP and review findings with Section Chief and Associate Chairs
 - Generate ad hoc reports and trackers as needed
 - Review and approve financial transactions
- Work closely with Section Chief to oversee clinical operational activities of all faculty among 5 facilities
- Administer grants and clinical trial agreements and assist with pre and post award management
 - Approve and release grant applications for the Section
 - Oversee account activities for research division consisting 29 clinical trials
 - Review budget quarterly with Research Director
- Recruit and evaluate performance of all direct reports
- Ensure employee activities meet college and department objectives
- Address questions and concerns brought forth by faculty and staff
- Complete HR transactions in SAP and delegate to direct reports when needed
- Communicate and help implement department and college policies
- Develop policies and procedures that are in line with institutional goals and policies
- Work closely with leadership to develop and execute business strategies
- Facilitate negotiation and execution of all contractual agreements within the section
- Foster and environment of teamwork between administrative staff and faculty
- Perform other job related duties as required

Department of Medicine Internship Program Chair

- Partner with graduate healthcare administration programs to recruit and train internship candidates
- Determine and update program guidelines with committee members
- Act as a resource to preceptors and interns throughout the program
- Ensure internship and graduate program guidelines are followed
- Act as liaison between the department and the graduate programs

Administrative Coordinator, III

April 2010 to August 2011

- Provide administrative support to faculty and staff to assure continuity of operations for the Section of General Internal Medicine and the Section of Emergency Medicine
- Assist Section Administrator with various projects such as billing reconciliation, template development, and process improvement
- Facilities management for new faculty hires

- Assist with completing HR paperwork for new faculty appointments and reappointments
- Supervise and direct the activities of clerical/secretarial staff to assure accurate and timely completion of tasks
- Prepare, proofread, and distribute correspondence to Section Chiefs and faculty
- Generate, maintain, and provide assistance with the preparation and interpretation of reports
- Serve as a primary administrative contact between the two sections and other BCM administrative offices during the Section Administrator's Absence
- Communicate and interpret BCM policies and procedures to faculty and staff
- Initiate and process check requests, cash requests, purchase orders, and travel reimbursements using SAP
- Assist faculty with pre and post award management
- Serve as a liaison between the faculty and Sponsored Programs Office
- Act as primary resource to faculty for interpretation of policies and procedures for grants and contracts
- Generate draft budget for grants
- Initiate proposals in Baylor's Biomedical Research and Assurance Information Network (BRAIN) system
- Contact sub-contracting institutions for supporting documents and budget information
- Work with Accounting office to create new accounts for revenue generating from grants and contracts
- Track and maintain expenses hitting newly funded accounts
- Educate and provide encouragement for faculty seeking external funding opportunities
- Assist with the preparation and submission of Clinical Trial Agreements

PROFESSIONAL SKILLS

- Intermediate Microsoft Office/PowerBI
- Data Analytics
- Proficient in budgeting and statistical analysis
- Proficient in Emergency Medicine Billing and Coding Analysis
- Experienced in leading and facilitating change

PROFESSIONAL DEVELOPMENT

- | | |
|--|-------------------------|
| • Academy of Administrators in Academic Emergency Medicine | March 2013 to June 2022 |
| ○ Member | |
| • Association of Academic Surgical Administrators | August 2022 to Present |
| ○ Member | |
| • American College of Healthcare Executives | April 2009 to Present |
| ○ Member | |

VOLUNTEER SERVICE

- | | |
|--|------------------|
| • Corpus Christi Catholic School Board | 2021 School Year |
| ○ Finance Committee | |

Belmond Reserve

Community Development District

Recreational Facilities

Rules & Regulations

Proposed December, 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. (How do residents know when annual pass is purchased? What budget line does a purchase go to? Is there existing Annual Passes that have been purchased for Cedarbrook?)
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 16 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 specifically to swimming pool/clubhouse members must be 15 years or older to use swimming pool unaccompanied. All members under the age of 14 are required to be accompanied by a member of household 16 years or older.
 - 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 pickleball 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 (15) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an member 16 years or older while at pickleball court, dog park, picknick 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 or member of household 16 years or older
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 (15) 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. Swim aids, water aerobic equipment, floatation devices, are permitted Please ensure common courtesy when using pool 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 be played at the pool with consideration of others and appropriateness of music. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited in the pool. Food and beverages are permitted 6 feet away from 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.



AAFT Partnership Outline - FAQ

Thank you for putting your trust in AAFT.

Thank you for selecting All About Food Trucks as your preferred Food Truck Company. We look forward to establishing and maintaining a healthy working relationship with you, and most of all, helping Food Trucks succeed at your location. Below are a list of frequently asked questions relating to working with us and our partner trucks. Please let us know if you have any further questions or concerns. Our goal is to make Food Trucks a success at your location and to help make booking them as easy and efficient as possible.

Why should I work with AAFT to bring trucks to my location instead of booking trucks directly?

Managing and creating a Food Truck schedule is more complicated and time consuming than most people think. There are several important aspects that need to be considered when selecting trucks. Is the truck licensed & insured? Is the staff trained and certified in proper food handling? Is the truck reliable? Can they handle the volume at my location? What are their wait times like? What about the quality of their food? Is their food priced appropriately? What about portion sizes? Is the truck even available on the dates that I need them?

When working with AAFT, we take the guesswork out of scheduling. Our partner trucks are individually vetted, and we ensure that any truck we send out to you meets our quality standards. Furthermore, we categorize our partner trucks into different Tiers that help identify top performers and make choosing the right trucks for your location easier.

How much do AAFT services cost?

Locations do not pay anything for AAFT services. Our Food Truck Partners provide us with a 10% commission for managing locations and handling paperwork, scheduling, promoting, and providing them with an online ordering platform partnership with BFT that is both consistent and reliable. Partner Trucks are our clients as well. We work for them to ensure that they are set up for success when working shifts at your location. **FAQ Continued on Next Page**



AAFT Partnership Outline – FAQ Continued

What if I do not see a truck that I want on your website or on the list of trucks that AAFT works with?

AAFT currently works with over 60 local food trucks. Our roster of Partner Trucks contains the most sought-after trucks in the Tampa Bay Area. In addition to our current roster, AAFT is dedicated to working with any truck your location desires, however, they must meet our standards and expectations. If you have seen or heard from a truck that is not currently listed on our website, please let us know and we will reach out to them directly. If the truck states that they do not work with food truck companies, please redirect them to AAFT. We would love to inform them on our practices and how we can help them. Never book a truck at your location that refuses to work with AAFT or other food truck companies. These undercut and damage the relationship you will have with us and our Partner trucks. We are always open to discussing individual scenarios with you on a case-by-case basis and are committed to meeting your needs.

Can I schedule trucks and events in addition to the ones that AAFT schedules for my location?

This is a hard “No” and there are several reasons for this. A consistent schedule is key to the long-term success of your location. Consumers acclimate to having a structured food truck schedule with predictability. When you schedule outside of pre-set food truck days/nights, trucks tend to struggle. AAFT is always willing to work within your desired scheduling structure, however, it must make financial sense for the trucks for us to do so. Scheduling additional trucks than recommended leads to decreased sales and eventually a decline in the quality of trucks that will be willing to book your location.

What if I no longer want to work with AAFT? How do I cancel my relationship with you?

If you are unhappy with the service or quality of trucks that are scheduled at your location, please let us know. Communication is key to a successful relationship and we want to know if we can do things better. If you decide to end your relationship with AAFT, we simply ask that you give us 30 days’ notice. This is mainly to protect our partner trucks. Shift cancellations within 30 days can be detrimental to trucks. Most trucks are booked 30-45 days out and a canceled shift can severely impact the health of these small businesses. If you inform AAFT of your desire to end our working relationship, we will ask to work anything within 30 days and cancel all shifts that are scheduled more than 30 days out.



AAFT Partnership Outline

Welcome to a whole new world of Food Trucks.

First off, Thank you for trusting All About Food Trucks with your Food Truck needs. We realize that we exist in a competitive space and that you had several different options to choose from, including booking trucks directly. We appreciate your partnership with us! As a company, we are committed to not only making your experience easy and straightforward, but also doing what's in the best interest of the Food Truck Community as a whole. We look forward to bringing you some of the Best Food Trucks that the Greater Tampa Bay Area has to offer and helping them succeed at your site. Below is an outline of our roles and responsibilities as well as our expectations as a food truck host. We also have a FAQ document to compliment this Partnership Outline that we highly recommend reading, as it provides insight on the reasons behind our practices and methods.

Commitments are Key to our shared success

For Hosts/locations and Food Trucks to experience shared success, certain commitments will have to be made and followed through on by all involved parties. These commitments are designed to protect our integrity as a booking agency, the value of a location as it pertains to food trucks, and the consumers that purchase food at our events. It is integral to the health of our partnerships for these commitments to be followed through on.

AAFT

- Create a schedule that aligns with needs/wants of location.
- Manage Online Ordering Platform
- Promote event / provide location with promotional tools
- Validate & Collect Insurance, Licensing, Health Certifications from each truck.

Food Trucks

- Provide quality food and world class customer service
- Maintain shift integrity
- Practice Covid Safety
- Provide Fast & Efficient food service
- Address & resolve customer concerns at the window.

Location

- Assist in promoting upcoming events and food truck menus.
- Never Schedule an event or Food Truck outside of AAFT outlined schedule.
- Maintain an open line of dialogue with AAFT and communicate wants & needs.



ALLABOU-02

RPLEASANT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/5/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Fairchild, Addison, & McKone Insurance PO Box 1030 Brandon, FL 33509	CONTACT NAME:	
	PHONE (A/C, No, Ext): (813) 681-4893	FAX (A/C, No): (813) 685-8610
	E-MAIL ADDRESS: COI@famins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Southern-Owners	10190
INSURED All About Food Trucks, LLC 32642 Coldwater Creek Lp Wesley Chapel, FL 33545	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X		20757350	8/24/2024	8/24/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Catering Event Coordinator

Certificate Holder is an Additional Insured in regards to General Liability coverage as required by written contract.

CERTIFICATE HOLDER

CANCELLATION

Belmont Reserve CDD 13004 Willow Grove Dr Riverview, FL 33579	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



Proposal #: 522390

Date: 2/25/2025

From: Wayne Ebanks

Landscape Enhancement Proposal for
Belmond Reserve CDD -- Cedarbrook

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

**Irrigation Well/Pump Station Repairs February 2025
(Motor/Pump/Motor Control Box Replacement)**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Diagnosis & Installation	1	\$825.00	\$825.00
7.5hp Motor Control Box 460v 3Ph	1	\$5,954.59	\$5,954.59
5Hp Grundfos Submersible Motor	1	\$2,931.64	\$2,931.64
5Hp Grundfos Pump	1	\$3,669.26	\$3,669.26
2" Galvanized TNC Pipe	84	\$11.87	\$997.08
10-3 Dj Submersible Pump Wire	94	\$4.94	\$464.36
Miscellaneous Fittings/Fasteners	1	\$195.00	\$195.00

- Upon completion of the initial monthly irrigation inspection found the pump was inoperable. We dispatched the well company diagnose and provide estimate in order to repair.
- The below are the estimated materials and labor to make required replacements of non functioning equipment, upon completion, test for operation, and ensure there are no further issues.
- *Arrived on site and VFD was flashing an "A31: V phase loss" alarm. "V" being the motor lead port inside the VFD that is no longer being detected. Tested and found no continuity between the black leg inside port "V" and the red or yellow legs. No continuity between black and ground. Pump and motor need replacement, Quote is for a "worst-case" scenario, any items not needed for repair will be removed prior to final Invoicing.*

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 _____

Print Name/Title

Date _____

Belmond Reserve CDD -- Cedarbrook

Subtotal	\$15,036.93
Sales Tax	\$0.00
Proposal Total	\$15,036.93

THIS IS NOT AN INVOICE



YELLOWSTONE
LANDSCAPE

IRRIGATION REPORT

Property Name: Belmond Reserve

Clock # A of

Date: 2-19-25

LANDSCAPE			Watering Minutes																																				
Prog	Watering Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
A	S-M-T-W-TH-F-S	12 AM		60	60	50	50	50	50	60	50		50				50	60																					
B	S-M-T-W-TH-F-S	12 AM	30									15		15	40	40			40																				
C	S-M-T-W-TH-F-S	11 AM										60		60																									
D	S-M-T-W-TH-F-S																																						

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

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

Condition of Clock: Good

Pump Start: (✓)

Pressurized System: ()

Recycled Water: ()

Rain Sensor: yes

Notes/Comments: THE PUMP NOW WORKING IS ON THE SWITCH DOESN'T TURN ON

Shining willow St. houses #12180



YELLOWSTONE
LANDSCAPE

IRRIGATION REPORT

Property Name: Belmond Reserve

Clock # B of

Date: 2-19-25

DOG park

Watering Minutes

Prog	Watering Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
A	S-M-T-W-TH-F-S	12:15 AM		30	60	60			30	30		30			30	60			30		30	5																
B	S-M-T-W-TH-F-S	12:15 AM	40	30			30	40			40	40	40			40	40	40																				
C	S-M-T-W-TH-F-S																																					
D	S-M-T-W-TH-F-S																																					

Zones--->

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

POOL AREA

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

Condition of Clock: Good

Rain Sensor: yes

Pump Start: (✓)

Pressurized System: ()

Recycled Water: ()

Notes/Comments: Zone #13 Tennis Court No working, EST Pending



YELLOWSTONE
LANDSCAPE

BATTERY TIMER
IRRIGATION REPORT

Property Name: Belmont Reserve

Clock # _____ of _____

Date: 2-19-25

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

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

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

Condition of Clock: Good

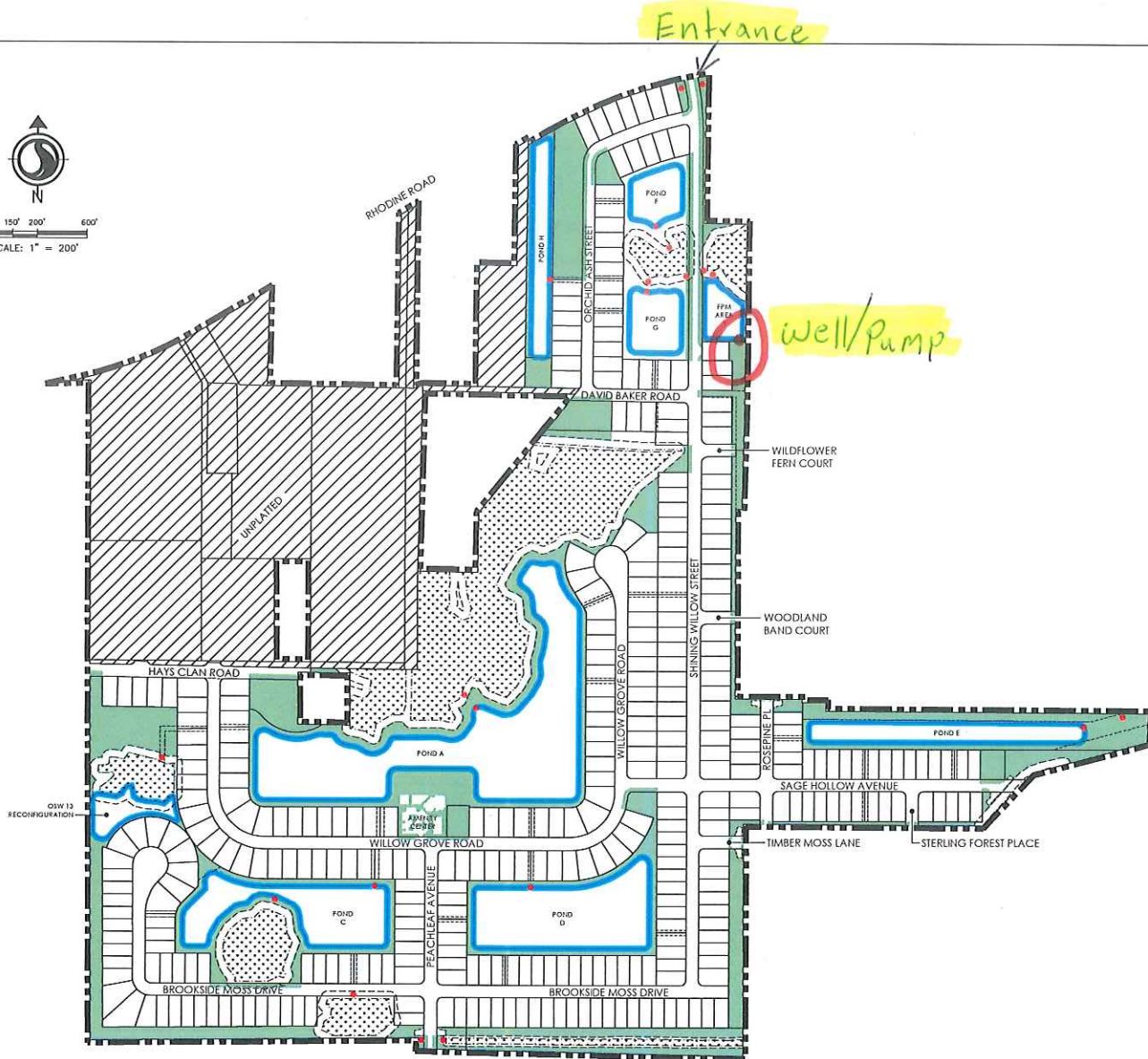
Rain Sensor: NO

Pump Start: ()

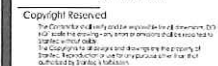
Pressurized System: ()





Recycled Water: (X)

Notes/Comments: _____



well/pump



-  CDD BOUNDARY
-  EASEMENT LINE
-  CONTROL STRUCTURE
-  LANDSCAPE MAINTENANCE
-  POND BANK MAINTENANCE
-  WETLAND WITH 25' SETBACK

[illegible]

Client/Project

BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT

Riverview, Hillsborough County, Florida

Title

MAINTENANCE MAP

Project No. 215615355	Scale 1" = 200'
--------------------------	--------------------

Drawing No.	Sheet	Revision
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X03 1 of 1 0

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	1/13/2025	104339	\$1,087.00	\$1,087.00	January 2025
CHARTER COMMUNICATIONS ACH	11/19/2024	2543561111924 ACH	\$279.97	\$279.97	INTERNET
INFRAMARK LLC	1/3/2025	141011	\$375.00		DISTRICT INVOICE JAN 25
INFRAMARK LLC	1/3/2025	141011	\$375.00		DISTRICT INVOICE JAN 25
INFRAMARK LLC	1/3/2025	141011	\$3,000.00		DISTRICT INVOICE JAN 25
INFRAMARK LLC	1/3/2025	141011	\$1,000.00		DISTRICT INVOICE JAN 25
INFRAMARK LLC	1/3/2025	141011	\$250.00		DISTRICT INVOICE JAN 25
INFRAMARK LLC	1/3/2025	141011	\$5,832.00	\$10,832.00	DISTRICT INVOICE JAN 25
SOUTHEAST WIRING SOLUTIONS INC	1/1/2025	20273169	\$109.99	\$109.99	Jan 25 Access Control Mgmnt
WM CORPORATE SERVICES, INC. ACH	12/27/2024	0111064-2206-3	\$589.97	\$589.97	REFUSE REMOVAL
YELLOWSTONE LANDSCAPE	1/2/2025	829146	\$11,224.00	\$11,224.00	LANDSCAPE JAN 25
YELLOWSTONE LANDSCAPE	1/10/2025	835328	\$150.00	\$150.00	Irrigation Repairs
Monthly Contract Subtotal			\$24,272.93	\$24,272.93	
Variable Contract					
AFFORDABLE BACKFLOW	1/11/2025	22186	\$75.00	\$75.00	Backflow Preventer Test
NICOLE ADRIAN HUGHES	11/5/2024	NH 110524	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$275.00	\$275.00	
Utilities					
BOCC ACH	12/16/2024	0433 121624 ACH	\$474.96	\$474.96	WATER
BOCC ACH	11/15/2024	0433 111524 ACH	\$627.34	\$627.34	WATER
TECO ACH	12/17/2024	6985 121724 ACH	\$3,617.47	\$3,617.47	ELECTRIC
TECO ACH	12/17/2024	6975 121724 ACH	\$1,268.45	\$1,268.45	ELECTRIC
TECO ACH	12/17/2024	8939 121724 ACH	\$140.88	\$140.88	ELECTRIC
TECO ACH	12/17/2024	9725 121724 ACH	\$375.83	\$375.83	ELECTRIC
TECO ACH	12/17/2024	9324 121724 ACH	\$31.46	\$31.46	ELECTRIC
TECO ACH	12/17/2024	4244 121724 ACH	\$743.91	\$743.91	ELECTRIC
TECO ACH	12/17/2024	6983 121724 ACH	\$68.93	\$68.93	ELECTRIC

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	1/17/2025	011725 6985 ACH	\$3,565.74	\$3,565.74	ELECTRIC
TECO ACH	1/17/2025	011725 8939 ACH	\$149.95	\$149.95	ELECTRIC
TECO ACH	1/17/2025	011725-6975 ACH	\$1,250.32	\$1,250.32	ELECTRIC
TECO ACH	1/17/2025	011725 6983 ACH	\$130.51	\$130.51	ELECTRIC
TECO ACH	1/17/2025	011725 4244 ACH	\$577.31	\$577.31	ELECTRIC
TECO ACH	1/17/2025	011725 9725 ACH	\$370.48	\$370.48	ELECTRIC
TECO ACH	1/17/2025	011725 9324 ACH	\$30.59	\$30.59	ELECTRIC
WM CORPORATE SERVICES, INC. ACH	12/27/2024	011064 2206 3 ACH	\$589.97	\$589.97	REFUSE REMOVAL
Utilities Subtotal			\$14,014.10	\$14,014.10	
Regular Services					
BLUE LIFE POOL SERVICE LLC	1/1/2025	16794	\$1,200.00	\$1,200.00	POOL JAN 25
DEMETRIUS BRITT	1/7/2025	DB 010725	\$200.00	\$200.00	Supervisor Fees 01.07.2025
HOMETEAM PEST DEFENSE INC	12/27/2024	106117127	\$176.00	\$176.00	PEST CONTROL
JNJ CLEANING SERVICES LLC	12/31/2024	0482	\$520.00	\$520.00	CLUBHOUSE CLEANING
NICOLE ADRIAN HUGHES	1/7/2025	NH 010725	\$200.00	\$200.00	Supervisor Fees 01.0
STRALEY ROBIN VERICKER	1/9/2025	25782	\$1,105.00	\$1,105.00	PROFESSIONAL SERVICES
TAMPA PUBLISHING COMPANY	1/22/2025	18856-012225	\$461.00	\$461.00	LEGAL AD
WILL MCPHERSON	1/7/2025	WM 010725	\$200.00	\$200.00	Supervisor Fees 01.07.2025
YELLOWSTONE LANDSCAPE	1/20/2025	839817	\$704.27	\$704.27	TREE INSTALLATION
ZEBADIAH RABSATT	1/7/2025	ZR 010725	\$200.00	\$200.00	SUPERVISOR FEES 01.07.2025
Regular Services Subtotal			\$4,966.27	\$4,966.27	
Additional Services					
SARAVANAN BALUCHAMY	1/16/2025	SB 011625 REFUND	\$100.00	\$100.00	REFUND OF DEPOSIT AFTER CLEANING
Additional Services Subtotal			\$100.00	\$100.00	
TOTAL			\$43,628.30	\$43,628.30	



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
1/13/2025	104339

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	2/12/2025

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

Thank you for your business.

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



November 19, 2024

Invoice Number: 2543561111924

Account Number: **8337 12 029 2543561**

Security Code: **2252**

Service At: 13004 WILLOW GROVE DR
RIVERVIEW FL 33579-6876

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

Summary

*Service from 11/19/24 through 12/18/24
details on following pages*

Previous Balance	279.97
Payments Received -Thank You!	-233.31
Adjustments	-46.66
Remaining Balance	\$0.00
Spectrum Business™ Internet	229.98
Spectrum Business™ Voice	49.99
Other Charges	0.00
Current Charges	\$279.97
<i>YOUR AUTO PAY WILL BE PROCESSED 12/06/24</i>	
Total Due by Auto Pay	\$279.97

NEWS AND INFORMATION

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



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 19 11212024 NNNNNNNN 01 996463

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

November 19, 2024

BELMOND RESERVE CDD

Invoice Number: 2543561111924

Account Number: 8337 12 029 2543561

Service At: 13004 WILLOW GROVE DR
RIVERVIEW FL 33579-6876

Total Due by Auto Pay

\$279.97

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029254356100279976



Invoice Number: 2543561111924
 Account Number: 8337 12 029 2543561
 Security Code: 2252

BELMOND RESERVE CDD

Contact Us

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

8633 2390 NO RP 19 11212024 NNNNNNNN 01 996463

Charge Details

Previous Balance		279.97
EFT Payment	11/06	-233.31

Payments received after 11/19/24 will appear on your next bill.

Adjustments

Milton Outage Credit - Adjustment	10/25	-46.66
Adjustments Total		-\$46.66

Remaining Balance **\$0.00**

Service from 11/19/24 through 12/18/24

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Business WiFi	10.00
Spectrum Business™ Internet Total	\$229.98

Spectrum Business™ Internet Total **\$229.98**

Spectrum Business™ Voice

Phone number (813) 574-7540	
Spectrum Business Voice	49.99
Voice Mail	0.00
Spectrum Business™ Voice Total	\$49.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$49.99**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges	\$279.97
Total Due by Auto Pay	\$279.97

Billing Information

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

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

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

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

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page....

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

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



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





Invoice Number: 2543561111924
Account Number: 8337 12 029 2543561
Security Code: **2252**

BELMOND RESERVE CDD

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 19 11212024 NNNNNNNN 01 996463

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:

E911 Fee \$0.40, Federal USF \$3.09, Florida CST \$5.33, Sales Tax \$0.05, TRS Surcharge \$0.08.

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

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

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 2543561111924
Account Number:: 8337 12 029 2543561
Security Code: **2252**

BELMOND RESERVE CDD



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 19 11212024 NNNNNNNN 01 996463





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

141011

DATE

1/3/2025

CUSTOMER ID

C2276

NET TERMS

Net 30

PO#**DUE DATE**

2/2/2025

BILL TO

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

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Dissemination Services	1	Ea	375.00		375.00
District Management	1	Ea	3,000.00		3,000.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	250.00		250.00
Personnel Services	1	Ea	5,832.00		5,832.00
Subtotal					10,832.00

Subtotal \$10,832.00

Tax \$0.00

Total Due \$10,832.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



Invoice

PO Box 135093
Clermont, FL 34714

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20273169	PROJ-0108	01/01/2025	01/31/2025	\$109.99	\$

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

Remit To: Southeast Wiring Solutions, Inc.
PO Box 135093
Clermont, FL 34714

Detach and return with your payment.

Customer Name	Customer #	Invoice #	Invoice Date	PO Number	Amount Due
BELMOND RESERVE CDD	PROJ-0108	20273169	01/01/2025		\$109.99

Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL			
ACCESS CONTROL MANAGEMENT, (01/01/2025 - 01/31/2025) :	1.00	109.99	109.99
SUBSCRIBER REMOTE ACCESS - \$50, SWS REMOTE ACCESS - \$50			

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

CONTACT US

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

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



INVOICE

Customer ID:

28-13540-53000

Customer Name:

BELMOND RESERVE

Service Period:

01/01/25-01/31/25

Invoice Date:

12/27/2024

Invoice Number:

0111064-2206-3

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Jan 26, 2025

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

\$589.97

If payment is received after
01/26/2025: **\$ 604.36**

Previous Balance

1,736.00

+

Payments

(1,736.00)

+

Adjustments

0.00

+

Current Invoice Charges

589.97

=

Total Account Balance Due

589.97

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	01/01/25		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	01/01/25		1.00	216.58
4 Yard Dumpster 2X Week	01/01/25		1.00	327.00
Late Payment Charge for 10/25/2024 Invoice 95136	11/24/24			14.39
Total Current Charges				589.97



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



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date

12/27/2024

Invoice Number

0111064-2206-3

Customer ID

(Include with your payment)

28-13540-53000

Payment Terms

Total Due

Amount

Total Due by 01/26/2025

\$589.97

If Received after 01/26/2025

\$604.36

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***

Your bank account will be drafted \$589.97.

2206000281354053000001110640000005899700000058997 8

I0290C85

BELMOND RESERVE
2002 PAN AM CIR STE 300
TAMPA FL 33607

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



Printed on
recycled paper.

405-0336465-2206-1

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us		Your Payment is Due		Your Total Due	
Visit wm.com/MyWM <small>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.</small>		10/25/2022 <small>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.</small>		\$123.45 <small>If payment is received after 10/25/2022: \$128.45</small>	
Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due	
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45	
DETAILS OF SERVICE					
Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106-2627			Customer ID: 21-51809-22222		
Description	Date	Ticket	Quantity	Amount	
35 Gallon Toler	10/01/22		1.00	28.00	
MN STATE SOLID WASTE TAX 9.75%				25.45	
COUNTY ENVIRONMENTAL CHARGE				123.45	
Total Current Charges				123.45	

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2			
City		Date	
State		Bank Account Holder Signature	
Zip			
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



INVOICE

INVOICE #	INVOICE DATE
829146	1/2/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Belmond Reserve CDD -- Cedarbrook

Address: 12330 Rising Oaks Trail
Riverview, FL 33579

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: February 1, 2025

Invoice Amount: \$11,224.00

Description	Current Amount
Monthly Landscape Maintenance January 2025	\$11,224.00

Invoice Total **\$11,224.00**

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
835328	1/10/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Belmond Reserve CDD --
Cedarbrook

Opp # 506085

Irrigation Contractual Monthly Irrigation Repair
Allowance January 2025

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: February 9, 2025

Invoice Amount: \$150.00

Description	Current Amount
Irrigation Repairs	\$150.00

Invoice Total

\$150.00

Excellence

IN COMMERCIAL LANDSCAPING

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



(THER B)

Authorized & Accepted by: (X)

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

NAME Belmont Reserve CDD c/o		DATE OF ORDER 1-11-25	
ADDRESS Inframark		PHONE 873-7300	
		DATE PROMISED X 330	
JOB NAME / LOCATION @ Brookside Mass Dr. Cul-de-sac		ORDER TAKEN BY	
DESCRIPTION OF WORK Backflow located across from 12908 Brookside Mass Dr.		<input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA	
QTY.	DESCRIPTION	PRICE	AMOUNT
1	Backflow Preventer Test		\$75.00
bryan.radcliff@inframark.com			
inframark.cms@payableslockbox.com			
LABOR	HOURS	RATE	AMOUNT
			TOTAL LABOR
WORK ORDERED BY Bryan Radcliff		TOTAL LABOR	TAX
WORK ORDER 22186		DATE COMPLETED	Thank You TOTAL \$75.00
SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.			

BELMOND RESERVE CDD

MEETING DATE: November 05, 2024

DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓	Salary accepted	\$200.00
Nicole Hughes	✓	Salary Accepted	\$200.00
Will McPherson	✓	Salary Accepted	\$200.00
Zebadiah Rabsatt	✓ (Home)	Salary Accepted	\$200.00
Kimberly Garcia	✓	Salary Accepted DECLINED	\$200.00



Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	12/16/2024	01/06/2025



Summary of Account Charges

Previous Balance	\$627.34
Net Payments - Thank You	\$-627.34
Total Account Charges	\$474.96

AMOUNT DUE	\$474.96
-------------------	-----------------

Important Message

This account has ACH payment method

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9634760433



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 2,155 8
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE	01/06/2025
AMOUNT DUE	\$474.96
AMOUNT PAID	

0096347604330 00000474965



Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	11/15/2024	12/06/2024



Summary of Account Charges

Previous Balance	\$627.22
Net Payments - Thank You	\$-627.22
Total Account Charges	\$627.34

AMOUNT DUE	\$627.34
-------------------	-----------------

Important Message

This account has ACH payment method

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help you conserve water, call UF/IFAS Extension Hillsborough County, 813-733-5519 X 54133.

The one-day-per-week watering restrictions for unincorporated Hillsborough County have been lifted. Current year-round rules now allow watering twice per week on designated days. Find your watering days at [HCFL.gov/WaterRestrictions](https://www.hcfl.gov/WaterRestrictions).

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **9634760433**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://www.HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://www.HCFLGov.net/Water)



THANK YOU!



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 2,155 8
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE	12/06/2024
AMOUNT DUE	\$627.34
AMOUNT PAID	

0096347604330 00000627349



Hillsborough
County Florida

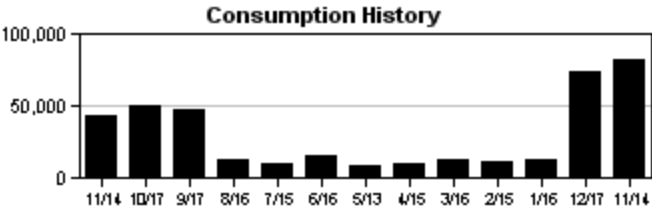
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	11/15/2024	12/06/2024
Service Address: 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR			



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702151774	10/17/2024	1452663	11/14/2024	1495605	42942 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$129.68
Water Base Charge	\$42.44
Water Usage Charge	\$91.54
Total Service Address Charges	\$269.69



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	11/15/2024	12/06/2024
Service Address: 13047 WILLOW GROVE DR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	10/16/2024	2980	11/13/2024	3122	14200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$42.88
Water Base Charge	\$20.91
Water Usage Charge	\$25.27
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$92.58
Total Service Address Charges	\$238.27





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	11/15/2024	12/06/2024

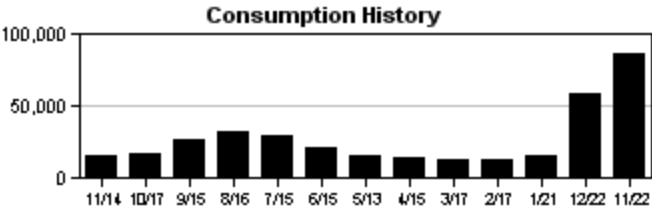
Service Address: 13098 WILLOW GROVE DR - COMM IRRIG MTR



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702172008	10/17/2024	1526818	11/14/2024	1542098	15280 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$46.15
Water Base Charge	\$51.46
Water Usage Charge	\$15.74
Total Service Address Charges	\$119.38





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	12/16/2024	01/06/2025
Service Address: 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR			



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702151774	11/14/2024	1495605	12/16/2024	1532479	36874 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$111.36
Water Base Charge	\$42.44
Water Usage Charge	\$74.24
Total Service Address Charges	\$234.07



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	12/16/2024	01/06/2025
Service Address: 13047 WILLOW GROVE DR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	11/13/2024	3122	12/12/2024	3171	4900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$14.80
Water Base Charge	\$20.91
Water Usage Charge	\$5.05
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$31.95
Total Service Address Charges	\$129.34





Hillsborough
County Florida

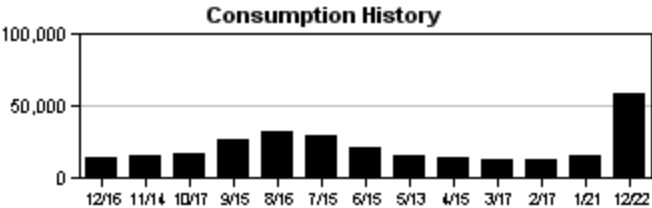
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	12/16/2024	01/06/2025
Service Address: 13098 WILLOW GROVE DR - COMM IRRIG MTR			



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702172008	11/14/2024	1542098	12/16/2024	1555447	13349 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$40.31
Water Base Charge	\$51.46
Water Usage Charge	\$13.75
Total Service Address Charges	\$111.55





BELMOND RESERVE CDD
RHODINE RD AND HAYS CLAN RD
RIVERVIEW, FL 33579

Statement Date: December 17, 2024

Amount Due: \$3,617.47

Due Date: January 07, 2025

Account #: 221008266985

DO NOT PAY. Your account will be drafted on January 07, 2025

Account Summary

Current Service Period: November 12, 2024 - December 11, 2024

Previous Amount Due \$3,617.47

Payment(s) Received Since Last Statement -\$3,617.47

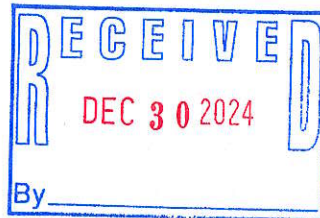
Current Month's Charges \$3,617.47

Amount Due by January 07, 2025 \$3,617.47

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



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008266985

Due Date: January 07, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$3,617.47

Payment Amount: \$ _____

662495273373

Your account will be
drafted on January 07, 2025

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

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221008266985
Statement Date: December 17, 2024
Charges Due: January 07, 2025

Service Period: Nov 12, 2024 - Dec 11, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03127/kWh	\$45.75
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		\$3.95
Lighting Charges		\$3,617.47

Total Current Month's Charges

\$3,617.47

Important Messages

Important Rate Information

Tampa Electric is requesting approval from the Florida Public Service Commission (PSC) for proposed rate adjustments to take effect in January 2025. The adjustments support ongoing efforts to meet growing energy demands, enhance system resilience, strengthen reliability and more. Visit TampaElectric.com/RateCommunications for more details.

Lighting Customers - Important Rate Information

Tampa Electric is requesting approval from the Florida Public Service Commission (PSC) for proposed lighting rate adjustments to take effect in January 2025. Visit TampaElectric.com/RateCommunications for more details.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



BELMOND RESERVE CDD
RHODINE RD AND HAYS CLAN RD PH2
RIVERVIEW, FL 33579

Statement Date: December 17, 2024

Amount Due: \$1,268.45

Due Date: January 07, 2025

Account #: 221008516975

DO NOT PAY. Your account will be drafted on January 07, 2025

Account Summary

Current Service Period: November 12, 2024 - December 11, 2024

Previous Amount Due \$1,268.45

Payment(s) Received Since Last Statement -\$1,268.45

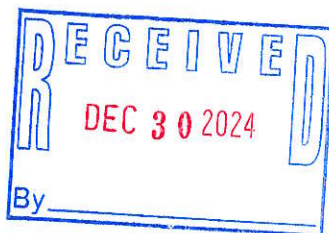
Current Month's Charges \$1,268.45

Amount Due by January 07, 2025 \$1,268.45

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



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008516975

Due Date: January 07, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,268.45

Payment Amount: \$ _____

693358296630

Your account will be
drafted on January 07, 2025

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

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221008516975
Statement Date: December 17, 2024
Charges Due: January 07, 2025

Service Period: Nov 12, 2024 - Dec 11, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03127/kWh	\$16.04
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		\$1.38

Lighting Charges

\$1,268.45

Total Current Month's Charges

\$1,268.45

Important Messages

Important Rate Information

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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. Convenience fee will be charged.



Phone

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

Contact Us

Online:

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
12998 WILLOW GROVE DR
RIVERVIEW, FL 33579-6874

Statement Date: December 17, 2024

Amount Due: \$140.88

Due Date: January 07, 2025

Account #: 221008528939

DO NOT PAY. Your account will be drafted on January 07, 2025

Your Energy Insight

Your average daily kWh used was **15.38% higher** than the same period last year.

Your average daily kWh used was **51.61% lower** than it was in your previous period.



Scan here to view your account online.



Account Summary

Current Service Period: November 12, 2024 - December 11, 2024

Previous Amount Due \$275.44

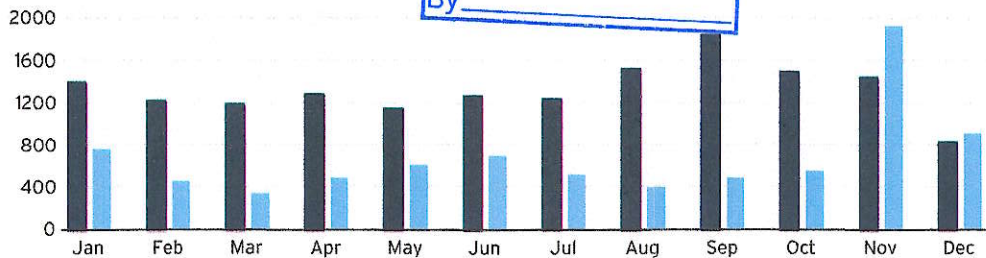
Payment(s) Received Since Last Statement -\$275.44

Current Month's Charges \$140.88

Amount Due by January 07, 2025 \$140.88

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

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008528939

Due Date: January 07, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$140.88

Payment Amount: \$ _____

693358296631

Your account will be drafted on January 07, 2025

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

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221008528939
Statement Date: December 17, 2024
Charges Due: January 07, 2025

Meter Read

Meter Location: WELL

Service Period: Nov 12, 2024 - Dec 11, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000551211	12/11/2024	41,752	40,853	899 kWh	1	30 Days

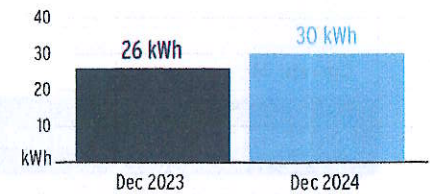
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	899 kWh @ \$0.08192/kWh	\$73.65
Fuel Charge	899 kWh @ \$0.03157/kWh	\$28.38
Storm Protection Charge	899 kWh @ \$0.00775/kWh	\$6.97
Clean Energy Transition Mechanism	899 kWh @ \$0.00427/kWh	\$3.84
Storm Surcharge	899 kWh @ \$0.00225/kWh	\$2.02
Florida Gross Receipt Tax		\$3.52
Electric Service Cost		\$140.88

Avg kWh Used Per Day



Important Messages

Important Rate Information

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Total Current Month's Charges

\$140.88

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

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.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://www.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://www.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://www.tampaelectric.com)

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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BELMOND RESERVE CDD
RHODINE RD AND HAYS CLAN RD PH3
RIVERVIEW, FL 33579

Statement Date: December 17, 2024

Amount Due: \$375.83

Due Date: January 07, 2025

Account #: 221008339725

DO NOT PAY. Your account will be drafted on January 07, 2025

Account Summary

Current Service Period: November 12, 2024 - December 11, 2024

Previous Amount Due	\$375.83
Payment(s) Received Since Last Statement	-\$375.83

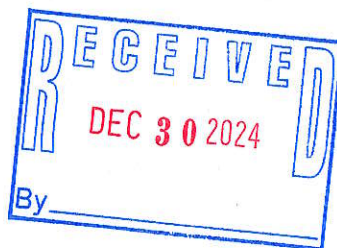
Current Month's Charges	\$375.83
-------------------------	----------

Amount Due by January 07, 2025	\$375.83
--------------------------------	----------

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



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008339725

Due Date: January 07, 2025

Amount Due: \$375.83

Payment Amount: \$ _____

662495273374

Your account will be
drafted on January 07, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221008339725
Statement Date: December 17, 2024
Charges Due: January 07, 2025

Service Period: Nov 12, 2024 - Dec 11, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03127/kWh	\$4.75
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		\$0.41

Lighting Charges

\$375.83

Total Current Month's Charges

\$375.83

Important Messages

Important Rate Information

Tampa Electric is requesting approval from the Florida Public Service Commission (PSC) for proposed rate adjustments to take effect in January 2025. The adjustments support ongoing efforts to meet growing energy demands, enhance system resilience, strengthen reliability and more. Visit TampaElectric.com/RateCommunications for more details.

Lighting Customers - Important Rate Information

Tampa Electric is requesting approval from the Florida Public Service Commission (PSC) for proposed lighting rate adjustments to take effect in January 2025. Visit TampaElectric.com/RateCommunications for more details.

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For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



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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
13207 RHODINE RD
RIVERVIEW, FL 33579

Statement Date: December 17, 2024

Amount Due: \$31.46

Due Date: January 07, 2025

Account #: 221008539324

DO NOT PAY. Your account will be drafted on January 07, 2025

Your Energy Insight



Your average daily kWh used was **0% 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.



Account Summary

Current Service Period: November 12, 2024 - December 11, 2024

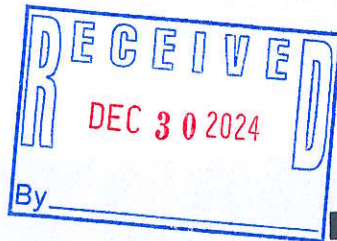
Previous Amount Due \$32.76

Payment(s) Received Since Last Statement -\$32.76

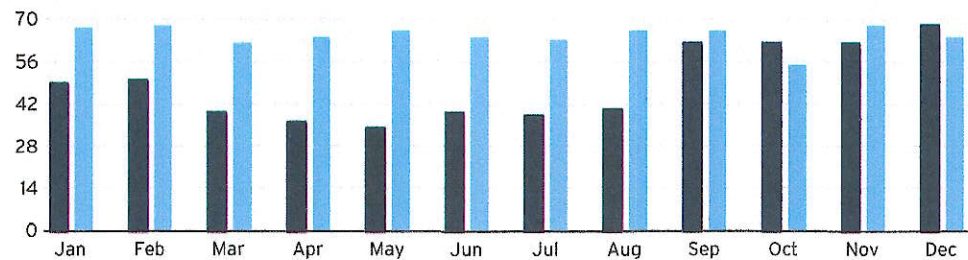
Current Month's Charges \$31.46

Amount Due by January 07, 2025 \$31.46

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



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008539324

Due Date: January 07, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$31.46

Payment Amount: \$ _____

693358296632

Your account will be drafted on January 07, 2025

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

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
13207 RHODINE RD
RIVERVIEW, FL 33579

Account #: 221008539324
Statement Date: December 17, 2024
Charges Due: January 07, 2025

Meter Read

Meter Location: ENTRY

Service Period: Nov 12, 2024 - Dec 11, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000337420	12/11/2024	1,682	1,618	64 kWh	1	30 Days

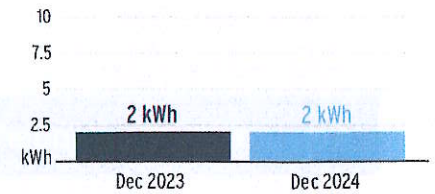
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	64 kWh @ \$0.08192/kWh	\$5.24
Fuel Charge	64 kWh @ \$0.03157/kWh	\$2.02
Storm Protection Charge	64 kWh @ \$0.00775/kWh	\$0.50
Clean Energy Transition Mechanism	64 kWh @ \$0.00427/kWh	\$0.27
Storm Surcharge	64 kWh @ \$0.00225/kWh	\$0.14
Florida Gross Receipt Tax		\$0.79
Electric Service Cost		\$31.46

Avg kWh Used Per Day



Important Messages

Important Rate Information

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Total Current Month's Charges

\$31.46

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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
13004 WILLOW GROVE DR
RIVERVIEW, FL 33579-6876

Statement Date: December 17, 2024

Amount Due: \$743.91

Due Date: January 07, 2025

Account #: 221008514244

DO NOT PAY. Your account will be drafted on January 07, 2025

Account Summary

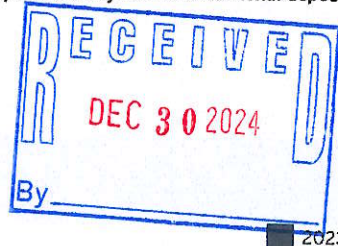
Current Service Period: November 12, 2024 - December 11, 2024

Previous Amount Due	\$852.12
Payment(s) Received Since Last Statement	-\$852.12

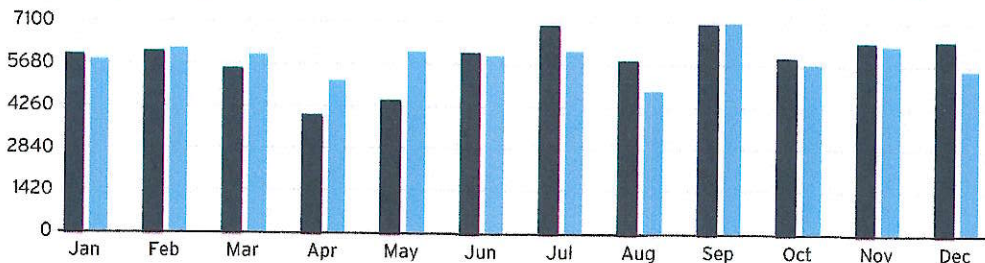
Current Month's Charges	\$743.91
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Amount Due by January 07, 2025	\$743.91
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Your Energy Insight



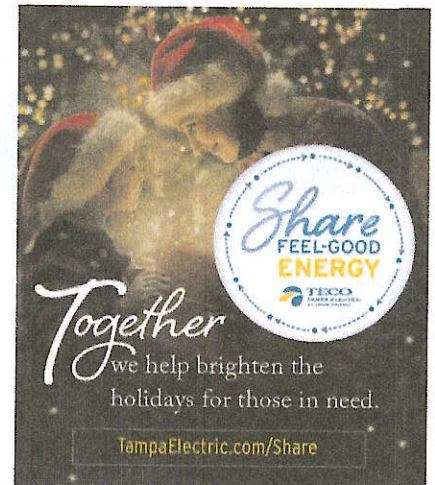
Your average daily kWh used was **8.96% lower** than the same period last year.



Your average daily kWh used was **10.29% lower** than it was in your previous period.



Scan here to view your account online.



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

Account #: 221008514244

Due Date: January 07, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$743.91

Payment Amount: \$ _____

693358296629

Your account will be drafted on January 07, 2025

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

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221008514244
Statement Date: December 17, 2024
Charges Due: January 07, 2025

Meter Read

Service Period: Nov 12, 2024 - Dec 11, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000838830	12/11/2024	97,349	91,848	5,501 kWh	1	30 Days

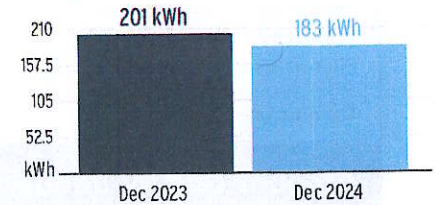
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	5,501 kWh @ \$0.08192/kWh	\$450.64
Fuel Charge	5,501 kWh @ \$0.03157/kWh	\$173.67
Storm Protection Charge	5,501 kWh @ \$0.00775/kWh	\$42.63
Clean Energy Transition Mechanism	5,501 kWh @ \$0.00427/kWh	\$23.49
Storm Surcharge	5,501 kWh @ \$0.00225/kWh	\$12.38
Florida Gross Receipt Tax		\$18.60
Electric Service Cost		\$743.91

Avg kWh Used Per Day



Important Messages

Important Rate Information

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Total Current Month's Charges

\$743.91

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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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BELMOND RESERVE CDD
12160 SHINING WILLOW ST, IRR
RIVERVIEW, FL 33579-6866

Statement Date: December 17, 2024

Amount Due: \$68.93

Due Date: January 07, 2025

Account #: 221008446983

DO NOT PAY. Your account will be drafted on January 07, 2025

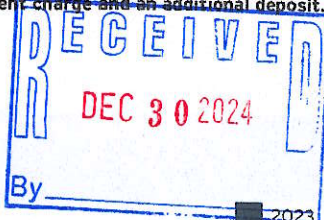
Account Summary

Current Service Period: November 12, 2024 - December 11, 2024

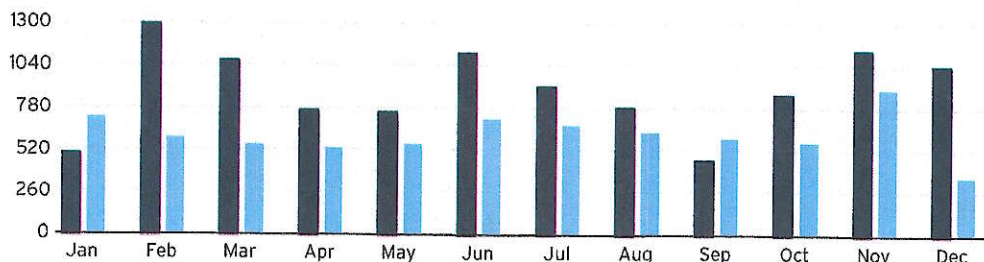
Previous Amount Due	\$141.13
Payment(s) Received Since Last Statement	-\$79.52
Miscellaneous Credits	-\$61.61
Current Month's Charges	\$68.93

Amount Due by January 07, 2025 \$68.93

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



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Your Energy Insight



Your average daily kWh used was **62.5% lower** than the same period last year.



Your average daily kWh used was **58.62% lower** than it was in your previous period.



Scan here to view your account online.



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

Account #: 221008446983

Due Date: January 07, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$68.93

Payment Amount: \$ _____

693358296628

Your account will be drafted on January 07, 2025

BELMOND RESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221008446983
Statement Date: December 17, 2024
Charges Due: January 07, 2025

Meter Read

Service Period: Nov 12, 2024 - Dec 11, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852710	12/11/2024	28,478	28,128		350 kWh	1	30 Days

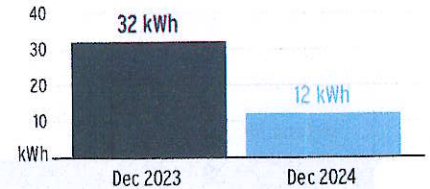
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	350 kWh @ \$0.08192/kWh	\$28.67
Fuel Charge	350 kWh @ \$0.03157/kWh	\$11.05
Storm Protection Charge	350 kWh @ \$0.00775/kWh	\$2.71
Clean Energy Transition Mechanism	350 kWh @ \$0.00427/kWh	\$1.49
Storm Surcharge	350 kWh @ \$0.00225/kWh	\$0.79
Florida Gross Receipt Tax		\$1.72
Electric Service Cost		\$68.93

Avg kWh Used Per Day



Important Messages

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

Important Rate Information

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Total Current Month's Charges

\$68.93



Miscellaneous Credits

Deposit Refund	-\$60.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$1.61
Total Current Month's Credits	-\$61.61

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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7-1-1

Power Outage:

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BELMOND RESERVE CDD
RHODINE RD AND HAYS CLAN RD
RIVERVIEW, FL 33579

Statement Date: January 17, 2025

Amount Due: \$3,565.74

Due Date: February 07, 2025

Account #: 221008266985

DO NOT PAY. Your account will be drafted on February 07, 2025

Account Summary

Current Service Period: December 12, 2024 - January 13, 2025

Previous Amount Due \$3,617.47

Payment(s) Received Since Last Statement -\$3,617.47

Current Month's Charges \$3,565.74

Amount Due by February 07, 2025 \$3,565.74

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

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008266985

Due Date: February 07, 2025



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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$3,565.74

Payment Amount: \$ _____

622989302171

Your account will be
drafted on February 07, 2025

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

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:

RHODINE RD AND HAYS CLAN RD
RIVERVIEW, FL 33579

Account #: 221008266985

Statement Date: January 17, 2025

Charges Due: February 07, 2025

Service Period: Dec 12, 2024 - Jan 13, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	1463 kWh @ \$0.03412/kWh	\$49.92
Fixture & Maintenance Charge	77 Fixtures	\$1278.97
Lighting Pole / Wire	77 Poles	\$2180.64
Lighting Fuel Charge	1463 kWh @ \$0.03059/kWh	\$44.75
Storm Protection Charge	1463 kWh @ \$0.00559/kWh	\$8.18
Clean Energy Transition Mechanism	1463 kWh @ \$0.00043/kWh	\$0.63
Florida Gross Receipt Tax		\$2.65

Lighting Charges

\$3,565.74

Total Current Month's Charges

\$3,565.74

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For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

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
12998 WILLOW GROVE DR
RIVERVIEW, FL 33579-6874

Statement Date: January 17, 2025

Amount Due: \$149.95

Due Date: February 07, 2025

Account #: 221008528939

DO NOT PAY. Your account will be drafted on February 07, 2025

Account Summary

Current Service Period: December 12, 2024 - January 13, 2025

Previous Amount Due	\$140.88
Payment(s) Received Since Last Statement	-\$132.00
Miscellaneous Credits	-\$8.88
Current Month's Charges	\$149.95

Amount Due by February 07, 2025 \$149.95

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 **25% 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.

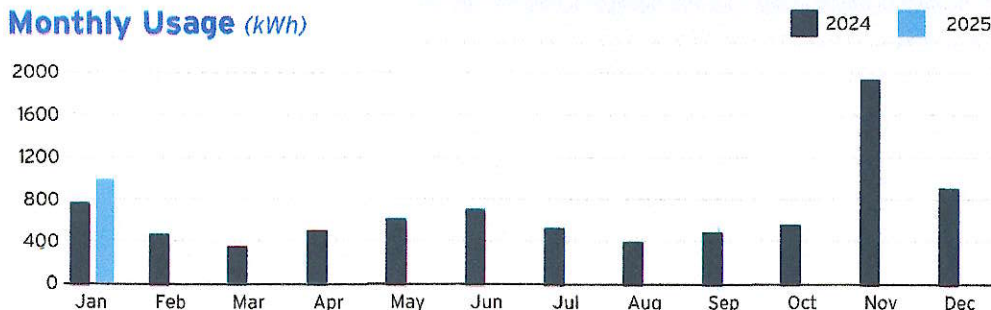


DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.
For more safety tips, visit

TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008528939

Due Date: February 07, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$149.95

Payment Amount: \$ _____

605705409771

Your account will be
drafted on February 07, 2025

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

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221008528939
Statement Date: January 17, 2025
Charges Due: February 07, 2025

Meter Read

Meter Location: WELL

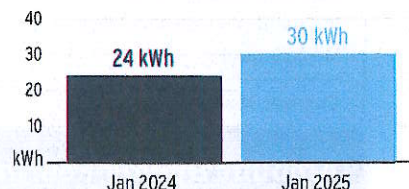
Service Period: Dec 12, 2024 - Jan 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551211	01/13/2025	42,738	41,752		986 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	986 kWh @ \$0.08641/kWh	\$85.20
Fuel Charge	986 kWh @ \$0.03083/kWh	\$30.40
Storm Protection Charge	986 kWh @ \$0.00577/kWh	\$5.69
Clean Energy Transition Mechanism	986 kWh @ \$0.00418/kWh	\$4.12
Florida Gross Receipt Tax		\$3.75
Electric Service Cost		\$149.95

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$149.95



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$8.88
Total Current Month's Credits	-\$8.88

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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BELMOND RESERVE CDD
RHODINE RD AND HAYS CLAN RD PH2
RIVERVIEW, FL 33579

Statement Date: January 17, 2025

Amount Due: \$1,250.32

Due Date: February 07, 2025

Account #: 221008516975

DO NOT PAY. Your account will be drafted on February 07, 2025

Account Summary

Current Service Period: December 12, 2024 - January 13, 2025

Previous Amount Due	\$1,268.45
Payment(s) Received Since Last Statement	-\$1,268.45
Current Month's Charges	\$1,250.32

Amount Due by February 07, 2025 \$1,250.32

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

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008516975

Due Date: February 07, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,250.32

Payment Amount: \$ _____

605705409770

Your account will be
drafted on February 07, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 221008516975
Statement Date: January 17, 2025
Charges Due: February 07, 2025

Service Period: Dec 12, 2024 - Jan 13, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	513 kWh @ \$0.03412/kWh	\$17.50
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03059/kWh	\$15.69
Storm Protection Charge	513 kWh @ \$0.00559/kWh	\$2.87
Clean Energy Transition Mechanism	513 kWh @ \$0.00043/kWh	\$0.22
Florida Gross Receipt Tax		\$0.93

Lighting Charges

\$1,250.32

Total Current Month's Charges

\$1,250.32

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Ways To Pay Your Bill



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Tampa, FL 33631-3318
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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
12160 SHINING WILLOW ST, IRR
RIVERVIEW, FL 33579-6866

Statement Date: January 17, 2025

Amount Due: \$130.51

Due Date: February 07, 2025

Account #: 221008446983

DO NOT PAY. Your account will be drafted on February 07, 2025

Account Summary

Current Service Period: December 12, 2024 - January 13, 2025

Previous Amount Due	\$68.93
Payment(s) Received Since Last Statement	-\$62.60
Miscellaneous Credits	-\$6.33
Current Month's Charges	\$130.51

Amount Due by February 07, 2025 \$130.51

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 **8.7% higher** than the same period last year.

Your average daily kWh used was **108.33% higher** than it was in your previous period.



Scan here to view your account online.



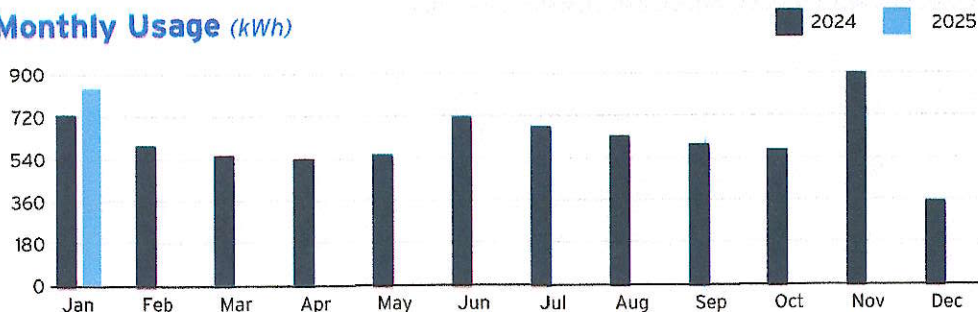
DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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



Account #: 221008446983

Due Date: February 07, 2025

Amount Due: \$130.51

Payment Amount: \$ _____

605705409768

Your account will be drafted on February 07, 2025

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

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221008446983
Statement Date: January 17, 2025
Charges Due: February 07, 2025

Meter Read

Service Period: Dec 12, 2024 - Jan 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852710	01/13/2025	29,315		28,478		837 kWh	1	33 Days

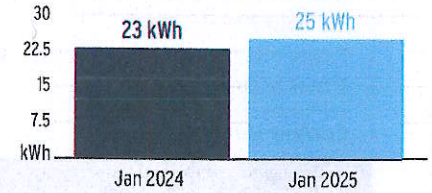
Charge Details



Electric Charges

Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	837 kWh @ \$0.08641/kWh	\$72.33
Fuel Charge	837 kWh @ \$0.03083/kWh	\$25.80
Storm Protection Charge	837 kWh @ \$0.00577/kWh	\$4.83
Clean Energy Transition Mechanism	837 kWh @ \$0.00418/kWh	\$3.50
Florida Gross Receipt Tax		\$3.26
Electric Service Cost		\$130.51

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$130.51



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$6.33
Total Current Month's Credits	-\$6.33

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Tampa, FL 33631-3318
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Credit or Debit Card

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866-689-6469

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

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Commercial Customer Care:
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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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BELMOND RESERVE CDD
13004 WILLOW GROVE DR
RIVERVIEW, FL 33579-6876

Statement Date: January 17, 2025

Amount Due: \$577.31

Due Date: February 07, 2025

Account #: 221008514244

DO NOT PAY. Your account will be drafted on February 07, 2025

Account Summary

Current Service Period: December 12, 2024 - January 13, 2025

Previous Amount Due	\$743.91
Payment(s) Received Since Last Statement	-\$706.98
Miscellaneous Credits	-\$36.93
Current Month's Charges	\$577.31

Amount Due by February 07, 2025 \$577.31

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 **30.65% lower** than the same period last year.

Your average daily kWh used was **29.51% lower** than it was in your previous period.



Scan here to view your account online.

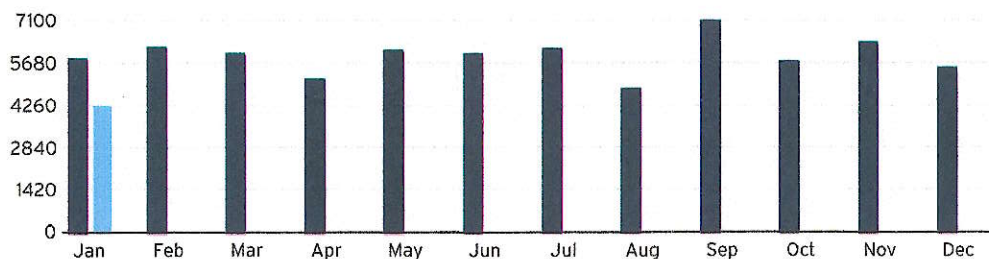


DOWNED IS DANGEROUS!

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

For more safety tips, visit TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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



Account #: 221008514244

Due Date: February 07, 2025

Amount Due: \$577.31

Payment Amount: \$ _____

605705409769

Your account will be drafted on February 07, 2025

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

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221008514244
Statement Date: January 17, 2025
Charges Due: February 07, 2025

Meter Read

Service Period: Dec 12, 2024 - Jan 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000838830	01/13/2025	1,611	97,349	4,262 kWh	1	33 Days

Charge Details

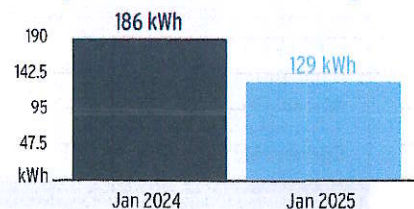


Electric Charges

Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	4,262 kWh @ \$0.08641/kWh	\$368.28
Fuel Charge	4,262 kWh @ \$0.03083/kWh	\$131.40
Storm Protection Charge	4,262 kWh @ \$0.00577/kWh	\$24.59
Clean Energy Transition Mechanism	4,262 kWh @ \$0.00418/kWh	\$17.82
Florida Gross Receipt Tax		\$14.43

Electric Service Cost **\$577.31**

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$577.31



Miscellaneous Credits

Interest for Cash Security Deposit - Electric **-\$36.93**

Total Current Month's Credits **-\$36.93**

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BELMOND RESERVE CDD
RHODINE RD AND HAYS CLAN RD PH3
RIVERVIEW, FL 33579

Statement Date: January 17, 2025

Amount Due: \$370.48

Due Date: February 07, 2025

Account #: 221008339725

DO NOT PAY. Your account will be drafted on February 07, 2025

Account Summary

Current Service Period: December 12, 2024 - January 13, 2025

Previous Amount Due \$375.83

Payment(s) Received Since Last Statement -\$375.83

Current Month's Charges \$370.48

Amount Due by February 07, 2025 \$370.48

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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Account #: 221008339725

Due Date: February 07, 2025



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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$370.48

Payment Amount: \$ _____

622989302172

Your account will be
drafted on February 07, 2025

00001116 FTECO101182501322810 00000 03 01000000 15269 007

BELMOND RESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221008339725
Statement Date: January 17, 2025
Charges Due: February 07, 2025

Service Period: Dec 12, 2024 - Jan 13, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	152 kWh @ \$0.03412/kWh	\$5.19
Fixture & Maintenance Charge	8 Fixtures	\$132.88
Lighting Pole / Wire	8 Poles	\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03059/kWh	\$4.65
Storm Protection Charge	152 kWh @ \$0.00559/kWh	\$0.85
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh	\$0.07
Florida Gross Receipt Tax		\$0.28
Lighting Charges		\$370.48

Total Current Month's Charges

\$370.48

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BELMOND RESERVE CDD
13207 RHODINE RD
RIVERVIEW, FL 33579

Statement Date: January 17, 2025

Amount Due: \$30.59

Due Date: February 07, 2025

Account #: 221008539324

DO NOT PAY. Your account will be drafted on February 07, 2025

Account Summary

Current Service Period: December 12, 2024 - January 13, 2025

Previous Amount Due	\$31.46
Payment(s) Received Since Last Statement	-\$30.07
Miscellaneous Credits	-\$1.39
Current Month's Charges	\$30.59

Amount Due by February 07, 2025 \$30.59

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 **0% 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.



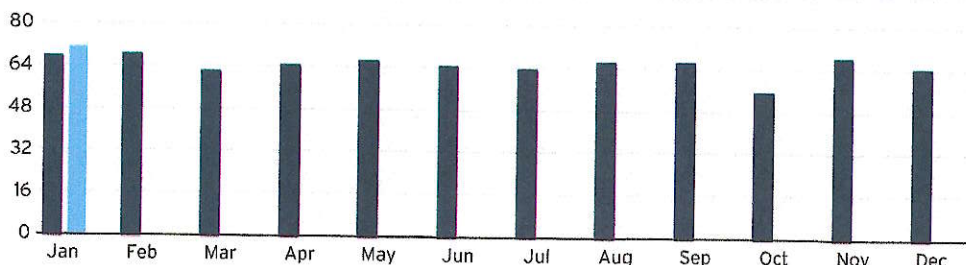
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Monthly Usage (kWh)



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

Account #: 221008539324

Due Date: February 07, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$30.59

Payment Amount: \$ _____

605705409772

Your account will be drafted on February 07, 2025

Mail payment to:

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
13207 RHODINE RD
RIVERVIEW, FL 33579

Account #: 221008539324
Statement Date: January 17, 2025
Charges Due: February 07, 2025

Meter Read

Meter Location: ENTRY

Service Period: Dec 12, 2024 - Jan 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000337420	01/13/2025	1,753	1,682		71 kWh	1	33 Days

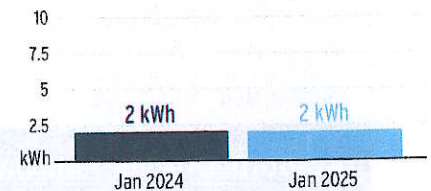
Charge Details



Electric Charges

Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	71 kWh @ \$0.08641/kWh	\$6.14
Fuel Charge	71 kWh @ \$0.03083/kWh	\$2.19
Storm Protection Charge	71 kWh @ \$0.00577/kWh	\$0.41
Clean Energy Transition Mechanism	71 kWh @ \$0.00418/kWh	\$0.30
Florida Gross Receipt Tax		\$0.76
Electric Service Cost		\$30.59

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$30.59



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$1.39
Total Current Month's Credits	-\$1.39

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

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.



INVOICE

Customer ID:

28-13540-53000

Customer Name:

BELMOND RESERVE

Service Period:

01/01/25-01/31/25

Invoice Date:

12/27/2024

Invoice Number:

0111064-2206-3

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Jan 26, 2025

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

\$589.97

If payment is received after
01/26/2025: **\$ 604.36**

Previous Balance

1,736.00

+

Payments

(1,736.00)

+

Adjustments

0.00

+

Current Invoice Charges

589.97

=

Total Account Balance Due

589.97

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	01/01/25		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	01/01/25		1.00	216.58
4 Yard Dumpster 2X Week	01/01/25		1.00	327.00
Late Payment Charge for 10/25/2024 Invoice 95136	11/24/24			14.39
Total Current Charges				589.97



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



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172



Invoice Date

12/27/2024

Invoice Number

0111064-2206-3

Customer ID

(Include with your payment)

28-13540-53000

Payment Terms

Total Due by 01/26/2025
If Received after 01/26/2025

Total Due

\$589.97
\$604.36

Amount

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$589.97.

2206000281354053000001110640000005899700000058997 8

0047477 01 MM 0.636 **AUTO T5 0 7362 33607 -C04-P47524-I1

I0290C85

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

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639 USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



BILL TO
BELMOND RESERVE
13004 Willow grove drive Riverview, Fl
33579
Riverview, FL 33579
Estados Unidos

SHIP TO
BELMOND RESERVE
13004 Willow grove drive Riverview, Fl
33579
Riverview, FL 33579
Estados Unidos

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16794	01/01/2025	\$1,200.00	01/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,200.00	1,200.00

SUBTOTAL 1,200.00
TAX 0.00
TOTAL 1,200.00
BALANCE DUE **\$1,200.00**

Pay invoice

BELMOND RESERVE CDU
MEETING DATE: January 7, 2025

DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Britt	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Nicole Hughes	<input checked="" type="checkbox"/> (Muni)	Salary Accepted	\$200.00
Will McPherson	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Zebadiah Rabsatt	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Vacant	<input type="checkbox"/>	Salary Waived	\$0.00

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

Service Slip / Invoice

INVOICE: 106117127
DATE: 12/27/24
ORDER: 106117127

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
12/27/24	12:17 PM		JMMIYAHIRA		
Purchase Order		Terms	Last Service	Map Code	Time Out
		DUE UPON RECEIPT	12/27/24	N/A	

Service	Description	Amount
PS	Pest Control Service	\$176.00

Hi, Mr / At 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 reach4. 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. CLUB HOUSE Today's Service Comments : What I Saw : found ants activity on the patio pool edge also found wasps nest on the window frame also treated on office and common areas and bathrooms . What I did : treated on exterior perimeter to control ants also , spiders , wasps nest and another bugs activity .What you can Expect : with this quarterly service performed I provided you can expect reduce issues .Please allow the products applied 7 days for best results .Thank you for choosing HomeTeam Pest Defense as your service provider. Tech Martin Your next scheduled service month will be in . MarchCourtesy call completed, Spoke with / Woman office

SUBTOTAL	\$176.00
TAX	\$0.00
TOTAL	\$176.00
AMT. PAID	\$0.00
BALANCE	\$176.00

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 is unavailable to sign
CUSTOMER SIGNATURE

INVOICE

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

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



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

Invoice details
Invoice no.: 0482
Invoice date: 12/31/2024
Due date: 01/15/2025

#	Date	Product or service	Description	Amount
1.		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.	\$280.00
2.		Trash	Remove and replace 4 large trash bags. Clean and sanitize trash bins as needed.	\$120.00
3.		Activity room	Clean all windows as needed. Sweep/mop as needed. Clean any tables and/or furniture as needed.	\$70.00
4.		Trash pickup	Pick up trash around entry and pool deck only. *As needed*	\$50.00
5.		Pool Deck	Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in use.	\$0.00

Total \$520.00

Ways to pay



Note to customer
Amenty cleaning services for Belmond Reserve CDD - December 2024.

[View and pay](#)

BELMOND RESERVE CDU
MEETING DATE: January 7, 2025

DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Nicole Hughes	<input checked="" type="checkbox"/> (Muni)	Salary Accepted	\$200.00
Will McPherson	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Zebadiah Rabsatt	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Vacant	<input type="checkbox"/>	Salary Waived	\$0.00

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

January 09, 2025

Client: 001542

Matter: 000001

Invoice #: 25782

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/3/2024	CAW	PREPARE FOR AND ATTEND CDD BOARD MEETING.	2.0	\$650.00
12/6/2024	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM B. RADCLIFF AND B. CRECCO REGARDING VOLUNTEERS INSTALLING HOLIDAY DECORATIONS; REVIEW GUIDANCE PROVIDED BY B. CRECCO.	0.4	\$130.00
12/12/2024	CAW	REVIEW EASEMENT AGREEMENT WITH DAYCARE PROPERTY TO DETERMINE PARKING LOT RIGHTS AND RESTRICTIONS; REVIEW AMENITY POLICIES TO DETERMINE IF ANY PARKING REGULATIONS ARE IN PLACE; CORRESPONDENCE TO B. RADCLIFF WITH FINDINGS. REVIEW CURRENT AMENITY POLICIES; REVIEW EMAIL FROM INSURANCE AGENT REGARDING RECOMMENDED RESTRICTIONS; EMAIL TO B. RADCLIFF WITH FINDINGS.	1.0	\$325.00
Total Professional Services			3.4	\$1,105.00

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
1/22/25-1/22/25	BELMOND CDD	
Billing Date	Sales Rep	Customer Account
1/22/2025	Deirdre Bonett	TB303847
Total Amount Due	Invoice Number	
\$461.00	18856-012225	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
1/22/25	1/22/25	18856	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Meeting Schedile Affidavit Fee	2	1.00x56.00 L	\$459.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates	Advertiser Name	
1/22/25-1/22/25	BELMOND CDD	
Billing Date	Sales Rep	Customer Account
1/22/2025	Deirdre Bonett	TB303847
Total Amount Due	Invoice Number	
\$461.00	18856-012225	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

18856

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Meeting Schedule was published in said newspaper by print in the issues of 01/22/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

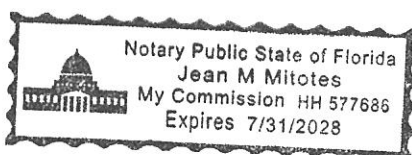


Sworn to and subscribed before me this 01/22/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



NOTICE OF REGULAR BOARD REVISED MEETING SCHEDULE TIME FOR FISCAL YEAR 2024/2025 BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Belmond Reserve Community Development District has revised its schedule for Regular Board Meetings for FY 2024/2025. The meetings will be held at The Belmond Reserve Clubhouse, located at 13004 Willow Grove Drive, Riverview, FL 33579, at 6:00 P.M.

February 04, 2025	6:00 PM
March 04, 2025	6:00 PM
April 08, 2025	6:00 PM
May 06, 2025	6:00 P.M
June 10, 2025	6:00 PM
July 08, 2025	6:00 PM
August 05, 2025	6:00 PM
September 02, 2025	6:00 P.M

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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

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

Bryan Radcliff
District Manager
Run Date: 1/22/2025

18856

January 09, 2025
Client: 001542
Matter: 000001
Invoice #: 25782

Page: 2

Total Services	\$1,105.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,105.00
Previous Balance		\$6,460.00
Less Payments		(\$6,460.00)
PAY THIS AMOUNT		\$1,105.00

Please Include Invoice Number on all Correspondence

BELMOND RESERVE CDU
MEETING DATE: January 7, 2025

DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Nicole Hughes	<input checked="" type="checkbox"/> (Muni)	Salary Accepted	\$200.00
Will McPherson	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Zebadiah Rabsatt	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Vacant	<input type="checkbox"/>	Salary Waived	\$0.00

T# 3940919
T# 3940920



Proposal #: 501802

Date: 12/27/2024

From: Greg Schweitzer

Landscape Enhancement Proposal for
Belmond Reserve CDD -- Cedarbrook

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

Entryway Tree Removal

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Tree Removal Labor	8	\$71.43	\$571.42
St. Augustine Sod	10	\$2.00	\$20.00
Irrigation Labor	1	\$84.28	\$84.28
Irrigation Material	10	\$2.86	\$28.57

This proposal is to remove the tree blocking the speed limit sign. The tree will be removed the hole will be filled in and sod will be laid to fill in the area.

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

Subtotal	\$704.27
Sales Tax	\$0.00
Proposal Total	\$704.27

Date 12/30/2024

Belmond Reserve CDD -- Cedarbrook

THIS IS NOT AN INVOICE



INVOICE

INVOICE #	INVOICE DATE
839817	1/20/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Belmond Reserve CDD -- Cedarbrook

Address: 12330 Rising Oaks Trail
Riverview, FL 33579

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: February 19, 2025

Invoice Amount: \$704.27

Description	Current Amount
Entryway Tree Removal	
Tree Installation	\$591.42
Irrigation	\$112.85

Invoice Total **\$704.27**

EXCELLENCE
IN COMMERCIAL LANDSCAPING

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

BELMOND RESERVE CDU
MEETING DATE: January 7, 2025

DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Nicole Hughes	<input checked="" type="checkbox"/> (Muni)	Salary Accepted	\$200.00
Will McPherson	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Zebadiah Rabsatt	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Vacant	<input type="checkbox"/>	Salary Waived	\$0.00

CHECK REQUEST FORM

District Name: Belmond Reserve CDD

Date: 1/16/25

Invoice Number: SB 011625 Refund

Please issue a check to:

Vendor Name: Saravanan Baluchamy

Vendor No.:

Check amount: \$100.00

Please code to: .

Check Description/Reason: Refund of deposit after cleaning

Mailing instructions: Saravanan Baluchamy

13076 David Baker Rd.

Riverview, FL 33579

Due Date for Check:

Requestor: Teresa Farlow

Manager's review:

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:



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

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

				SERIES 2020	SERIES 2023	SERIES 2020	SERIES 2023			
	GENERAL	SERIES 2020	SERIES 2023	CAPITAL	CAPITAL	GENERAL	GENERAL			
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECTS	FIXED ASSET	LONG TERM			TOTAL
	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND			
ASSETS										
Cash - Operating Account	\$ 367,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	367,945
Cash in Transit	-	12,855	283	-	-	-	-	-	-	13,138
Due From Other Funds	47,445	-	-	1,356	-	-	-	-	-	48,801
Investments:										
Acq. & Construction - Amenity	-	-	-	4	-	-	-	-	-	4
Acquisition & Construction Account	-	12,735	-	-	3	-	-	-	-	12,738
Reserve Fund	-	296,700	17,525	-	-	-	-	-	-	314,225
Revenue Fund	-	613,333	54,296	-	-	-	-	-	-	667,629
Fixed Assets										
Construction Work In Process	-	-	-	-	-	9,547,088	-	-	-	9,547,088
Amount To Be Provided	-	-	-	-	-	-	10,716,000	-	-	10,716,000
TOTAL ASSETS	\$ 415,390	\$ 935,623	\$ 72,104	\$ 1,360	\$ 3	\$ 9,547,088	\$ 10,716,000	\$ -	\$ -	\$ 21,687,568
LIABILITIES										
Accounts Payable	\$ 38,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,008
Bonds Payable	-	-	-	-	-	-	10,716,000	-	-	10,716,000
Due To Other Funds	-	486	48,315	-	-	-	-	-	-	48,801
TOTAL LIABILITIES	38,008	486	48,315	-	-	-	10,716,000	-	-	10,802,809
FUND BALANCES										
Restricted for:										
Debt Service	-	935,137	23,789	-	-	-	-	-	-	958,926
Capital Projects	-	-	-	1,360	3	-	-	-	-	1,363
Unassigned:	377,382	-	-	-	-	9,547,088	-	-	-	9,924,470
TOTAL FUND BALANCES	377,382	935,137	23,789	1,360	3	9,547,088	-	-	-	10,884,759
TOTAL LIABILITIES & FUND BALANCES	\$ 415,390	\$ 935,623	\$ 72,104	\$ 1,360	\$ 3	\$ 9,547,088	\$ 10,716,000	\$ -	\$ -	\$ 21,687,568

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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>				
Interest - Tax Collector	\$ -	\$ 1,355	\$ 1,355	0.00%
Rental Income	-	475	475	0.00%
Special Assmnts- Tax Collector	501,222	497,594	(3,628)	99.28%
Special Assmnts- CDD Collected	50,202	-	(50,202)	0.00%
Other Miscellaneous Revenues	-	13,238	13,238	0.00%
TOTAL REVENUES	551,424	512,662	(38,762)	92.97%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,600	10,400	13.33%
ProfServ-Trustee Fees	4,500	-	4,500	0.00%
Disclosure Report	8,200	1,875	6,325	22.87%
District Counsel	10,000	3,850	6,150	38.50%
District Engineer	4,000	1,875	2,125	46.88%
District Manager	36,000	15,000	21,000	41.67%
Accounting Services	4,500	2,144	2,356	47.64%
Auditing Services	6,400	1,400	5,000	21.88%
Website Compliance	1,500	250	1,250	16.67%
Postage, Phone, Faxes, Copies	250	19	231	7.60%
Public Officials Insurance	2,329	-	2,329	0.00%
Legal Advertising	2,500	1,906	594	76.24%
Bank Fees	250	-	250	0.00%
Misc-Contingency	15,000	5,383	9,617	35.89%
Entry System-Key Fob	2,500	110	2,390	4.40%
Website Administration	3,000	750	2,250	25.00%
Miscellaneous Expenses	300	-	300	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	113,404	36,362	77,042	32.06%
<u>Utility Services</u>				
Utility - Water	12,000	2,310	9,690	19.25%
Utility - Electric	3,500	3,160	340	90.29%
Utility - StreetLights	60,000	28,399	31,601	47.33%
Total Utility Services	75,500	33,869	41,631	44.86%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	5,000	7,000	41.67%
Waterway Management	5,000	4,598	402	91.96%
Contracts-Janitorial Services	9,000	595	8,405	6.61%
Contracts-Aquatic Control	13,200	-	13,200	0.00%
Contracts-Pools	16,000	4,800	11,200	30.00%
Contract-Dumpster Rental	2,400	576	1,824	24.00%
Insurance -Property & Casualty	25,000	23,075	1,925	92.30%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	15,000	29,710	(14,710)	198.07%
R&M-Pools	3,000	686	2,314	22.87%
Landscape - Mulch	10,000	-	10,000	0.00%
Landscape Maintenance	132,000	45,600	86,400	34.55%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	10,000	1,394	8,606	13.94%
Dog Waste Station Service & Supplies	3,120	520	2,600	16.67%
Total Other Physical Environment	260,220	116,554	143,666	44.79%
<u>Clubhouse</u>				
Payroll-Pool Monitors	24,000	-	24,000	0.00%
Clubhouse Security Systems	1,500	-	1,500	0.00%
Employee - Clubhouse Staff	65,000	29,160	35,840	44.86%
Clubhouse Internet, TV, Phone	1,800	1,502	298	83.44%
R&M-Clubhouse	10,000	2,909	7,091	29.09%
Total Clubhouse	102,300	33,571	68,729	32.82%
TOTAL EXPENDITURES	551,424	220,356	331,068	39.96%
Excess (deficiency) of revenues				
Over (under) expenditures	-	292,306	292,306	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		85,076		
FUND BALANCE, ENDING		\$ 377,382		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 7,208	\$ 7,208	0.00%
Special Assmnts- Tax Collector	592,209	552,925	(39,284)	93.37%
Special Assmnts- CDD Collected	-	58,217	58,217	0.00%
TOTAL REVENUES	592,209	618,350	26,141	104.41%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	215,000	-	215,000	0.00%
Interest Expense	377,209	190,016	187,193	50.37%
Total Debt Service	592,209	190,016	402,193	32.09%
TOTAL EXPENDITURES	592,209	190,016	402,193	32.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	428,334	428,334	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		506,803		
FUND BALANCE, ENDING		\$ 935,137		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 940	\$ 940	0.00%
Special Assmnts- Tax Collector	35,050	12,166	(22,884)	34.71%
Special Assmnts- CDD Collected	-	25,231	25,231	0.00%
TOTAL REVENUES	35,050	38,337	3,287	109.38%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	9,000	8,000	1,000	88.89%
Interest Expense	26,050	13,205	12,845	50.69%
Total Debt Service	35,050	21,205	13,845	60.50%
TOTAL EXPENDITURES	35,050	21,205	13,845	60.50%
Excess (deficiency) of revenues				
Over (under) expenditures	-	17,132	17,132	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,657		
FUND BALANCE, ENDING		\$ 23,789		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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, 2024)		1,360		
FUND BALANCE, ENDING		<u>\$ 1,360</u>		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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>				
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, 2024)		3		
FUND BALANCE, ENDING		<u>\$ 3</u>		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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, 2024)		9,547,088		
FUND BALANCE, ENDING		<u>\$ 9,547,088</u>		

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346
Statement No. 25_01

Statement Date 01/31/2025

G/L Account No. 101001 Balance	368,572.51	Statement Balance	384,767.43
		Outstanding Deposits	960.65
Positive Adjustments	0.00	Subtotal	385,728.08
Subtotal	368,572.51	Outstanding Checks	-17,155.57
Negative Adjustments	0.00	Ending Balance	368,572.51
Ending G/L Balance	368,572.51		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/07/2025		JE000614	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	331,287.87	331,287.87	0.00
01/16/2025		JE000645	Rental Income	Clubhouse Rental CK#208	200.00	200.00	0.00
01/31/2025		JE000668	Interest - Tax Collector	Interest Earned	1,355.15	1,355.15	0.00
01/31/2025		JE000669	Other Miscellaneous Revenues	ADJUSTMENT Adj JE	13,137.75	13,137.75	0.00
01/31/2025		JE000670	Utility - Electric	ACH Adj Teco	1.39	1.39	0.00
01/31/2025		JE000670	Utility - Electric	ACH Adj Teco	6.33	6.33	0.00
01/31/2025		JE000670	Utility - Electric	ACH Adj Teco	8.88	8.88	0.00
01/31/2025		JE000670	Utility - Electric	ACH Adj Teco	36.93	36.93	0.00
Total Deposits					346,034.30	346,034.30	0.00
Checks							
							0.00
12/04/2024	Payment	1659	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-329.97	-329.97	0.00
12/18/2024	Payment	1678	DISCLOSURE TECHNOLOGY SERVICES, LLC	Check for Vendor V00063	-1,500.00	-1,500.00	0.00
12/18/2024	Payment	1679	FLORIDA COMMERCE	Check for Vendor V00004	-25.00	-25.00	0.00
12/18/2024	Payment	1680	GRAU AND ASSOCIATES	Check for Vendor V00025	-1,400.00	-1,400.00	0.00
12/30/2024	Payment	1690	DEMETRIUS BRITT	Check for Vendor V00042	-200.00	-200.00	0.00
12/30/2024	Payment	1691	HOMETEAM PEST DEFENSE INC	Check for Vendor V00038	-271.40	-271.40	0.00
12/30/2024	Payment	1692	INFRAMARK LLC	Check for Vendor V00031	-6.45	-6.45	0.00
12/30/2024	Payment	1693	STANTEC CONSULTING SERVICES INC.	Check for Vendor V00005	-673.50	-673.50	0.00
12/30/2024	Payment	1694	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-180.00	-180.00	0.00
12/30/2024	Payment	1695	COURTCO. LLC	Check for Vendor V00072	-3,345.00	-3,345.00	0.00

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_01

Statement Date

01/31/2025

01/09/2025	Payment	1696	HAWKINS SERVICE COMPANY	Check for Vendor V00049	-464.00	-464.00	0.00
01/09/2025	Payment	1697	HOMETEAM PEST DEFENSE INC	Check for Vendor V00038	-176.00	-176.00	0.00
01/09/2025	Payment	1698	JNJ CLEANING SERVICES LLC	Check for Vendor V00012	-520.00	-520.00	0.00
01/09/2025	Payment	1699	NICOLE ADRIAN HUGHES	Check for Vendor V00073	-200.00	-200.00	0.00
01/09/2025	Payment	1700	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-109.99	-109.99	0.00
01/10/2025	Payment	1701	BELMOND RESERVE CDD	Check for Vendor V00023	-176,164.87	-176,164.87	0.00
01/13/2025	Payment	1702	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-1,200.00	-1,200.00	0.00
01/13/2025	Payment	1703	INFRAMARK LLC	Check for Vendor V00031	-10,832.00	-10,832.00	0.00
01/21/2025	Payment	1704	DEMETRIUS BRITT	Check for Vendor V00042	-200.00	-200.00	0.00
01/21/2025	Payment	1705	NICOLE ADRIAN HUGHES	Check for Vendor V00073	-200.00	-200.00	0.00
01/21/2025	Payment	1706	STRALEY ROBIN VERICKER	Check for Vendor V00020	-1,105.00	-1,105.00	0.00
01/21/2025	Payment	1708	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-11,374.00	-11,374.00	0.00
01/21/2025	Payment	1709	ZEBADIAH RABSATT	Check for Vendor V00068	-200.00	-200.00	0.00
01/07/2025	Payment	DD236	TECO ACH	Payment of Invoice 001679	-1,268.45	-1,268.45	0.00
01/07/2025	Payment	DD237	TECO ACH	Payment of Invoice 001680	-140.88	-140.88	0.00
01/07/2025	Payment	DD238	TECO ACH	Payment of Invoice 001681	-375.83	-375.83	0.00
01/07/2025	Payment	DD239	TECO ACH	Payment of Invoice 001682	-31.46	-31.46	0.00
01/07/2025	Payment	DD240	TECO ACH	Payment of Invoice 001687	-743.91	-743.91	0.00
01/07/2025	Payment	DD241	TECO ACH	Payment of Invoice 001690	-68.93	-68.93	0.00
01/26/2025	Payment	DD243	WM CORPORATE SERVICES, INC. ACH	Payment of Invoice 001677	-589.97	-589.97	0.00
01/07/2025	Payment	DD245	TECO ACH	Payment of Invoice 001678	-3,617.47	-3,617.47	0.00
01/06/2025	Payment	DD246	CHARTER COMMUNICATION S ACH	Payment of Invoice 001741	-279.97	-279.97	0.00
Total Checks					-217,794.05	-217,794.05	0.00

Adjustments

Total Adjustments

Outstanding Checks

06/22/2023	Payment	1306	MANMOHAN KUMAR	Check for Vendor V00046			-50.00
09/21/2023	Payment	1368	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006			-109.99
01/12/2024	Payment	DD142	TECO ACH	Payment of Invoice 001086			-156.75
01/12/2024	Payment	DD143	TECO ACH	Payment of Invoice 001087			-1,038.01
01/12/2024	Payment	DD144	TECO ACH	Payment of Invoice 001088			-374.81
01/12/2024	Payment	DD145	TECO ACH	Payment of Invoice 001089			-186.77
01/12/2024	Payment	DD146	TECO ACH	Payment of Invoice 001090			-1,264.94
01/12/2024	Payment	DD147	TECO ACH	Payment of Invoice 001091			-3,594.84

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_01

Statement Date

01/31/2025

01/12/2024	Payment	DD148	TECO ACH	Payment of Invoice 001092	-40.15
03/28/2024	Payment	DD163	TECO ACH	Payment of Invoice 001280	-30.86
03/28/2024	Payment	DD164	TECO ACH	Payment of Invoice 001289	-45.58
03/28/2024	Payment	DD165	TECO ACH	Payment of Invoice 001290	-1,272.02
03/28/2024	Payment	DD166	TECO ACH	Payment of Invoice 001291	-376.90
03/28/2024	Payment	DD167	TECO ACH	Payment of Invoice 001292	-845.58
03/28/2024	Payment	DD168	TECO ACH	Payment of Invoice 001293	-3,627.65
03/28/2024	Payment	DD169	TECO ACH	Payment of Invoice 001294	-97.97
			CHARTER		
07/15/2024	Payment	DD184	COMMUNICATION	Payment of Invoice 001476	-542.81
			S ACH		
			CHARTER		
08/01/2024	Payment	1609	COMMUNICATION	Check for Vendor V00019	-193.92
			S ACH		
12/01/2024		JE000606	Utility - Electric	Late Fee/State tax Chgs	-108.17
01/21/2025	Payment	1707	WILL MCPHERSON	Check for Vendor V00069	-200.00
01/30/2025	Payment	1710	AFFORDABLE	Check for Vendor V00059	-75.00
			BACKFLOW		
01/30/2025	Payment	1711	AQUATIC WEED	Check for Vendor V00040	-1,087.00
			CONTROL INC		
01/30/2025	Payment	1712	SARAVANAN	Check for Vendor V00074	-100.00
			BALUCHAMY		
			TAMPA		
01/30/2025	Payment	1713	PUBLISHING	Check for Vendor V00014	-461.00
			COMPANY		
01/30/2025	Payment	1714	YELLOWSTONE	Check for Vendor V00021	-704.27
			LANDSCAPE		
10/31/2024	Payment	DD244	WM CORPORATE	Payment of Invoice 001603	-570.58
			SERVICES, INC. ACH		
Total Outstanding Checks					-17,155.57

Outstanding Deposits

11/11/2024	Payment	BD00015		Deposit No. BD00015	50.00
10/23/2024	Payment	BD00017		Deposit No. BD00017	50.00
12/01/2024		JE000602		Reverse Spectrum Adj JE	233.31
12/01/2024		JE000604		BOCC Adj JE	627.34
Total Outstanding Deposits					960.65

(Sorted by Check / ACH No.)

201	1701	01/10/25	BELMOND RESERVE CDD	01072025-709	Series 2020 & 2023 FY25 Tax Dist ID 709	SERIES 2023 FY 25 TAX DIST ID DIST 709	103200	\$3,792.72
Fund Total								\$3,792.72

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2025 to 01/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Total Checks Paid	\$212,490.00
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BELMOND RESERVE CDD

Field Inspection February 2025

Friday, 14 February 2025

Prepared For Belmond Reserve Board of Supervisors

30 Items Identified



ITEM 1

Assigned To: District Manager

Proposal needed from a plumber for the shower at the amenity center.

ITEM 2

Assigned To: Inframark

Please provide a proposal for pressure washing the amenity center and the monuments.



ITEM 3

Assigned To: Inframark

Inside of the clubhouse is clean and looks good.



ITEM 4

Assigned To: Aquatic Weed Control
Pond A looks good.



ITEM 5

Assigned To: Yellowstone
Landscaping around the amenity center is trimmed for the spring and well maintained.



ITEM 6

Assigned To: Yellowstone
New growth is forming on the Allamandas.



ITEM 7

Assigned To: District Manager

Windscreen around the Pickleball court has been approved.



ITEM 8

Assigned To: Yellowstone

Please provide a proposal to replace dead turf around the amenity center.



ITEM 9

Assigned To: Inframark

No issues spotted in the playground.



ITEM 10

Assigned To: Yellowstone

Provide a proposal for new annuals.



ITEM 11

Assigned To: Yellowstone

The Firebush near the entrance on Orchid Ash St have died off, likely from cold weather in January. Recovery will be monitored.



ITEM 12

Assigned To: Yellowstone

Leaning Maple at the Orchid Ash St pocket park needs to be straightened.



ITEM 13

Assigned To: Yellowstone

Fertilizer, weed control, and pesticide applied to all St Augustine turf on 2/5.



ITEM 14

Assigned To: Aquatic Weed Control

Pond F looks good.



ITEM 15

Assigned To: Yellowstone

Provide a proposal to remove dead tree, debris, and invasive brush behind Orchid Ash St. This area needs to remain maintained.



ITEM 16

Assigned To: Aquatic Weed Control
Pond H looks good.



ITEM 17

Assigned To: Inframark
Fence repairs have been approved and are being scheduled.



ITEM 18

Assigned To: Yellowstone
Stand up the fallen Wax Myrtle on Orchid Ash St.



ITEM 19

Assigned To: Aquatic Weed Control

The wetland on Orchid Ash St looks good.



ITEM 20

Assigned To: Aquatic Weed Control

Pond G looks good.



ITEM 21

Assigned To: Aquatic Weed Control

Filamentous Algae is dying off in pond E.



ITEM 22

Assigned To: Yellowstone

New Oak at the dog park is establishing well.



ITEM 23

Assigned To: Yellowstone

Provide a proposal for Top Choice application at amenity center, dog park, and along all common area sidewalks.



ITEM 24

Assigned To: Yellowstone

Trim the hanger from the palm in the Willow Grove Dr island. The Firebush here were also damaged from the cold, recovery will be monitored.



ITEM 25

Assigned To: District Manager
Washout at pond D.



ITEM 26

Assigned To: Aquatic Weed Control
Pond C looks good.



ITEM 27

Assigned To: Yellowstone
The island on Brookside Moss Dr looks good.



ITEM 28

Assigned To: Yellowstone

The Firebush at the Hayes Clan Rd island is also damaged from the cold snap.

ITEM 29

Assigned To: Aquatic Weed Control

The makeshift bridge and trash has been removed from around OSW 13.



ITEM 30

Assigned To: District Manager

Missing shingles, quote for roof repair needed.

☐ Soft Rush





