

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**APRIL 1, 2025  
AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33067

# Belmond Reserve Community Development District

**Board of Supervisors:**

Demetrious Britt, Chairman  
Will McPherson, Vice Chairman  
Nicole Hughes, Assistant Secretary  
Zebadiah Rabsatt, Assistant Secretary  
Vacant, Supervisor

**Staff:**

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

## Regular Meeting Agenda Tuesday, April 1, 2025 – 6:00 p.m.

The Regular Meeting of Belmond Reserve Community Development District will be held at **13004 Willow Grove Drive Riverview, FL 33579**.

**Microsoft Teams Meeting:** [Join the meeting now](#)

**Meeting ID:** 254 337 001 858

**Call in (audio only):** +1 (646) 838-1601

**Password:** xC93RK3E

**Phone Conference ID:** 437 826 58#

**1. Call to Order and Roll Call****2. Motion to adopt the agenda****3. Audience Comments – *Three – (3) Minute Time Limit*****4. Business Items****A. Consideration of Resident Resume for Open Vacancy Seat #3**

<b>i.</b> Mereena F. Manackal Resume.....	Page 5
<b>ii.</b> Michael Moreno Resume.....	Page 9
<b>iii.</b> Robert Nunez Resume.....	Page 12
<b>iv.</b> Robert Nunez Resume .....	Page 17
<b>v.</b> Mark T. Schroepel, EdD Resume.....	Page 18

**B. Consideration of Resolution 2025-02; Designating Officers.....Page 21****C. Landscape**

<b>i.</b> Field Inspection Report.....	Page 23
<b>ii.</b> Aquatic Weed Control February 2025 Reports.....	Page 36
<b>iii.</b> Yellowstone Landscape Proposals.....	Page 41

**D. Discussion of FY2026 First Draft Budget.....Page 47****E. Consideration of Addendum #1 to the Agreement with Naylor Environmental Solutions, LLC**  
.....Page 51**District Office:**

Pan Am Circle Suite 300  
Tampa, FL 33607  
(813) 873-7300

**Meeting Location:**

In person: 13004 Willow Grove Drive, Riverview, FL 33579  
Participate remotely: Microsoft Teams [Join the meeting now](#)  
OR dial in for audio only (646) 838-1601  
Meeting ID: 254 337 001 858  
Passcode: xC93RK3E

<b>F. Consideration of Wetland Credit Purchase Agreement with Alafia River Wetland Mitigation Bank, Inc.....</b>	<b>Page 56</b>
<b>G. Consideration of Revised Rules and Procedures</b>	
<b>i. Recreational Facilities Rules &amp; Regulations (Rev April 2025).....</b>	<b>Page 62</b>
<b>ii. Adult Consent and Waiver Form with Notary.....</b>	<b>Page 81</b>
<b>iii. Consideration of Resolution 2025-02; Adopting Community Rules &amp; Regulations....</b>	
.....	<b>Page 85</b>
<b>H. Amenity Security Camera Proposal.....</b>	<b>Page 88</b>
<b>I. Food Truck Agreement.....</b>	<b>Page 90</b>
<b>J. Consideration of Pressure Washing Proposal .....</b>	<b>Page 95</b>
<b>K. Pressure Washing.....</b>	<b>Page 97</b>
<b>5. Staff Reports</b>	
<b>A. District Engineer</b>	
<b>B. District Counsel</b>	
<b>C. District Manager</b>	
<b>6. Business Administration</b>	
<b>A. Consideration of Regular Meeting Minutes from March 4, 2025.....</b>	<b>Page 102</b>
<b>B. Consideration of February 2025 Financials &amp; Check Registration.....</b>	<b>Page 106</b>
<b>C. Consideration of February 2025 O&amp;M Report.....</b>	<b>Page 121</b>
<b>7. Supervisor Requests</b>	
<b>8. Audience Comments - <i>Three – (3) Minute Time Limit</i></b>	
<b>9. Adjournment</b>	

*The next meeting is scheduled for Tuesday, May 6, 2025, at 6:00 p.m.*

# **Fourth Order of Business**

**4A**

# 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	

# 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)

# Robert Nunez

## **Highly driven Military Leader**

Riverview, FL 33579

[ranunez27@gmail.com](mailto: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 Alison 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](mailto:osborn44@gmail.com)  
303-915-0744

## CDD Board of Belmond Reserve

Mark T. Schroepel, EdD

[mtschoepel@yahoo.com](mailto:mtschoepel@yahoo.com)

12660 Hayes Clan Road, Riverview FL 33579

941-7224-6981

### **Introduction:**

My name is Mark Schroepel. My family and I relocated to Cedarbrook approximately one year ago, moving from Bradenton Fl. In Bradenton we resided in the Savannah residential community, part of the Lakewood Ranch community. In the Savannah community I served on the HOA board reviewing and either approving or disapproving requests for property alterations.

I currently work full time at Bishop Museum of Science and Nature in Bradenton as the operations director. My responsibilities include building operations, facility management, security and safety, contracting officer (as needed), operating budget planning and administration, construction and renovation planning and oversight, contractor selection and monitoring.

I am retired from the United States Air Force and a retired Foreign Service Officer. My duties with the United States Department of State included: Multimillion dollar Embassy compound operations, construction management, facility management, budget and staff management, diplomatic housing acquisition, leasing and upkeep. During my time posted in New Delhi for example, I represented the embassy with New Delhi city officials in our efforts to acquire permits and labor related to a billion dollar embassy construction project.

I hold three advanced college degrees including a doctorate in Higher Education Administration, and master's degrees in public administration and theology. I have managed multimillion dollar budgets (to include a warranted contracting officer). I have managed departments with hundreds of staff members.

### **Experience:**

2023-Present: The Bishop Museum of Science and Nature, Bradenton Florida. Director of Operations, Facilities, and Security (with contractor duties).

2007-2022: United States Department of State, Washington DC. Senior Facility Manager, General Services Officer, Safety and Contracting Officer.

2004-2007 Saint Leo University, FL, Adjunct Professor, Management Studies.

2000-2006 Santa Fe Community College, FL, Adjunct Professor Business Management.

1998-2006 Santa Fe Community College, Gainesville FL, Physical Plant Coordinator.

Duties included budget and staff management, Campus operations and facility management.

1976-1997 United States Air Force, Washington DC, Weather Satellite and Radar systems operations.

### **Education:**

Nova Southeastern University, Fort Lauderdale FL, Doctorate of Higher Education Administration, 2008.

Liberty Baptist University, Lynchburg VA, master's degree in theology, 2019.

Troy State University, Troy AL, master's degree in public administration, 1988.

**Skills:**

I am fully versed in general office computer skills. Word, emails, databases and so on. I am a very effective and resourceful manager of staff, budgets and resources.

**Awards:**

I have earned numerous awards throughout my career both in the federal government service and the private sector. To include military divisional recognition, State department outstanding department awards and academic achievement awards.

[\*\*Dr. Mark Schroepel, EdD.\*\*](#)

# **Fourth Order of Business**

**4B**

## **RESOLUTION 2025-02**

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

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

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

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

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

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

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

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

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF APRIL 2025.**

**ATTEST:**

**BELMOND RESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

# **Fourth Order of Business**

**4C**

# **BELMOND RESERVE**

---

**Field Inspection - March 2025**

**Tuesday, March 18, 2025**

**Prepared For Belmond Reserve Board Of Supervisors**

**30 Items Identified**

---

## ITEM 1

Assigned To: Inframark

Pressure washing quotes are being collected for the vinyl fence and monuments along Rhodine Rd and Shining Willow St.



---

## ITEM 2

Assigned To: Yellowstone

Landscaping and turf looks good at the monuments up front. Some weed detailing needed.



## ITEM 3

Assigned To: Yellowstone

The Firebush by the monument that suffered from the cold has been cut back and is showing new growth.



## ITEM 4

Assigned To: Aquatic Weed Control  
Pond F looks good.



## ITEM 5

Assigned To: Inframark

Deposit has been made to fix the railing along Shining Willow St. Waiting on materials.



## ITEM 6

Assigned To: Yellowstone

Please trim the Wax Myrtle hedges on Shining Willow St. Mulch is needed throughout.



## ITEM 7

Assigned To: Aquatic Weed Control

Wetland looks good on Shining Willow St.



## ITEM 8

Assigned To: Yellowstone

The well that was down is now operational on Shining Willow St.



## ITEM 9

Assigned To: Aquatic Weed Control

Pond G looks good.

## ITEM 10

Assigned To: Yellowstone

Brazilian Peppers have been cleared out at the end of the pond behind Orchid Ash St. A proposal has been provided to remove the dead tree.





## ITEM 11

Assigned To: Aquatic Weed Control  
Pond H looks good.



## ITEM 12

Assigned To: Yellowstone  
Turf and landscaping looks good at the Orchid Ash St pocket park.

---

## ITEM 13

Assigned To: District Manager

I recommend consulting with the district engineer for the multiple small washouts at pond E.



---

## ITEM 14

Assigned To: Aquatic Weed Control

Algae has been treated and is dissipating in pond, but there is a decent amount of trash that needs to be removed.



## ITEM 15

Assigned To: Yellowstone

Turf and landscaping looks good around the dog park. New Oak tree is establishing well.



## ITEM 16

Assigned To: Yellowstone

The Firebush are starting to grow back at the Willow Grove Dr island

---

## ITEM 17

Assigned To: District Manager

Multiple small washouts at pond D as well.



---

## ITEM 18

Assigned To: Aquatic Weed Control

Pond C looks good.



## ITEM 19

Assigned To: Yellowstone

The Firebush are growing back at the Hayes Clan Rd island.

## ITEM 20

Assigned To: Yellowstone

A proposal has been received to remove the dead trees by the Hayes Clan Rd entrance.



## ITEM 22

Assigned To: Inframark

The clubhouse is clean and well maintained.



### ITEM 23

Assigned To: Inframark  
Pool shower will be replaced.



### ITEM 24

Assigned To: Inframark  
Pool looks good.

### ITEM 25

Assigned To: Yellowstone

Recommend mulching over the dead turf areas by the clubhouse parking lot. A proposal to mulch over all CDD landscaping beds has been received.

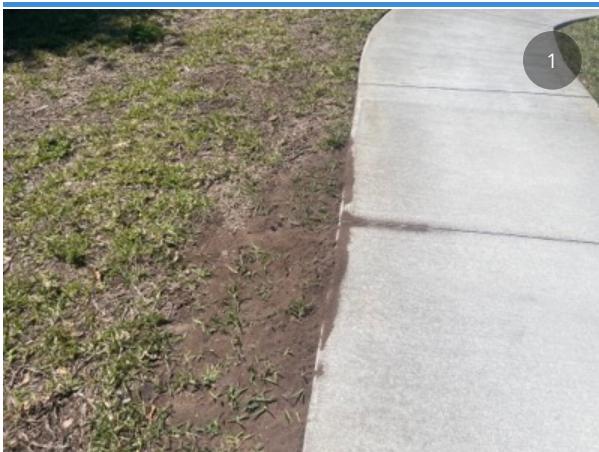




## ITEM 26

Assigned To: Yellowstone

Landscaping around the clubhouse and parking lot looks good.



## ITEM 27

Assigned To: Yellowstone

Ant hills need to be treated throughout.



## ITEM 28

Assigned To: Yellowstone

Pond A looks good.



### ITEM 29

Assigned To: District Manager

New windscreen has been installed around the Pickleball courts.



### ITEM 30

Assigned To: Inframark

Missing roof tiles have been replaced at the clubhouse.



### ITEM 31

Assigned To: District Manager

New sign has been installed at the playground.



# AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

## Lake & Wetland Customer Service Report

Job Name:

Customer Number: 1367

Customer: FCA - BELMOND RESERVE CDD

Technician: Paola

Date: 03/05/2025

Time: 12:20 PM

Customer Signature:

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>		<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Normal	<input checked="" type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack			<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'						<input checked="" type="checkbox"/> Rainy

---

## FISH and WILDLIFE OBSERVATIONS

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

## NATIVE WETLAND HABITAT MAINTENANCE

### Beneficial Vegetation Notes:

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily	<input type="checkbox"/> Soft Rush	<input type="checkbox"/>







# AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

## Lake & Wetland Customer Service Report

Job Name:

Customer Number: 1367

Customer: FCA - BELMOND RESERVE CDD

Technician: Paola

Date: 03/06/2025

Time: 12:40 PM

Customer Signature:

Two trash bags collected on ponds.

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>		<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack			<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'						<input type="checkbox"/> Rainy

---

## FISH and WILDLIFE OBSERVATIONS

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

## NATIVE WETLAND HABITAT MAINTENANCE

### Beneficial Vegetation Notes:

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Naiad	<input type="checkbox"/>	_____
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Pickerelweed		
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily	<input type="checkbox"/> Soft Rush	<input type="checkbox"/>	





Proposal #: 520094

Date: 2/19/2025

From: Greg Schweitzer

Tree Care 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

**12191 Orchid Ash St Dead 2 Tree Removal**

DESCRIPTION	AMOUNT
Dead Tree Removals	\$821.94
Stump Grinding	\$342.48

This proposal is to remove the two dead trees behind 12191 Orchid Ash St. All debris will be properly disposed of. If you decide to not go with the stump grinding the price on this proposal will go down to \$821.94.

**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	\$1,164.42
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$1,164.42</b>

**THIS IS NOT AN INVOICE**



Proposal #: 520109

Date: 2/19/2025

From: Greg Schweitzer

Tree Care Proposal for  
Belmond Reserve CDD -- Cedarbrook

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

Hayes Clan Rd Back Entrance Debris And Tree Removal

DESCRIPTION	AMOUNT
Debris And Tree Removal	\$1,650.00

This proposal outlines the work required to remove tree debris and a large, uprooted tree at the back entrance of Hayes clan Road. All debris from the neighboring property and large tree down will be removed. The large, uprooted stump will be removed as well. All debris generated from the work performed will be hauled away and disposed of off the property.

**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	\$1,650.00
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$1,650.00</b>

**THIS IS NOT AN INVOICE**



Proposal #: 519609

Date: 2/18/2025

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

**Pine Bark Mulch Installation**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Pine Bark Mulch	120	\$68.50	\$8,219.40

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

**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	\$8,219.40
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$8,219.40</b>

**THIS IS NOT AN INVOICE**



Proposal #: 520800

Date: 2/20/2025

From: Greg Schweitzer

Tree Care Proposal for  
Belmond Reserve CDD -- Cedarbrook

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

Two Large Tree Removal Hayes Clan Rd

DESCRIPTION	AMOUNT
Dead Tree Removals	\$2,100.00

This proposal is to remove the two large dead trees on Hayes Clan Rd in the small field at the back entrance of the property. All debris generated will be hauled away and properly disposed of.

**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	\$2,100.00
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$2,100.00</b>

**THIS IS NOT AN INVOICE**



Proposal #: 515185

Date: 2/20/2025

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

**Sod At Entrance And Playground**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Sod Installation Labor	8	\$71.43	\$571.42
St. Augustine Sod	1	\$742.85	\$742.85
Irrigation Labor	2	\$84.29	\$168.57
Irrigation Material	2	\$57.14	\$114.28

This proposal is to install new sod at the entrance by the valve boxes and in front of the playground, all sprinkler heads will be marked and a irrigation inspection will be performed for proper water coverage.

**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	\$1,597.12
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$1,597.12</b>

**THIS IS NOT AN INVOICE**

# **Fourth Order of Business**

**4D**

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2026 Budget**

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>	<b>ANNUAL</b>	
	<b>BUDGET</b>	<b>THRU</b>	<b>February-</b>	<b>PROJECTED</b>	<b>% +/(-)</b>	<b>BUDGET</b>
	<b>FY 2025</b>	<b>1/31/25</b>	<b>09/30/2025</b>	<b>FY 2025</b>	<b>Budget</b>	<b>FY 2026</b>
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ 1,355	\$ -	\$ 1,355	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	501,222	497,594	3,628	501,222	-	573,026
Special Assmnts- CDD Collected	50,202	-	50,202	50,202	-	57,394
Rental Income	-	475	-	475	-	-
Other Miscellaneous Revenues	-	13,238	-	13,238	-	-
<b>TOTAL REVENUES</b>	<b>\$ 551,424</b>	<b>\$ 512,662</b>	<b>\$ 53,830</b>	<b>\$ 566,492</b>		<b>\$ 630,420</b>

**EXPENDITURES**

***Financial and Administrative***

Supervisor Fees	\$ 12,000	\$ 1,600	\$ 10,400	\$ 12,000	\$ -	\$ 12,000
Onsite Staff	65,000	29,160	35,840	65,000	-	65,000
District Management	36,000	15,000	21,000	36,000	-	36,000
Field Management	12,000	5,000	7,000	12,000	-	12,000
Accounting Services	4,500	2,144	2,356	4,500	-	4,500
Website Admin Services	3,000	750	2,250	3,000	-	3,000
District Engineer	4,000	1,875	2,125	4,000	-	4,000
District Counsel	10,000	3,850	6,150	10,000	-	10,000
Trustees Fees	4,500	-	4,500	4,500	-	4,500
Auditing Services	6,400	1,400	5,000	6,400	-	6,400
Postage, Phone, Faxes, Copies	250	19	231	250	-	250
Legal Advertising	2,500	1,906	594	2,500	-	2,500
Bank Fees	250	-	250	250	-	250
Dues, Licenses & Fees	175	200	-	200	0	200

Website ADA Compliance	1,500	250	1,250	1,500	-	1,500
Disclosure Report	8,200	1,875	6,325	8,200	-	8,200
Misc Admin	300	-	300	300	-	300
<b>Total Financial and Administrative</b>	<b>\$ 170,575</b>	<b>\$ 65,029</b>	<b>\$ 105,571</b>	<b>\$ 170,600</b>	<b>\$ 170,600</b>	

#### **Insurance**

General Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,500
Public Officials Insurance		2,329	-	2,329	2,329	-	2,800
Property & Casualty Insurance	25,000	23,075	1,925	25,000	-	20,000	
Deductible	2,500	-	2,500	2,500	-	2,500	
<b>Total Insurance</b>	<b>\$ 29,829</b>	<b>\$ 23,075</b>	<b>\$ 6,754</b>	<b>\$ 29,829</b>	<b>\$ 28,800</b>		

#### **Utility Services**

Electric Utility Services	\$ 3,500	\$ 3,160	\$ 340	\$ 3,500	\$ -	7,000
Street Lights	60,000	28,399	31,601	60,000		65,000
Amenity Internet	1,800	1,502	298	1,800	-	3,000
Water/Waste	12,000	2,310	9,690	12,000	-	10,000
<b>Total Utility Services</b>	<b>\$ 77,300</b>	<b>\$ 35,371</b>	<b>\$ 41,929</b>	<b>\$ 77,300</b>	<b>\$ 85,000</b>	

#### **Amenity**

Pool Monitor	\$ 24,000	\$ -	\$ 24,000	\$ 24,000	\$ -	24,000
Janitorial - Contract	9,000	595	8,405	9,000	-	9,000
Garbage Dumpster - Rental/Collection	2,400	576	1,824	2,400	-	5,000
Amenity R&M	10,000	2,909	7,091	10,000	-	10,000
Access Control R&M	-	-	-	-	-	2,000
Key Card Distribution	2,500	110	2,390	2,500	-	2,500
Dog Waste Station Service and Supplies	3,120	520	2,600	3,120	-	-
Pool Maintenance - Contract	16,000	4,800	11,200	16,000	-	15,000
Pool Treatments & Other R&M	3,000	686	2,314	3,000	-	3,000
Security Monitoring Services	1,500	-	1,500	1,500	-	1,320
Miscellaneous	15,000	5,383	9,617	15,000	-	15,000
Holiday Decorations	-	-	-	-	-	-
<b>Total Amenity</b>	<b>\$ 86,520</b>	<b>\$ 15,579</b>	<b>\$ 70,941</b>	<b>\$ 86,520</b>	<b>\$ 86,820</b>	

#### **Landscape and Pond Maintenance**

Landscape Maintenance - Contract	\$ 132,000	\$ 45,600	\$ 86,400	\$ 132,000	\$ -	139,000
Landscaping - R&M	15,000	29,710	-	29,710	1	30,000
Landscaping - Mulch	10,000	-	10,000	10,000	-	10,000
Landscaping - Plant Replacement Program	2,000	-	2,000	2,000	-	2,000
Irrigation Maintenance	10,000	1,394	8,606	10,000	-	10,000
Aquatics - Contract	13,200	-	13,200	13,200	-	13,200
Waterway Management Program	5,000	4,598	402	5,000	-	5,000
<b>Total Landscape and Pond Maintenance</b>	<b>\$ 187,200</b>	<b>\$ 81,302</b>	<b>\$ 120,608</b>	<b>\$ 201,910</b>	<b>\$ 209,200</b>	

**Capital Reserves**

Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	50,000
<b>Total Capital Reserves</b>	<b>\$ -</b>	<b>\$ 50,000</b>				

**TOTAL EXPENDITURES**

<b>\$ 551,424</b>	<b>\$ 220,356</b>	<b>\$ 345,803</b>	<b>\$ 566,159</b>	<b>\$ 630,420</b>
-------------------	-------------------	-------------------	-------------------	-------------------

Excess (deficiency) of revenues	\$ -	\$ 292,306	\$ (291,973)	\$ 333	\$ -
Net change in fund balance	\$ -	\$ 292,306	\$ (291,973)	\$ 333	\$ -

**FUND BALANCE, BEGINNING**

<b>\$ 85,076</b>	<b>\$ 85,076</b>	<b>\$ 377,382</b>	<b>\$ 85,076</b>	<b>\$ 85,409</b>
------------------	------------------	-------------------	------------------	------------------

**FUND BALANCE, ENDING**

<b>\$ 85,076</b>	<b>\$ 377,382</b>	<b>\$ 85,409</b>	<b>\$ 85,409</b>	<b>\$ 85,409</b>
------------------	-------------------	------------------	------------------	------------------

# **Fourth Order of Business**

**4E**

# **Addendum #1 to the Agreement dated May 12, 2021**

This Addendum #1 to the Agreement dated May 12, 2021 (this “**Addendum #1**”) is made and entered into as of April 1, 2025, by and between the **Belmond Reserve Community Development District** (the “**District**”) and **Naylor Environmental Solutions, LLC**, a Florida limited liability company (the “**Contractor**”).

## **Background Information:**

The District and the Contractor entered into the Agreement dated May 12, 2021 (the “**Agreement**”) for certain required wetland monitoring services. Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to modify the existing Agreement by adding additional services and removing existing services. The Contractor submitted a proposal for such additional services which has been incorporated into this Addendum #1. The District and the Contractor each has the authority to execute Addendum #1 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #1 so that this Addendum #1 constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

- 1. Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #1.
- 2. Addition to Scope of Services.** Contractor agrees to perform the services set out in the scope of work attached hereto as **Exhibit A** and incorporated herein by reference. Contractor shall provide all labor and equipment necessary for these services.
- 3. Removal of Scope of Services.** Upon completion of the scope of services in Exhibit A, Contractor will no longer be required to provide wetland monitoring services and all services set out in Exhibit A of the original Agreement shall terminate.
- 4. Additional Compensation for Additional Services.** Contractor shall perform the additional services for the one-time payment of **\$3,500.00**.
- 5. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney’s fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered. Contractor’s liability shall be limited pursuant to Section 9 of the Agreement.
- 6. Limitations on Governmental Liability.** Contractor agrees that nothing herein will constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

**7. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

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

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

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

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

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

**10. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

**11. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from

public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33609.**

**12. Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum #2 effective as of the date written above.

**Naylor Environmental Solutions, LLC**



By: \_\_\_\_\_  
Name: Abbey Naylor  
Title: Principal

**Belmond Reserve  
Community Development District**

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



## EXHIBIT A – SCOPE OF WORK

### Belmond Reserve OSW 13 Mitigation Revisions March 6, 2025

This scope of work is to provide mitigation revisions for the Belmond Reserve Subdivision located north of the intersection of Rhodine Rd. and U.S. HWY 301 in Riverview, FL. OSW 13 was required mitigation for the impacts associated with SWFWMD ERP 4463.002 and the EPC Approval for Belmond Reserve. The mitigation site was damaged by potential over-spraying (by others) and the 2024 hurricane season. This scope is to revise the ERP and EPC approvals to allow for the purchase of mitigation bank credits in lieu of providing corrective actions at the mitigation site.

#### Task 1. SWFWMD ERP and EPC Permit Modifications

Naylor Environmental Solutions will prepare a permit modification request to the Southwest Florida Water Management District (SWFWMD) for ERP Permit No. 4463.002 and the Environmental Protection Commission of Hillsborough County (EPC) Wetland Impact and Mitigation Authorization No. 69012 to modify the mitigation requirement for OSW 13. The permits will be modified to remove the requirements for OSW 13 and to add a requirement for the purchase of 0.02 credits from the Alafia Mitigation Bank. Team updates are included. Agency phone and email coordination is included.

#### Assumptions:

1. Permits are not guaranteed.
2. Permit fees will be paid directly by the permittee/applicant.
3. Site visits are not anticipated to be required by the agencies. If SWFWMD or EPC requests a follow-up site visit, they will be provided under a separate scope.

#### Charges:

This scope of work will be conducted for a fixed fee of \$3,500 and will be billed on a percent complete basis.

# **Fourth Order of Business**

**4F**



## WETLAND CREDIT PURCHASE AGREEMENT

THIS WETLAND CREDIT PURCHASE AGREEMENT ("Agreement") is made and entered into this 6<sup>th</sup> day of March 2025, (the "Effective Date") by and between T. Mims Corp., c/o Alafia River Wetland Mitigation Bank, Inc. a Florida Profit Corporation, having an address of 439 South Florida Avenue, Suite 202, Lakeland, Florida 33801 ("Seller"), and Belmond Reserve CDD having an address of 2005 Pan AM Circle Suite 300, Tampa, FL 33607 ("Buyer").

### RECITALS:

WHEREAS, Seller has obtained a SWFWMD Environmental Resource Permit (ERP) which allows for the transfer of wetland functional gain units (hereafter referred to as wetland credits) within the Alafia River Watershed (HUC 03100204). This permit is referred to by the Seller as the "Alafia River Wetland Mitigation Bank" and is also referred to as "Seller Project", located in Polk County, Florida, within the Alafia River Basin (HUC 03100204) and permitted by the Southwest Florida Water Management District ("SWFWMD") under Chapters 40D-1 and 40D-4, F.A.C. as provided in District Permit No. 43043140.000 and 43043140.003 (Mims Development Project) and 43044487.000 (Alafia River Wetland Mitigation Bank); and

WHEREAS, Buyer seeks to fulfill the requirements of Southwest Florida Water Management District ERP ("State Permit"); and

WHEREAS, as a condition of the State Permit, the Buyer is required to compensate for wetland impacts, and elects to do so through the purchase of Wetland Credits (defined below) from Seller under the provisions of this Agreement; and

WHEREAS, the SWFWMD Application **806335** and EPC Review **69012** requires the Buyer to purchase a total of **0.02 Freshwater Herbaceous Wetland Credits** (as defined below) due to the proposed impacts to wetlands resulting from the development of the Project; and

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, it is agreed as follows:

1) RECITALS. The recitals are hereby incorporated herein by this reference and made a part of this Agreement.

2) DEFINITIONS. The following terms shall have the following meanings in this Agreement:

a) WETLAND CREDITS. "Wetland Credits" shall mean wetland functional gain units sold from the "Seller Project" as determined by SWFWMD ("State Credits") under either ERP No. 43043140.000 or ERP No. 43043140.003 (titled Mims Development Project – Phase 1 and Mims Development Project – Phase 2, respectively) or 43044487.000 (Alafia River Wetland Mitigation Bank). Wetland Credits were determined using the Uniform Mitigation Assessment Method ("UMAM").

b) WETLAND BANK. "Wetland Bank" shall mean the Seller Project that is currently permitted by SWFWMD under:

- ERP No. 43043140.000 with 42.27 freshwater forested functional gain units;
- ERP No. 43043140.003 with 49.28 freshwater forested functional gain units and 113.01 herbaceous functional gain units; or
- ERP No. 43044487.000 with 65.46 freshwater forested credits and 50.21 freshwater herbaceous credits available for transfer.

Seller Project's Wetland Credits are fully available for sale to the open market in connection with a SWFWMD ERP permitted project(s).

3) **COMPENSATION**. Subject to the terms and conditions of this Agreement, Buyer shall purchase from Seller and Seller shall sell to Buyer **0.02 Freshwater Herbaceous Wetland Credits**.

- a) **PURCHASE PRICE**. In exchange for the Wetland Credits being purchased hereunder, Buyer shall, subject to the terms and conditions of this Agreement, pay to the Seller the "Minimum Purchase Price" for a sum total of **Twenty Thousand Dollars (\$20,000.00)**. See minimum purchase price information below.
- b) **MINIMUM PURCHASE** The Seller requires a minimum purchase amount of **\$20,000.00** (the "Minimum Purchase Price"). The total credit amount requested by the Buyer does not meet the Minimum Purchase Price.
- c) **DEPOSIT** For projects that do not meet the Minimum Purchase Price, payment in full (**\$20,000.00**) is required within the Payment Timing described below and there is no Reservation Period.
- d) **PAYMENT TIMING** On or before forty-five (45) days from the Effective Date of this Agreement, Buyer shall pay Seller the Minimum Purchase Price and there is no Reservation Period.
- e) **PAYMENT METHOD**. All payments hereunder shall be made to T. Mims Corp. Buyer shall pay the Minimum Purchase Price by either a wire transfer or Automated Clearing House (ACH) transfer. Seller shall require any checks to be cleared before issuing of the wetland credits. In no instance shall Wetland Credits be transferred by Seller prior to Seller having received full payment of the Purchase Price. Wire transfer / ACH payment instructions are attached as Exhibit A.
- f) **OTHER TERMS**. Wetland Credits purchased are non-refundable and non-transferrable.

4.) **PROCESS**

- a) **RESERVATION PERIOD**. The Buyer shall provide the Minimum Purchase Price and there is no Reservation Period for this Agreement.
- b) **RESERVATION LETTER**. The Seller has conveyed a letter to Buyer indicating that the Wetland Credits have been reserved by Buyer for the applicable Reservation Period ("Reservation Letter").
- c) **TRANSFER OF WETLAND CREDITS**. Upon receipt by Seller of Buyer's SWFWMD Permit and Purchase Price or Balance of Purchase Price, Seller shall initiate a minor modification of the Wetland Bank Permit(s) ("Permit Modification") to withdraw State Credits in favor of Buyer's SWFWMD Permit.

Seller shall provide a copy of the Permit Modification to Buyer.

- e) **TERMINATION**. At Seller's discretion, this Agreement shall automatically terminate if Buyer does not pay the Minimum Purchase Price to Seller on or before forty-five (45) days from the Effective Date of this Agreement. In any event, this Agreement must be fully executed on or before April 20, 2025, or, at the discretion of the Seller, any and all obligations of the Seller shall be terminated.

5) **SELLER'S COVENANTS AND REPRESENTATIONS**. Seller represents that it is authorized by SWFWMD to sell Wetland Credits from the Wetland Banks in accordance with their SWFWMD permits.

Seller shall be responsible for the maintenance of the Wetland Credits and the Wetland Banks in accordance with the requirements of the SWFWMD permit and other applicable laws. Seller has good and sufficient title to the Wetland Credits it will sell to Buyer. Buyer shall have no rights or obligations to perform any of the responsibilities of the Seller now or hereafter set forth by the SWFWMD regarding the development and maintenance of the Wetland Credits or the Wetland Banks nor shall Buyer have any rights or obligations to enforce any of the responsibilities of the Seller.

6) **NOTICES.** Any notices required or permitted hereunder shall be sufficiently given if delivered by overnight courier, by United States mail, return receipt requested, by facsimile or electronic mail to the parties hereto as follows:

If to Seller:

T. Mims Corp.  
c/o Alafia River Wetland Mitigation Bank, Inc.  
439 Florida Avenue, Suite 202  
Lakeland, FL 33801  
(863) 683-9297  
[tom@tmimscorp.com](mailto:tom@tmimscorp.com)

If to Buyer:

Belmond Reserve CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Any notice given pursuant hereto by overnight courier shall be effective as of delivery; any notice given pursuant hereto by First Class United States mail, return receipt requested, shall be effective as of the third business day following its posting, and any notice given pursuant hereto by facsimile or electronic mail shall be effective as of receipt of a confirmation by the sending party.

7) **PRIOR AGREEMENTS.** This Agreement shall supersede any and all prior understandings and agreements between the parties hereto, whether written or oral, with respect to the subject matter hereof and may be amended only by a written document stating the specifics of such amendment, executed by both Seller and Buyer.

8) **APPLICABLE LAW.** Seller and Buyer shall be contractually bound to this Agreement, which shall be governed by the laws of the State of Florida and subject to the requirements of any applicable federal laws or regulations. Changes in federal, state, or local laws, which might have otherwise impacted this Agreement, shall not be enforced retroactively after execution of this Agreement. Each party shall be held harmless for damages sustained by the other party as a result of changes in federal, state, or local laws pertaining to this transaction or the interpretation or enforcement of said changes.

9) **ATTORNEYS' FEES.** In the event any action, suit, or other proceeding at law or in equity is brought to enforce the covenants and agreements contained in this Agreement or to obtain monetary damages for breach thereof, and such action results in an award judgment for monetary damages, or the granting of any equitable relief in favor of any party hereto, all expenses, including reasonable attorney's fees, of the successful party in such action, suit, or other proceeding shall, upon demand of such party, be paid by the other party.

10) **SUCCESSORS AND ASSIGNS.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of Seller and Buyer, as the case may be, and their respective successors and assigns. Neither party hereto shall assign any interest hereunder without the prior written approval of the other, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

**SELLER:**

T. Mims Corp.

William T. Mims

By: William T. Mims

Its: Manager

Dated:

**BUYER:**

Belmond Reserve CDD

By:

Its:

Dated:

**Exhibit A**

Wire / ACH Payment Instructions

Alafia River Wetland Mitigation Bank, Inc

Account # 101460333727

Routing # 272480678

Lake Michigan Credit Union

439 S. Florida Avenue

Lakeland, FL 33801

# **Fourth Order of Business**

**4G**

# **Belmond Reserve**

## **Community Development District**

### **Community Facilities**

### **Rules & Regulations**

*Adopted April 1, 2025*

# **Community Facilities Rules & Regulations**

## **Table of Contents**

General.....	3
Definitions .....	3
Conduct Code .....	4
Lease Procedures and Transfer of Privileges.....	5
Use of Community Facilities.....	6
Community Facility Reservation Policies.....	8
Community Ponds .....	8
Dog Park Rules.....	8
Playground Rules.....	9
Swimming Pool Facility.....	.10
Violation of Rules and Regulations.....	11

## **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.

### **Disclaimer and Use of Recreational Facilities at Your Own Risk**

**Residents and guests using the facilities do so at their own risk.** The safety of our residents and members and guests of our community is a primary concern. All persons using the facilities do so at their own risk and agree to abide by the rules for use of the facilities. The Belmond Reserve Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property. Residents and members are responsible for their actions and those of their guests.

**THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE COMMUNITY FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY FACILITIES RESIDENTS, MEMBERS AND GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.**

Residents, members and guests hereby release, waive, discharge, and covenant not to sue the District, its officers, directors, employees, agents, contractors, successors, and assigns (collectively, the "Released Parties") from any and all liability, claims, demands, losses, or causes of action of any kind or nature, known or unknown, arising out of or in any way connected with participant's use of the community facilities or participation in the activities at the facilities, including, but not limited to, any personal injury, property damage, or wrongful death. Residents, members and guests further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with their use of the community facilities or participation in activities at the facilities.

Residents, members and guests hereby acknowledge a non-waiver of the District's

limitation of liability contained in Fla.Stat. 768.28.

***Persons interested in using the recreational facilities are encouraged to consult with a physician prior to commencing a physical fitness program.***

## **Definitions**

All capitalized terms shall have the meanings as defined herein.

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

8. Guest(s) – A Member who is 18 years or older shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The District Manager may make accommodations as necessary for unaccompanied Guests. Approvals for unaccompanied Guests must be received in advance and are at the discretion of the District Manager.
9. Household – A house and its occupants regarded as a unit.
10. Member – A Resident, Annual Passholder or Tenant.
11. Pool Cabana – Covered area near the pool.
12. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such additions thereto as may hereafter be brought within the boundaries of the District.
13. Recreational Facilities – Includes the swimming pool facilities, community center, picnic area, pickleball courts, 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.
2. To support the safe use of the Recreational Facilities, children fourteen (14) years of age and younger should be accompanied by a responsible adult. However, children aged 14 and under may use the Recreational Facilities unsupervised if their parent/guardian has determined they demonstrate the necessary competency, maturity, and understanding of the Recreational Facilities rules. Parents/guardians are ultimately responsible for determining their child's readiness and ensuring their safe use of the Recreational Facilities. A consent and waiver form is available for parents/guardians of children aged 14 and under who wish to allow their child to use the Recreational Facilities unsupervised.
3. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older.
4. Members and Guests may use the Recreational Facilities as follows:
  - a. Each household/Annual Passholder will be issued one (1) Amenity Access Card or Fob. This card is for use by the cardholder only.
  - b. The Amenity Access Card or Fob is used to access the swimming pool and bathrooms. Age restrictions apply.
  - c. When you use the Amenity Access Card or Fob, your name and time of entry are registered.
  - d. Your Amenity Access Card or Fob is your responsibility. If you misplace your Amenity Access Card or Fob, please contact the District Manager immediately so that it can be deactivated.
  - e. Replacement Amenity Access Cards or Fobs will be issued at a charge of \$25 per Amenity Access Card or Fob.
  - f. Hours for the Community Facilities are from dawn to dusk. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
  - g. When applying for a replacement Amenity Access Card or Fob, State issued identification must be presented (i.e. a driver's license, birth certificate, or passport), along with a copy of a utility statement and or a vehicle registration showing the individual's address of residence. Each cardholder is required to sign an Amenity Access Card Agreement. Tenants must also provide a copy of their lease.

- h. Use of skateboards, scooters, or similar equipment will not be permitted anywhere in the Recreational Facilities. When using the Recreational Facilities, such equipment will be stored at/near the bike rack using personal locking devices at your own risk. Skateboards/small equipment can be secured with your personal belongings.
- 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. Diving or flips from the deck into the swimming pool will not be allowed.
- n. No fighting.
- o. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
- p. Members or Guests of any age may not bring or consume alcoholic beverages within the Community Facilities.
- q. Illegal drugs and paraphernalia are prohibited.
- r. 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.
- s. Community Facilities shall be used only for the purpose for which they are designed.
- t. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.

- 5. Community property may not be altered or removed from any Community Facility without written consent from the Board of Supervisors or District Manager.
- 6. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
- 7. 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.

8. 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.
9. 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.
10. All instructors are independent contractors that must be approved, certified and insured and must have a contractual agreement with the District.
11. Except at community-sponsored events as approved by the District Management, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited on or within Community Facilities.
12. 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 in/on the stormwater ponds within the District is prohibited. This shall not apply to the 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. To support the safe use of the Dog Park, children fourteen (14) years of age and younger should be accompanied by a responsible adult. However, children aged 14 and under may use the Dog Park unsupervised if their parent/guardian has determined they demonstrate the necessary competency, maturity, and understanding of the Dog Park rules. Parents/guardians are ultimately responsible for determining their child's readiness and ensuring their safe use of the Dog Park. A consent and waiver form is available for parents/guardians of children aged 14 and under who wish to allow their child to use the Dog Park unsupervised.
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.
18. Call 911 in the event of an emergency and inform the District Manager.

### **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. To support the safe use of the Park, children fourteen (14) years of age and younger should be accompanied by a responsible adult. However, children aged 14 and under may use the Park unsupervised if their parent/guardian has determined they demonstrate the necessary competency, maturity, and understanding of the Park rules. Parents/guardians are ultimately responsible for determining their child's readiness and ensuring their safe use of the Park. A consent and waiver form is available for parents/guardians of children aged 14 and under who wish to allow their child to use the Park unsupervised.
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. To support the safe use of the Pool Facilities, children fourteen (14) years of age and younger should be accompanied by a responsible adult. However, children aged 14 and under may use the Pool Facilities unsupervised if their parent/guardian has determined they demonstrate the necessary swimming competency, maturity, and understanding of the Pool Facilities rules. Parents/guardians are ultimately responsible for determining their child's readiness and ensuring their safe use of the Pool Facilities. A consent and waiver form is available for parents/guardians of children aged 14 and under who wish to allow their child to use the Pool Facilities unsupervised. This form acknowledges the risks involved and allows the parent/guardian to confirm the child's swimming competency and maturity level.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Hillsborough County and the State of Florida.
6. Proper swimming attire (bathing suits only) must be worn while using the Pool Facilities.
7. No smoking is allowed in the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment.
11. No running or rough housing is allowed in the Pool Facilities. No bikes, roller skates/blades or scooters will be used 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 music playing devices will not be played at the pool. All portable

electronic devices are allowed if headphones are used.

16. Food and beverages are prohibited in the pool and on the pool wet deck area per the Florida Statutes.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.

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

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

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

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

- g. Damaging or destroying District property; or
- h. Engaging in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests.

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

**BELMOND RESERVE COMMUNITY DEVELOPMENT  
DISTRICT**

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

- 1. BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the amenity center meeting room and related facilities (hereinafter, the "Facilities"), located within the Belmond Reserve community in Hillsborough County, Florida.
- 2.** The District, by its execution of this Agreement, has approved the use of the amenity center meeting room as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a rental fee of \$50.00 for rentals up to four (4) hours or \$100.00 for rentals up to six (6) hours, plus a refundable security deposit in the amount of \$200.00 for the Applicant. All monies must be in the form of U.S. Bank Check. Please make two separate checks (one each for the rental fee and security deposit) payable to:

Belmond Reserve CDD

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

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

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

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

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

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

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

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

**APPLICANT**

---

Signature

---

Print Name

---

Date

**BELMOND RESERVE  
COMMUNITY  
DEVELOPMENT DISTRICT**

---

Signature

---

Print Name & Title

---

Date

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

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

## BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

### CHECK PAYMENT FORM

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

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

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

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

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

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

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

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

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

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

AMOUNT OF CHECK: \$ \_\_\_\_\_

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

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

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

## **Belmond Reserve Community Development District Consent and Waiver Form**

In addition to agreeing to abide by all community standards and policies while utilizing the District's amenities and facilities I, \_\_\_\_\_, hereby agree to the following:

### **Disclaimer and Use of Recreational Facilities at Your Own Risk**

**HOMEOWNERS, RESIDENTS, AND GUESTS USING THE FACILITIES DO SO AT THEIR OWN RISK.** The safety of our residents and members and guests of our community is a primary concern. All persons using the facilities do so at their own risk and agree to abide by the rules for use of the facilities. The Belmond Reserve Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property. Residents and members are responsible for their actions and those of their guests.

**THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE COMMUNITY FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY FACILITIES, RESIDENTS, MEMBERS AND GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.**

*Persons interested in using the recreational facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and cardiovascular exercise.*

By signing this Consent and Waiver Form, I am stating that I am aware of, and assume the risks of, my child/minor engaging in physical exercise, swimming, aerobics, weightlifting, sports, and cardiovascular exercise while utilizing the District amenities and facilities. I understand these activities are potentially hazardous and participation may result in injury. I assume all risks of injury or harm that may occur to me through my use of the District amenities and facilities, including: falls, drowning, shortness of breath,

dehydration, exacerbation of a pre-existing injury or illness, harm or contact caused by a concealed peril unknown to the District, animal and/or insect bites, infection, injury caused by heavy equipment and weights, injury caused by misuse of equipment, sunburn, heat stroke, burns, amputations, substantial bodily harm, and ultimately death. I hereby waive any and all claims which I might have based on any of those risks expressly stated herein, and any other risks typically associated with the amenity, facility, or activity in which I participate. I acknowledge all such risks are known and understood by me. I further understand it is recommended that any minor/child be accompanied by an adult during the minor/child's use of the District amenities and facilities. I certify as a material condition to my permission to utilize the District amenities and facilities that my minor/child is physically fit and sufficiently capable to utilize the District's facilities. If permitted to use the pool facilities, I hereby confirm that my minor/child has the swimming competency and maturity level to use the pool facilities.

By signing this Consent and Waiver Form I hereby release, waive, discharge, and covenant not to sue the District, its officers, directors, employees, agents, contractors, successors, and assigns (collectively, the "Released Parties") from any and all liability, claims, demands, losses, or causes of action of any kind or nature, known or unknown, arising out of or in any way connected with my minor/child's use of the community amenities or participation in the activities at the amenities, including, but not limited to, any personal injury, property damage, or wrongful death.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect.

Residents, members, and guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

By signing this, Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Participant: \_\_\_\_\_

Address of Participant: \_\_\_\_\_

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

Name of Minor/Child	Community Facilities Permitted to Use Unsupervised (Check all that apply)			Parent/Guardian Initial
	Pool	Playground	Basketball Court, Clubhouse, picnic area, dog park	
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

**IN WITNESS WHEREOF**, the parties hereto have caused this Consent and Waiver to be signed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

**Witnesses 1:**

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

**Participant,**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**Witnesses 2:**

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
("Participant"),  who is personally known to me or  who has produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name typed, printed or stamped  
My Commission Expires: \_\_\_\_\_

## RESOLUTION 2025-02

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

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

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

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

**WHEREAS**, the Board held a public meeting to receive public comment on the proposed Community Facilities Rules & Regulations (the “**Community Rules**”);

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

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

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

1. **Adoption.** The Board hereby adopts the Community Facilities Rules & Regulations, as finalized in the form attached hereto as **Exhibit A**.
2. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

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

**Passed and adopted on April 1, 2025.**

**Attest:**

**Belmond Reserve  
Community Development District**

---

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

Secretary/Assistant Secretary

---

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

Title: Chair/Vice-Chair of the Board of  
Supervisors

**Exhibit A: Community Facilities Rules & Regulations**

# **Fourth Order of Business**

**4H**



# Proposal

PO Box 135093  
Clermont, FL 34714  
(407) 290-5911

Proposal # 11878	Customer # PROJ-0108	System Type AUDIO/VIDEO	PO Number ADDITIONAL CAMERAS	Term Net 30 Days	Proposal Date March 06, 2025
---------------------	-------------------------	----------------------------	------------------------------------	---------------------	---------------------------------

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

**Site Location:**  
BELMOND AMENITY CENTER  
13197 RHODINE RD.  
RIVERVIEW, FL 33579

Contact Information:  <b>Customer</b> Contact BELMOND RESERVE CDD Phone: (813) 873-7300 Email: BRYAN.RADCLIFF@INFRAMARK.COM  <b>Salesperson</b> Name: ANGIE HELFAND Phone: Email: angie.helfand@swsprotection.com	Brief Description:  PLEASE SEE ITEM DESCRIPTION ON EACH LINE ITEM. GENERIC LINE ITEM PROPOSAL DEPENDING ON OPTIONS SELECTED.
---	--

## Charges

Description	QTY	Rate	Amount
Installation of Cameras - each camera will take 2-3 hours to wire, install and program depending on location of cameras and accessibility for wiring	3.00	120.00	360.00
Installation of 2 New Hard Drives - Optional - your current set up is storing video back to October 2024 with 4 cameras.	1.00	120.00	120.00
Installation of NVR - Only needed if you are adding more than 4 cameras	1.00	120.00	120.00
180 DEGREE CAMERA - Equivalent to the camera currently installed at the pool area	1.00	2,066.78	2,066.78
5MP Outdoor Dome Camera - Equivalent to the 3 other cameras installed	1.00	579.00	579.00
8TB Hard Drive Storage - Optional only if you want additional storage	2.00	967.00	1,934.00
16 CHANNEL NVR - Optional - Only if you want to add more than 4 additional cameras	1.00	1,099.00	1,099.00
<b>Total Charges:</b>			6,278.78
<b>Sales Tax:</b>			0.00
<b>Grand Total:</b>			<b>\$6,278.78</b>

## Notes

Note	Modified Date	User
------	---------------	------

X \_\_\_\_\_  
Agreed To By \_\_\_\_\_ Name \_\_\_\_\_ Date \_\_\_\_\_

## CONTACT US

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

To view this proposal online, please visit: <https://www.southeastwiring.alarmbiller.com> | Registration Key: 9965B2

# Fourth Order of Business

4I

# Food Truck Agreement

This Food Truck Agreement (the “**Agreement**”) is made as of the 1st day of April, 2025, by and between **All About Food Trucks, LLC**, (the “**Independent Contractor**”), whose mailing address is 32642 Coldwater Creek Loop, Wesley Chapel, Florida 33545, and the **Belmond Reserve Development District** (the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

## Operative Provisions

- 1. Term and Scope of Work:** The term of this Agreement is effective beginning April 1, 2025. Independent Contractor may schedule food trucks in the clubhouse parking lot and shall coordinate with the District Manager or Clubhouse Manager for permitted times. Independent Contractor does not have exclusive use of the parking lot and may only use the spaces designated by the District. Independent Contractor may not store any items at the District’s clubhouse.
- 2. Payment:** Independent Contractor will not be required to make any payments to the District.
- 3. General Provisions:**
  - a. Any alterations or deviations from the Agreement must be executed in writing by the District and Independent Contractor.
  - b. Independent Contractor shall obtain and provide the District with a copy of their liability insurance policy (Minimum \$1,000,000 in coverage). The Independent Contractor shall add the District as an additional insured on the insurance policy.
  - c. Independent Contractor agrees to maintain proper training to keep all training certifications current and shall provide copies to the Clubhouse Manager for District files.
  - d. Independent Contractor shall at his/her own expense obtain all permits and licenses necessary for the work to be performed.
  - e. The Independent Contractor shall provide the District with thirty (30) days’ notice of cancellation of insurance, certification or permits needed to provide the services. At no time shall the Independent Contractor be without insurance, certification or permits needed to provide the services. Failure to meet these requirements shall result in immediate termination of services and the Independent Contractor shall immediately cease and desist all activities at the District’s clubhouse.
  - f. Independent Contractor agrees to be on time and appropriately dressed. The Independent Contractor and the customers must abide by all of the clubhouse policies and rules.
  - g. The Independent Contractor shall protect and prevent damage to the District’s property, including but not limited to, the protection thereof from damage by from

theft or vandalism. Restoration of such damage shall be the sole responsibility of the Independent Contractor.

- h. The Independent Contractor agrees to indemnify, save and hold harmless the District, its officers, agents, servants and employees and affiliated owners of the property, from and against any and all direct or indirect claims of loss, and further from and against any and all loss, cost expense, liability, damage or injury, including legal fees and disbursements, that the District, its officers, agents, servants or employees may directly or indirectly sustain, suffer or incur as a result of negligence, recklessness, or intentional wrongful misconduct from Independent Contractor, resulting from, arising out of or occurring in connection with the execution of the services.
- i. The Laws of the State of Florida shall govern this Agreement. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. The parties to this Agreement acknowledge venue as lying in the county where the District is located.
- j. Both the District and the Independent Contractor may terminate this agreement at any time without cause upon thirty (30) days written notice. Immediately upon termination, Independent Contractor shall remit to District any fees due to District in accordance with Section 2 of this Agreement.
- k. The District reserves the right to amend the days and times the Independent Contractor may schedule food trucks at any time.
- l. As required under Section 119.0701, Florida Statutes, the Independent Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Independent Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Independent Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE INDEPENDENT CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE INDEPENDENT CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7070, BY EMAIL AT**

**PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL  
AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.**

- m. E-Verify. Pursuant to Section 448.095(2), Florida Statutes,
  - a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
  - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
  - c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- n. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- o. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Independent Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- p. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- q. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in

any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

**All About Food Trucks, LLC**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Belmond Reserve  
Community Development District**

Name: \_\_\_\_\_  
Title: Chair of the Board of Supervisors

# **Fourth Order of Business**

**4J**



# PROPOSAL

Inframark  
501 S Falkenburg Rd, Tampa, FL 33619  
Phone: 813-295-5455  
Customer ID: Belmond Reserve CDD

Date: 03/24/2025

Quote valid until: 04/24/2025

Proposal For: Belmond Reserve CDD  
Prepared by: Don Cameron

W.O. # WOBR03242025

Pressure Wash PVC Fence / Monuments	Quantity	Unit Price	Taxable?	Amount
Materials: 1 Gal. Bleach	12	\$12 / Gal.	No	\$144
Labor: Pressure wash PVC fencing @ Shining Willow Way entrance to community.	7,200 ft2	\$0.21 / ft2	No	\$1,512
Pressure wash monuments @ Shining Willow Way entrance to community.	390 ft2	\$0.21 / ft2	No	\$81.90
Disposal Fees Shipping/Handling		Flat Fee	No No	\$n/a \$n/a
			Total	\$1,737.90

**Full payment is due within 60 days of finalizing the project.**

If you have any questions concerning this proposal, please contact Don Cameron at [Donald.Cameron@Inframark.com](mailto:Donald.Cameron@Inframark.com)

By: Don Cameron

By: \_\_\_\_\_

Date: 03/24/2025

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

Inframark – Tampa, FL 33619

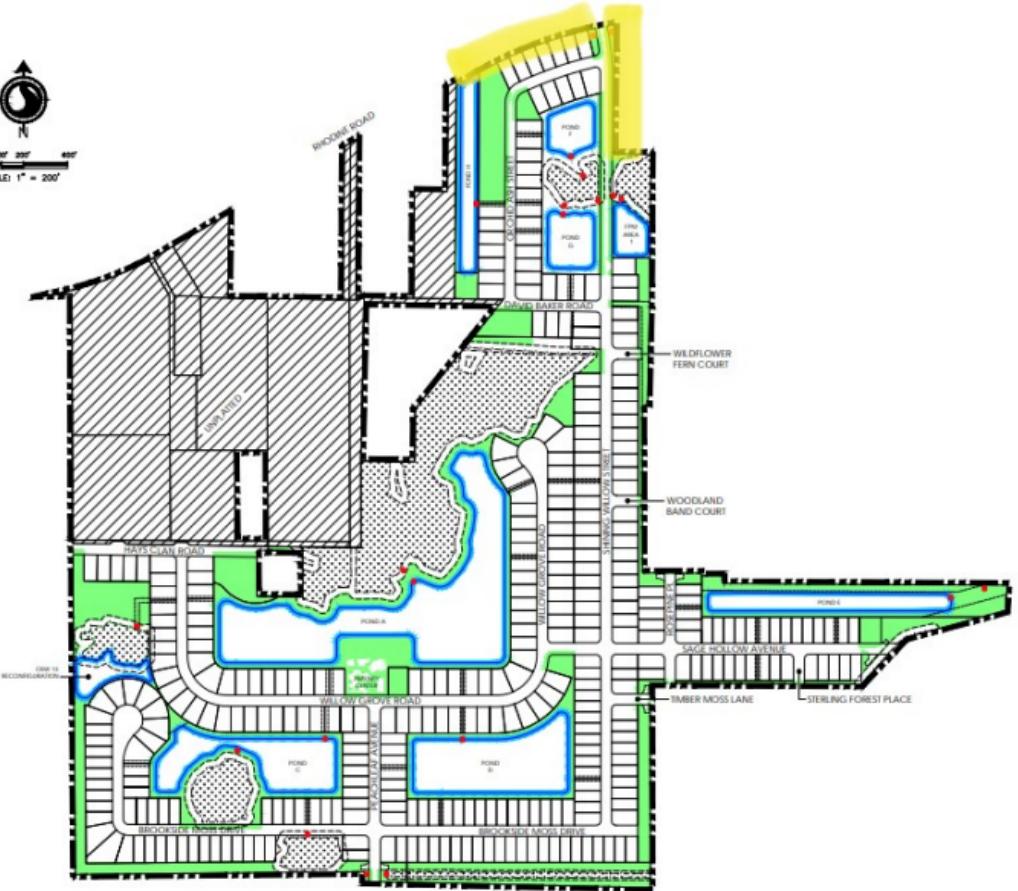
We are proud to provide a range of services for your community.

# **Fourth Order of Business**

**4K**



0 150' 200' 400'



Stated Consulting Services Inc.  
1011 1/2 Rossouwland Rd., Suite 200  
Vancouver, BC V6P 2B2  
604.522.3882  
www.scsbc.com  
Fax: 604.522.0300  
Certificate of Authorization #0303  
#111-42008-00

Copyright Reserved  
The Contractor shall not be allowed to sell drawings to others or to make any unauthorized or unauthorized copies of them. The drawings are to be used only for the purpose intended. Reproduction or use for purposes other than that authorized by the Contractor is prohibited.

### Lagernd

- EASEMENT LINE
- CONTROL STRUCTURE
- LANDSCAPE MAINTENANCE
- FORD BANK MAINTENANCE
- WETLAND WITH 25' SETBACK

Revision 00 00000000000000000000000000000000

Client/Project  
**SEALYON RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

## MAINTENANCE MAP

# **Fifth Order of Business**

**5A**

# **Fifth Order of Business**

**5B**

# **Fifth Order of Business**

**5C**

# **Sixth Order of Business**

**6A**

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

The regular meeting of the Board of Supervisors of Belmond Reserve Community Development District was held on Tuesday, March 4, 2025, at 6:00 p.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

Demetrious Britt	Chairman
Will McPherson	Vice Chairman
Zebadiah Rabsatt	Assistant Secretary
Nicole Hughes	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Samantha Ford	District Manager
Cari Allen Webster	District Counsel
Clay Wright	Field Service Manager
Jahyra Rivera	Clubhouse Manager
Greg Schweitzer	Yellowstone
Danny Trowell	Yellowstone
Residents	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Radcliff called the meeting to order at 6:02 p.m.

Mr. Radcliff called the roll and indicated a quorum was present for the meeting.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resident Resume for Open Vacancy Seat # 3**

The Board agreed to Table the consideration of resident resumes for the open vacancy in Seat 3 to the next meeting in April.

**B. Discussion of Amenity Rules and Procedures**

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, upon VOICE VOTE, with all in favor, 4-0, was approved to set the minimum age requirement for attendance at the amenities without an adult at 14 years of age.
---

### C. Consideration of Food Truck Service

On MOTION by Mr. Britt, seconded by Ms. Hughes, upon VOICE VOTE, with all in favor, 4-0, to approve a proposal from All About Food Trucks for food truck service for the District.

### D. Consideration of #522390 Yellowstone Landscape Proposal

On MOTION by Mr. McPhearson, seconded by Mr. Britt, upon VOICE VOTE, with all in favor, 4-0, the Board reviewed proposal #522390 from Yellowstone for repairs/replacement to the pump/well on Shining Willow. The Board approved not to exceed the amount of \$15,000. District management will obtain a second proposal in addition to designating Mr. Rabsatt the ability to approve outside a meeting.

## FOURTH ORDER OF BUSINESS

### Consent Agenda

- A. Approval of Minutes (*February 4, 2025, Regular Meeting*)
- B. Consideration of Operation and Maintenance Invoices (*January 2025*)
- C. Acceptance of Financials and Approval of Check Register (*January 2025*)

On MOTION by Mr. Britt, seconded by Mr. Rabsatt, upon VOICE VOTE, with all in favor, 4-0, the Consent Agenda was approved.

## FIFTH ORDER OF BUSINESS

### Staff Reports

#### A. District Counsel

There being nothing to report, the next order of business followed.

#### B. District Engineer

There being nothing to report, the next order of business followed.

#### C. District Manager

There being nothing to report, the next order of business followed.

## SIXTH ORDER OF BUSINESS

### Board of Supervisors' Requests and Comments

Mr. Rabsatt requested proposals for pressure washing with special attention to the front fences at the entrance.

Mr. Rabsatt requested proposals for alternative ground coverings for the playground.

## SEVENTH ORDER OF BUSINESS

### Public Comments

A resident requested follow up on overgrown common areas near her fence.

**EIGHTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. McPhearson, seconded by Mr. Rabsatt, upon VOICE VOTE, with all in favor, 4-0, the meeting was adjourned at 7:15 p.m.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

# **Sixth Order of Business**

**6B**

# **Belmond Reserve Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 28, 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 February 28, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND		SERIES 2020 FUND		SERIES 2023 FUND		CAPITAL PROJECTS FUND		SERIES 2020 FUND		SERIES 2023 FUND		GENERAL FUND		GENERAL LONG TERM DEBT FUND		TOTAL	
	GENERAL FUND		SERIES 2020 FUND		SERIES 2023 FUND		CAPITAL PROJECTS FUND		GENERAL FUND		SERIES 2020 FUND		SERIES 2023 FUND		GENERAL FUND			
	GENERAL FUND		DEBT SERVICE FUND		DEBT SERVICE FUND		FUND		FUND		GENERAL FUND		DEBT FUND		FUND			
<b>ASSETS</b>																		
Cash - Operating Account	\$ 328,665		\$ -	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 328,665		
Cash in Transit	-		1,764		-		-		-		-		-		-	1,764		
Due From Other Funds	31,827		12,369		-		1,356		-		-		-		-	45,552		
Investments:																		
Acq. & Construction - Amenity	-		-		-		4		-		-		-		-	4		
Acquisition & Construction Account	-		13,851		-		-		3		-		-		-	13,854		
Reserve Fund	-		296,700		17,525		-		-		-		-		-	314,225		
Revenue Fund	-		618,254		54,601		-		-		-		-		-	672,855		
Fixed Assets																		
Construction Work In Process	-		-		-		-		-		9,547,088		-		-	9,547,088		
Amount To Be Provided	-		-		-		-		-		-		10,716,000		10,716,000			
<b>TOTAL ASSETS</b>	<b>\$ 360,492</b>		<b>\$ 942,938</b>		<b>\$ 72,126</b>		<b>\$ 1,360</b>		<b>\$ 3</b>		<b>\$ 9,547,088</b>		<b>\$ 10,716,000</b>		<b>\$ 21,640,007</b>			
<b>LIABILITIES</b>																		
Accounts Payable	\$ 21,583		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ 21,583		
Bonds Payable	-		-		-		-		-		-		10,716,000		10,716,000			
Due To Other Funds	-		-		48,032		-		-		-		-		-	48,032		
<b>TOTAL LIABILITIES</b>	<b>21,583</b>				<b>48,032</b>								<b>10,716,000</b>		<b>10,785,615</b>			
<b>FUND BALANCES</b>																		
Restricted for:																		
Debt Service	-		942,938		24,094		-		-		-		-		-	967,032		
Capital Projects	-		-		-		1,360		3		-		-		-	1,363		
Unassigned:	338,909		-		-		-		-		9,547,088		-		-	9,885,997		
<b>TOTAL FUND BALANCES</b>	<b>338,909</b>		<b>942,938</b>		<b>24,094</b>		<b>1,360</b>		<b>3</b>		<b>\$ 9,547,088</b>		<b>-</b>		<b>10,854,392</b>			
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 360,492</b>		<b>\$ 942,938</b>		<b>\$ 72,126</b>		<b>\$ 1,360</b>		<b>\$ 3</b>		<b>\$ 9,547,088</b>		<b>\$ 10,716,000</b>		<b>\$ 21,640,007</b>			

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b>REVENUES</b>				
Interest - Tax Collector	\$ -	\$ 1,355	\$ 1,355	0.00%
Rental Income	-	575	575	0.00%
Special Assmnts- Tax Collector	501,222	500,469	(753)	99.85%
Special Assmnts- CDD Collected	50,202	1,545	(48,657)	3.08%
Other Miscellaneous Revenues	-	100	100	0.00%
<b>TOTAL REVENUES</b>	<b>551,424</b>	<b>504,044</b>	<b>(47,380)</b>	<b>91.41%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Trustee Fees	4,500	8,297	(3,797)	184.38%
Disclosure Report	8,200	1,875	6,325	22.87%
District Counsel	10,000	4,848	5,152	48.48%
District Engineer	4,000	2,942	1,058	73.55%
District Manager	36,000	15,000	21,000	41.67%
Accounting Services	4,500	1,875	2,625	41.67%
Auditing Services	6,400	1,400	5,000	21.88%
Website Compliance	1,500	250	1,250	16.67%
Postage, Phone, Faxes, Copies	250	53	197	21.20%
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	5,222	9,778	34.81%
Entry System-Key Fob	2,500	220	2,280	8.80%
Website Administration	3,000	1,000	2,000	33.33%
Miscellaneous Expenses	300	-	300	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
<b>Total Administration</b>	<b>113,404</b>	<b>48,088</b>	<b>65,316</b>	<b>42.40%</b>
<b>Utility Services</b>				
Utility - Water	12,000	2,658	9,342	22.15%
Utility - Electric	3,500	4,291	(791)	122.60%
Utility - StreetLights	60,000	33,924	26,076	56.54%
<b>Total Utility Services</b>	<b>75,500</b>	<b>40,873</b>	<b>34,627</b>	<b>54.14%</b>

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>Other Physical Environment</u></b>				
ProfServ-Field Management	12,000	15,335	(3,335)	127.79%
Waterway Management	5,000	5,685	(685)	113.70%
Contracts-Janitorial Services	9,000	1,115	7,885	12.39%
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	29,140	(14,140)	194.27%
R&M-Pools	3,000	1,886	1,114	62.87%
Landscape - Mulch	10,000	-	10,000	0.00%
Landscape Maintenance	132,000	56,824	75,176	43.05%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	10,000	1,544	8,456	15.44%
Dog Waste Station Service & Supplies	3,120	780	2,340	25.00%
<b>Total Other Physical Environment</b>	<b>260,220</b>	<b>140,760</b>	<b>119,460</b>	<b>54.09%</b>
<b><u>Clubhouse</u></b>				
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	1,782	18	99.00%
R&M-Clubhouse	10,000	3,237	6,763	32.37%
<b>Total Clubhouse</b>	<b>102,300</b>	<b>34,179</b>	<b>68,121</b>	<b>33.41%</b>
<b>TOTAL EXPENDITURES</b>	<b>551,424</b>	<b>263,900</b>	<b>287,524</b>	<b>47.86%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	240,144	240,144	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>98,765</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 338,909</b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 10,051	\$ 10,051	0.00%
Special Assmnts- Tax Collector	592,209	556,119	(36,090)	93.91%
Special Assmnts- CDD Collected	-	59,981	59,981	0.00%
<b>TOTAL REVENUES</b>	<b>592,209</b>	<b>626,151</b>	<b>33,942</b>	<b>105.73%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	215,000	-	215,000	0.00%
Interest Expense	377,209	190,016	187,193	50.37%
<b>Total Debt Service</b>	<b>592,209</b>	<b>190,016</b>	<b>402,193</b>	<b>32.09%</b>
<b>TOTAL EXPENDITURES</b>	<b>592,209</b>	<b>190,016</b>	<b>402,193</b>	<b>32.09%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	436,135	436,135	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>506,803</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 942,938</u></b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 1,175	\$ 1,175	0.00%
Special Assmnts- Tax Collector	35,050	12,236	(22,814)	34.91%
Special Assmnts- CDD Collected	-	25,231	25,231	0.00%
<b>TOTAL REVENUES</b>	<b>35,050</b>	<b>38,642</b>	<b>3,592</b>	<b>110.25%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	9,000	8,000	1,000	88.89%
Interest Expense	26,050	13,205	12,845	50.69%
<b>Total Debt Service</b>	<b>35,050</b>	<b>21,205</b>	<b>13,845</b>	<b>60.50%</b>
<b>TOTAL EXPENDITURES</b>	<b>35,050</b>	<b>21,205</b>	<b>13,845</b>	<b>60.50%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	17,437	17,437	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>6,657</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 24,094</b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures				0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,360</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,360</u></b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures				0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>3</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 3</b>		

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 6346

**Statement No.** 25\_02

**Statement Date**

02/28/2025

<b>G/L Account No. 101001 Balance</b>	328,664.68	<b>Statement Balance</b>	353,686.52
		<b>Outstanding Deposits</b>	960.65
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	328,664.68	<b>Subtotal</b>	354,647.17
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-25,982.49
<b>Ending G/L Balance</b>	328,664.68	<b>Ending Balance</b>	328,664.68

<b>Posting Date</b>	<b>Document Type</b>	<b>Document No.</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>	<b>Cleared Amount</b>	<b>Difference</b>
---------------------	----------------------	---------------------	---------------	--------------------	---------------	-----------------------	-------------------

## Deposits

02/07/2025		JE000646	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	6,139.55	6,139.55	0.00
02/05/2025	Payment	BD00021	Rental Income	Deposit No. BD00021 -	100.00	100.00	0.00
02/19/2025		JE000682	Special Assmnts-CDD Collected	Off Roll Assessment Revenue	3,308.69	3,308.69	0.00
02/19/2025		JE000683	Due to Other	Truist error-s/b Palmetto	2,479.50	2,479.50	0.00
<b>Total Deposits</b>					12,027.74	12,027.74	0.00

## Checks

01/30/2025	Payment	1710	AFFORDABLE BACKFLOW	Check for Vendor V00059	-75.00	-75.00	0.00
01/30/2025	Payment	1711	AQUATIC WEED CONTROL INC	Check for Vendor V00040	-1,087.00	-1,087.00	0.00
01/30/2025	Payment	1712	SARAVANAN BALUCHAMY TAMPA	Check for Vendor V00074	-100.00	-100.00	0.00
01/30/2025	Payment	1713	PUBLISHING COMPANY	Check for Vendor V00014	-461.00	-461.00	0.00
01/30/2025	Payment	1714	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-704.27	-704.27	0.00
02/05/2025	Payment	1715	CHRIS'S PLUMBING	Check for Vendor V00075	-831.98	-831.98	0.00
02/05/2025	Payment	1716	INFRAMARK LLC	Check for Vendor V00031	-10,832.00	-10,832.00	0.00
02/10/2025	Payment	1718	AQUATIC WEED CONTROL INC	Check for Vendor V00040	-1,337.00	-1,337.00	0.00
02/10/2025	Payment	1719	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-1,200.00	-1,200.00	0.00
02/10/2025	Payment	1720	COMPLETE I.T. CORP	Check for Vendor V00076	-549.00	-549.00	0.00
02/10/2025	Payment	1722	INFRAMARK LLC	Check for Vendor V00031	-19.38	-19.38	0.00
02/10/2025	Payment	1723	JNJ CLEANING SERVICES LLC	Check for Vendor V00012	-595.00	-595.00	0.00
02/10/2025	Payment	1724	NICOLE ADRIAN HUGHES	Check for Vendor V00073	-200.00	-200.00	0.00
02/10/2025	Payment	1725	STRALEY ROBIN VERICKER	Check for Vendor V00020	-997.50	-997.50	0.00

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 6346

**Statement No.** 25\_02

**Statement Date**

02/28/2025

02/10/2025	Payment	1726	WILL MCPHERSON	Check for Vendor V00069	-200.00	-200.00	0.00
02/10/2025	Payment	1727	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-11,224.00	-11,224.00	0.00
02/10/2025	Payment	1728	ZEBADIAH RABSATT	Check for Vendor V00068	-200.00	-200.00	0.00
02/13/2025	Payment	1729	BELMOND RESERVE CDD	Check for Vendor V00023	-3,264.75	-3,264.75	0.00
02/18/2025	Payment	1730	CHRIS'S PLUMBING	Check for Vendor V00075	-328.00	-328.00	0.00
02/18/2025	Payment	1732	WILL MCPHERSON	Check for Vendor V00069	-200.00	-200.00	0.00
02/18/2025	Payment	1733	ZEBADIAH RABSATT STANTEC	Check for Vendor V00068	-200.00	-200.00	0.00
02/20/2025	Payment	1735	CONSULTING SERVICES INC. CHARTER	Check for Vendor V00005	-1,067.00	-1,067.00	0.00
02/06/2025	Payment	DD247	COMMUNICATION S ACH	Payment of Invoice 001742	-279.97	-279.97	0.00
02/07/2025	Payment	DD248	TECO ACH	Payment of Invoice 001709	-3,565.74	-3,565.74	0.00
02/07/2025	Payment	DD249	TECO ACH	Payment of Invoice 001710	-149.95	-149.95	0.00
02/07/2025	Payment	DD250	TECO ACH	Payment of Invoice 001711	-1,250.32	-1,250.32	0.00
02/07/2025	Payment	DD251	TECO ACH	Payment of Invoice 001712	-130.51	-130.51	0.00
02/07/2025	Payment	DD252	TECO ACH	Payment of Invoice 001713	-577.31	-577.31	0.00
02/07/2025	Payment	DD253	TECO ACH	Payment of Invoice 001715	-370.48	-370.48	0.00
02/07/2025	Payment	DD254	TECO ACH	Payment of Invoice 001716	-30.59	-30.59	0.00
02/27/2025	Payment	DD256	WM CORPORATE SERVICES, INC. ACH	Payment of Invoice 001719	-575.58	-575.58	0.00
02/11/2025	Payment	DD267	BOCC ACH	Payment of Invoice 001774	-505.32	-505.32	0.00
<b>Total Checks</b>					<b>-43,108.65</b>	<b>-43,108.65</b>	<b>0.00</b>

## Adjustments

### Total Adjustments

#### Outstanding Checks

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
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 CHARTER	Payment of Invoice 001294	-97.97
07/15/2024	Payment	DD184	COMMUNICATION S ACH	Payment of Invoice 001476	-542.81
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

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 6346

**Statement No.** 25\_02

**Statement Date**

02/28/2025

02/05/2025	Payment	1717	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-109.99
02/10/2025	Payment	1721	DEMETRIUS BRITT	Check for Vendor V00042	-200.00
02/18/2025	Payment	1731	DEMETRIUS BRITT	Check for Vendor V00042	-200.00
02/20/2025	Payment	1734	BELMOND RESERVE CDD	Check for Vendor V00023	-1,764.01
10/31/2024	Payment	DD244	WM CORPORATE SERVICES, INC. ACH	Payment of Invoice 001603	-570.58
02/21/2025	Payment	DD257	BOCC ACH	Payment of Invoice 001695	-627.34
02/26/2025	Payment	1736	SPEARER ENTERPRISES	Check for Vendor V00017	-260.00
02/26/2025	Payment	1737	US BANK	Check for Vendor V00034	-4,040.63
02/26/2025	Payment	1738	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-150.00
02/27/2025	Payment	1739	US BANK	Check for Vendor V00034	-4,256.13
<b>Total Outstanding Checks</b>					-25,982.49

## 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
<b>Total Outstanding Deposits</b>				
				960.65

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2025 to 02/28/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

**GENERAL FUND - 001**

**CHECK # 1715**

001	02/05/25	CHRIS'S PLUMBING	24451	PLUMBING SERVICES	R&M-Clubhouse	546015-57202	\$831.98
-----	----------	------------------	-------	-------------------	---------------	--------------	----------

**Check Total** \$831.98

**CHECK # 1716**

001	02/05/25	INFRAMARK LLC	142776	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	532001-51301	\$375.00
001	02/05/25	INFRAMARK LLC	142776	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	531150-51301	\$3,000.00
001	02/05/25	INFRAMARK LLC	142776	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	531016-51301	\$1,000.00
001	02/05/25	INFRAMARK LLC	142776	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	532001-51301	\$250.00
001	02/05/25	INFRAMARK LLC	142776	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	531142-51301	\$375.00
001	02/05/25	INFRAMARK LLC	142776	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	531016-51301	\$5,832.00

**Check Total** \$831.98

**CHECK # 1717**

001	02/05/25	SOUTHEAST WIRING SOLUTIONS INC	20273951	Access Control	monthly service	546998-57202	\$109.99
-----	----------	--------------------------------	----------	----------------	-----------------	--------------	----------

**Check Total** \$10,832.00

**CHECK # 1718**

001	02/10/25	AQUATIC WEED CONTROL INC	106103	pond maintenance	NOV. 2024	531085-53908	\$250.00
001	02/10/25	AQUATIC WEED CONTROL INC	105411	pond maintenance	NOV. 2024	531085-53908	\$1,087.00

**Check Total** \$1,337.00

**CHECK # 1719**

001	02/10/25	BLUE LIFE POOL SERVICE LLC	17165	pool maintenance	R&M-Pools	546074-57202	\$1,200.00
-----	----------	----------------------------	-------	------------------	-----------	--------------	------------

**Check Total** \$1,200.00

**CHECK # 1720**

001	02/10/25	COMPLETE I.T. CORP	15357	Supervisor Email Accounts	Telephone, Cable & Internet Service	541016-53150	\$549.00
-----	----------	--------------------	-------	---------------------------	-------------------------------------	--------------	----------

**Check Total** \$549.00

**CHECK # 1721**

001	02/10/25	DEMETRIUS BRITT	02042025	BOS Meeting 02/04/2025	supervisors pay	511100-51301	\$200.00
-----	----------	-----------------	----------	------------------------	-----------------	--------------	----------

**Check Total** \$200.00

**CHECK # 1722**

001	02/10/25	INFRAMARK LLC	142069	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	532001-51301	\$0.75
001	02/10/25	INFRAMARK LLC	142069	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	532001-51301	\$18.63

**Check Total** \$19.38

**CHECK # 1723**

001	02/10/25	JNJ CLEANING SERVICES LLC	0497	janitorial service	Contracts-Janitorial Services	534026-57202	\$595.00
-----	----------	---------------------------	------	--------------------	-------------------------------	--------------	----------

**Check Total** \$595.00

**CHECK # 1724**

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2025 to 02/28/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	02/10/25	NICOLE ADRIAN HUGHES	02042025	BOS Meeting 02/04/2025	supervisors pay	511100-51301	\$200.00
							<b>Check Total</b> <u>\$200.00</u>
<b>CHECK # 1725</b>							
001	02/10/25	STRALEY ROBIN VERICKER	25944	Legal	District Counsel	531146-51401	\$997.50
							<b>Check Total</b> <u>\$997.50</u>
<b>CHECK # 1726</b>							
001	02/10/25	WILL MCPHERSON	02042025	BOS Meeting 02/04/2025	supervisors pay	511100-51301	\$200.00
							<b>Check Total</b> <u>\$200.00</u>
<b>CHECK # 1727</b>							
001	02/10/25	YELLOWSTONE LANDSCAPE	851632	monthly landscape	Monthly Landscaping	546300-53908	\$11,224.00
							<b>Check Total</b> <u>\$11,224.00</u>
<b>CHECK # 1728</b>							
001	02/10/25	ZEBADIAH RABSATT	02042025	BOS Meeting 02/04/2025	supervisors pay	511100-51301	\$200.00
							<b>Check Total</b> <u>\$200.00</u>
<b>CHECK # 1730</b>							
001	02/18/25	CHRIS'S PLUMBING	24791	Electrician Work	R&M-Clubhouse	546015-57202	\$328.00
							<b>Check Total</b> <u>\$328.00</u>
<b>CHECK # 1731</b>							
001	02/18/25	DEMETRIUS BRITT	DB 120324	BOS Meeting 12/03/2024	Supervisor Fee 12.03.2024	511100-51101	\$200.00
							<b>Check Total</b> <u>\$200.00</u>
<b>CHECK # 1732</b>							
001	02/18/25	WILL MCPHERSON	WM 120324	BOS Meeting 12/03/2024	Supervisor Fee 12.03.2024	511100-51101	\$200.00
							<b>Check Total</b> <u>\$200.00</u>
<b>CHECK # 1733</b>							
001	02/18/25	ZEBADIAH RABSATT	ZR 120324	BOS Meeting 12/03/2024	SUPERVISOR FEE 12.03.2024	511100-51101	\$200.00
							<b>Check Total</b> <u>\$200.00</u>
<b>CHECK # 1735</b>							
001	02/20/25	STANTEC CONSULTING SERVICES INC.	2354006	Engineering Services ending 02/01	Engineering Services - Ending 02/01	531147-51301	\$1,067.00
							<b>Check Total</b> <u>\$1,067.00</u>
<b>CHECK # 1736</b>							
001	02/26/25	SPEAREM ENTERPRISES	6190	Dog Waste Station	DOG WASTE	546036-53908	\$260.00
							<b>Check Total</b> <u>\$260.00</u>
<b>CHECK # 1737</b>							
001	02/26/25	US BANK	7556802	Tru	Trustee Fees	531045-51301	\$4,040.63
							<b>Check Total</b> <u>\$4,040.63</u>

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2025 to 02/28/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 1738</b>							
001	02/26/25	YELLOWSTONE LANDSCAPE	863512	Landscape Irrigation Repairs	Irrigation Repairs	546930-53908	\$150.00
						<b>Check Total</b>	<b>\$150.00</b>
<b>CHECK # 1739</b>							
001	02/27/25	US BANK	222960000	Trustee Fees	ProfServ-Trustee Fees	531045-51301	\$4,256.13
						<b>Check Total</b>	<b>\$4,256.13</b>
<b>CHECK # DD247</b>							
001	02/06/25	CHARTER COMMUNICATIONS ACH	2543561011925 ACH	Service 1/19-02/18/25	INTERNET	541036-57202	\$279.97
						<b>Check Total</b>	<b>\$279.97</b>
<b>CHECK # DD248</b>							
001	02/07/25	TECO ACH	011725 6985 ACH	ELECTRIC	Utility - Electric	543041-53150	\$3,565.74
						<b>Check Total</b>	<b>\$3,565.74</b>
<b>CHECK # DD249</b>							
001	02/07/25	TECO ACH	011725 8939 ACH	ELECTRIC	Utility - Electric	543041-53150	\$149.95
						<b>Check Total</b>	<b>\$149.95</b>
<b>CHECK # DD250</b>							
001	02/07/25	TECO ACH	011725-6975 ACH	ELECTRIC	Utility - Electric	543041-53150	\$1,250.32
						<b>Check Total</b>	<b>\$1,250.32</b>
<b>CHECK # DD251</b>							
001	02/07/25	TECO ACH	011725 6983 ACH	ELECTRIC	Utility - Electric	543041-53150	\$130.51
						<b>Check Total</b>	<b>\$130.51</b>
<b>CHECK # DD252</b>							
001	02/07/25	TECO ACH	011725 4244 ACH	ELECTRIC	Utility - Electric	543041-53150	\$577.31
						<b>Check Total</b>	<b>\$577.31</b>
<b>CHECK # DD253</b>							
001	02/07/25	TECO ACH	011725 9725 ACH	ELECTRIC	Utility - Electric	543041-53150	\$370.48
						<b>Check Total</b>	<b>\$370.48</b>
<b>CHECK # DD254</b>							
001	02/07/25	TECO ACH	011725 9324 ACH	ELECTRIC	Utility - Electric	543041-53150	\$30.59
						<b>Check Total</b>	<b>\$30.59</b>
<b>CHECK # DD256</b>							
001	02/27/25	WM CORPORATE SERVICES, INC. ACH	0118895-2206-3	dumpster rental	Miscellaneous Expenses	549999-53908	\$575.58
						<b>Check Total</b>	<b>\$575.58</b>
<b>CHECK # DD257</b>							
001	02/21/25	BOCC ACH	0433 111524 ACH	WATER	Utility - Water	543018-53150	\$627.34

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2025 to 02/28/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
							<b>Check Total</b> <u>\$627.34</u>
<b>CHECK # DD267</b>							
001	02/11/25	BOCC ACH	012125 0433	WATER	Utility - Water	543018-53150	\$505.32
							<b>Check Total</b> <u>\$505.32</u>
							<b>Fund Total</b> <u><u>\$47,260.72</u></u>

**SERIES 2020 DEBT SERVICE FUND - 200**

<b>CHECK # 1729</b>							
200	02/13/25	BELMOND RESERVE CDD	02072025 - 713	Series 2020 & 2023 FY25 Tax Dist ID 713	Series 2020 FY25 Tax Dist ID 713	103200	\$3,194.46
							<b>Check Total</b> <u>\$3,194.46</u>
<b>CHECK # 1734</b>							
200	02/20/25	BELMOND RESERVE CDD	02192025-01	SERIES 2020 FY25 OFF ROLL DS	Cash in Transit	103200	\$1,764.01
							<b>Check Total</b> <u>\$1,764.01</u>
							<b>Fund Total</b> <u><u>\$4,958.47</u></u>

**SERIES 2023 DEBT SERVICE FUND - 201**

<b>CHECK # 1729</b>							
201	02/13/25	BELMOND RESERVE CDD	02072025 - 713	Series 2020 & 2023 FY25 Tax Dist ID 713	Series 2023 FY25 Tax Dist ID 713	103200	\$70.29
							<b>Check Total</b> <u>\$70.29</u>
							<b>Fund Total</b> <u><u>\$70.29</u></u>

<b>Total Checks Paid</b>	<b><u><u>\$52,289.48</u></u></b>
--------------------------	----------------------------------

# **Sixth Order of Business**

**6C**

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
AQUATIC WEED CONTROL INC	2/1/2025	105411	\$1,087.00	\$1,087.00	NOV. 2024
BLUE LIFE POOL SERVICE LLC	2/1/2025	17165	\$1,200.00	\$1,200.00	pool maintenance
CHARTER COMMUNICATIONS ACH	12/19/2024	2543561121924 ACH	\$279.97	\$279.97	INTERNET
CHARTER COMMUNICATIONS ACH	1/19/2025	2543561011925 ACH	\$279.97	\$279.97	INTERNET
CHARTER COMMUNICATIONS ACH	2/19/2025	2543561021925	\$280.00	\$280.00	INTERNET
COMPLETE I.T. CORP	1/30/2025	15357	\$549.00	\$549.00	Supervisor email accounts
INFRAMARK LLC	2/1/2025	142776	\$375.00		DISTRICT INVOICE NOV 2024
INFRAMARK LLC	2/1/2025	142776	\$3,000.00		DISTRICT INVOICE NOV 2024
INFRAMARK LLC	2/1/2025	142776	\$1,000.00		DISTRICT INVOICE NOV 2024
INFRAMARK LLC	2/1/2025	142776	\$250.00		DISTRICT INVOICE NOV 2024
INFRAMARK LLC	2/1/2025	142776	\$375.00		DISTRICT INVOICE NOV 2024
INFRAMARK LLC	2/1/2025	142776	\$5,832.00	\$10,832.00	DISTRICT INVOICE NOV 2024
INFRAMARK LLC	1/27/2025	142069	\$0.75		DISTRICT INVOICE NOV 2024
INFRAMARK LLC	1/27/2025	142069	\$18.63	\$19.38	DISTRICT INVOICE NOV 2024
JNJ CLEANING SERVICES LLC	1/27/2025	0497	\$595.00	\$595.00	janitorial service
SPEAREM ENTERPRISES	2/24/2025	6190	\$260.00	\$260.00	DOG WASTE
WM CORPORATE SERVICES, INC. ACH	1/28/2025	0118895-2206-3	\$575.58	\$575.58	dumpster rental
WM CORPORATE SERVICES, INC. ACH	1/28/2025	011895-2206-3	\$575.58	\$575.58	REFUSE REMOVAL
YELLOWSTONE LANDSCAPE	2/3/2025	851632	\$11,224.00	\$11,224.00	Monthly Landscaping
<b>Monthly Contract Subtotal</b>			<b>\$27,757.48</b>	<b>\$27,757.48</b>	
<b>Variable Contract</b>					
STANTEC CONSULTING SERVICES INC.	2/6/2025	2354006	\$1,067.00	\$1,067.00	Engineering Services - Ending 02/01
<b>Variable Contract Subtotal</b>			<b>\$1,067.00</b>	<b>\$1,067.00</b>	
<b>Utilities</b>					
TECO ACH	2/18/2025	021825 8939	\$137.73	\$137.73	ELECTRIC
TECO ACH	2/18/2025	021825 6983	\$139.56	\$139.56	ELECTRIC

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	2/18/2025	021825 4244	\$824.58	\$824.58	ELECTRIC
TECO ACH	2/18/2025	021825 6975	\$1,331.94	\$1,331.94	ELECTRIC
TECO ACH	2/18/2025	021824 9725	\$394.66	\$394.66	ELECTRIC
TECO ACH	2/18/2025	021825-6985	\$3,798.52	\$3,798.52	ELECTRIC
TECO ACH	2/18/2025	021825 9324	\$29.95	\$29.95	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$6,656.94</b>	<b>\$6,656.94</b>	
<b>Regular Services</b>					
BOCC ACH	2/17/2025	021725-0433	\$348.00	\$348.00	Water
DEMETRIUS BRITT	2/4/2025	02042025	\$200.00	\$200.00	supervisors pay
DEMETRIUS BRITT	12/3/2024	DB 120324	\$200.00	\$200.00	Supervisor Fee 12.03.2024
NICOLE ADRIAN HUGHES	2/4/2025	02042025	\$200.00	\$200.00	supervisors pay
SOUTHEAST WIRING SOLUTIONS INC	2/1/2025	20273951	\$109.99	\$109.99	monthly service
STRALEY ROBIN VERICKER	2/5/2025	25944	\$997.50	\$997.50	Legal
US BANK	11/25/2024	7556802	\$4,040.63	\$4,040.63	Trustee Fees
US BANK	2/25/2025	222960000	\$4,256.13	\$4,256.13	TRUSTEE FEES
WILL MCPHERSON	2/4/2025	02042025	\$200.00	\$200.00	supervisors pay
WILL MCPHERSON	12/3/2024	WM 120324	\$200.00	\$200.00	Supervisor Fee 12.03.2024
ZEBADIAH RABSATT	2/4/2025	02042025	\$200.00	\$200.00	supervisors pay
ZEBADIAH RABSATT	12/3/2024	ZR 120324	\$200.00	\$200.00	SUPERVISOR FEE 12.03.2024
<b>Regular Services Subtotal</b>			<b>\$11,152.25</b>	<b>\$11,152.25</b>	
<b>Additional Services</b>					
AQUATIC WEED CONTROL INC	1/28/2025	106103	\$250.00	\$250.00	NOV. 2024
CHRIS'S PLUMBING	1/21/2025	24451	\$831.98	\$831.98	plumbing services
CHRIS'S PLUMBING	2/5/2025	24791	\$328.00	\$328.00	Electrician Work
YELLOWSTONE LANDSCAPE	2/24/2025	863512	\$150.00	\$150.00	Irrigation Repairs
<b>Additional Services Subtotal</b>			<b>\$1,559.98</b>	<b>\$1,559.98</b>	

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>TOTAL</b>			<b>\$48,193.65</b>	<b>\$48,193.65</b>	



## Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

## Invoice

Date	Invoice #
2/1/2025	105411

### 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	3/3/2025

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

Thank you for your business.

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

BLUE LIFE POOL SERVICE  
 PO Box 1628  
 Land O Lakes, FL 34639-1628  
 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	DUUE DATE	TERMS	ENCLOSED
17165	02/01/2025	\$1,200.00	03/03/2025	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			<b>\$1,200.00</b>

Pay invoice

December 19, 2024  
 Invoice Number: 2543561121924  
 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](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary** *Service from 12/19/24 through 01/18/25  
 details on following pages*

Previous Balance	279.97
Payments Received -Thank You!	-279.97
<b>Remaining Balance</b>	<b>\$0.00</b>
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 01/06/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$279.97</b>

**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.



**NEWS AND INFORMATION**

**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.

December 19, 2024

**BELMOND RESERVE CDD**

Invoice Number: 2543561121924  
 Account Number: 8337 12 029 2543561  
 Service At: 13004 WILLOW GROVE DR  
 RIVERVIEW FL 33579-6876

<b>Total Due by Auto Pay</b>	<b>\$279.97</b>
------------------------------	-----------------

Invoice Number: BELMOND RESERVE CDD  
 Account Number: 2543561121924  
 Security Code: 8337 12 029 2543561  
**2252**



#### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

8633 2390 NO RP 19 12202024 NNNNNNNN 01 996515

### Charge Details

Previous Balance	279.97
EFT Payment	12/06
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 12/19/24 will appear on your next bill.

Service from 12/19/24 through 01/18/25

### 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
	<b>\$229.98</b>
<b>Spectrum Business™ Internet Total</b>	<b>\$229.98</b>

### Spectrum Business™ Voice

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

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

<b>Spectrum Business™ Voice Total</b>	<b>\$49.99</b>
---------------------------------------	----------------

### Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>
<b>Current Charges</b>	<b>\$279.97</b>
<b>Total Due by Auto Pay</b>	<b>\$279.97</b>

### Billing Information

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

**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.



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**.



**BELMOND RESERVE CDD**  
Invoice Number: 2543561121924  
Account Number: 8337 12 029 2543561  
Security Code: **2252**

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**  
8633 2390 NO RP 19 12202024 NNNNNNNN 01 996515

**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:  
Account Number::  
Security Code:

**BELMOND RESERVE CDD**  
2543561121924  
8337 12 029 2543561  
**2252**



**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**  
8633 2390 NO RP 19 12202024 NNNNNNNN 01 996515



January 19, 2025  
 Invoice Number: 2543561011925  
 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](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary** *Service from 01/19/25 through 02/18/25  
 details on following pages*

Previous Balance	279.97
Payments Received -Thank You!	-279.97
<b>Remaining Balance</b>	<b>\$0.00</b>
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 02/06/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$279.97</b>

**NEWS AND INFORMATION**

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

**IMPORTANT BILLING UPDATE**

At Spectrum Business, we value your loyalty and continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Effective with your next statement, the following pricing will change:

- In line with our commitment to clear and simple pricing, Spectrum Business Internet and Voice will increase by \$0.01 per month each



**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.

January 19, 2025

**BELMOND RESERVE CDD**

Invoice Number: 2543561011925  
 Account Number: 8337 12 029 2543561  
 Service At: 13004 WILLOW GROVE DR  
 RIVERVIEW FL 33579-6876

<b>Total Due by Auto Pay</b>	<b>\$279.97</b>
------------------------------	-----------------

Invoice Number: BELMOND RESERVE CDD  
 Account Number: 2543561011925  
 Security Code: 8337 12 029 2543561  
**2252**



### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**  
 8633 2390 NO RP 19 01202025 NNNNNNNN 01 996063

## Charge Details

Previous Balance	279.97
EFT Payment	01/06
<b>Remaining Balance</b>	<b>\$0.00</b>

**Payments received after 01/19/25 will appear on your next bill.**

**Service from 01/19/25 through 02/18/25**

## 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
	<b>\$229.98</b>

Spectrum Business™ Internet Total	<b>\$229.98</b>
-----------------------------------	-----------------

## Spectrum Business™ Voice

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

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

Spectrum Business™ Voice Total	<b>\$49.99</b>
--------------------------------	----------------

## Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>
<b>Current Charges</b>	<b>\$279.97</b>
<b>Total Due by Auto Pay</b>	<b>\$279.97</b>

## Messages continued from page 1

### IMPORTANT ACCOUNT UPDATE

At Spectrum Business, your privacy is important. When you contact us for assistance associated with your account, Spectrum Business may require information, such as your security code, to verify your identity prior to accessing your account information. Beginning 2/17/25, Spectrum Business **will no longer** include your security code on your monthly account statement. We are proactively implementing this security measure as part of our commitment to protecting the integrity of your information.

You can manage your security code on [SpectrumBusiness.net/securitycode](http://SpectrumBusiness.net/securitycode).

Please keep your security code confidential. For additional ways to safeguard your information, follow our guidelines on [SpectrumBusiness.net/safeguard](http://SpectrumBusiness.net/safeguard).



## 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](http://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](http://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.

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: **2543561011925**  
 Account Number: **8337 12 029 2543561**  
 Security Code: **2252**

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**  
 8633 2390 NO RP 19 01202025 NNNNNNNN 01 996063

**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.

**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 \$2.92, Florida CST \$5.33, Sales Tax \$0.04, 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:  
Account Number::  
Security Code:

**BELMOND RESERVE CDD**  
2543561011925  
8337 12 029 2543561  
**2252**



**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**  
8633 2390 NO RP 19 01202025 NNNNNNNN 01 996063



February 19, 2025  
 Invoice Number: 2543561021925  
 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](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary** *Service from 02/19/25 through 03/18/25  
 details on following pages*

Previous Balance	279.97
Payments Received -Thank You!	-279.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	230.00
Spectrum Business™ Voice	50.00
Other Charges	0.00
Current Charges	\$280.00
<i>YOUR AUTO PAY WILL BE PROCESSED 03/06/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$280.00</b>



**NEWS AND INFORMATION**

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

**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.

February 19, 2025

**BELMOND RESERVE CDD**

Invoice Number: 2543561021925  
 Account Number: 8337 12 029 2543561  
 Service At: 13004 WILLOW GROVE DR  
 RIVERVIEW FL 33579-6876

**Total Due by Auto Pay** **\$280.00**

Invoice Number: BELMOND RESERVE CDD  
 Account Number: 2543561021925  
 Security Code: 8337 12 029 2543561  
**2252**



#### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

8633 2390 NO RP 19 02202025 NNNNNNNN 01 995822

### Charge Details

Previous Balance	279.97
EFT Payment	02/06
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 02/19/25 will appear on your next bill.

Service from 02/19/25 through 03/18/25

### Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Business WiFi	10.00
	<b>\$230.00</b>
<b>Spectrum Business™ Internet Total</b>	<b>\$230.00</b>

### Spectrum Business™ Voice

Phone number (813) 574-7540

Spectrum Business Voice	50.00
Voice Mail	0.00
	<b>\$50.00</b>

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

Spectrum Business™ Voice Total	\$50.00
--------------------------------	---------

### Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>
<b>Current Charges</b>	<b>\$280.00</b>
<b>Total Due by Auto Pay</b>	<b>\$280.00</b>

### Billing Information

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

**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 \$2.92, Florida CST \$5.33, Sales Tax \$0.04, TRS Surcharge \$0.08.



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**.



**BELMOND RESERVE CDD**  
Invoice Number: 2543561021925  
Account Number: 8337 12 029 2543561  
Security Code: **2252**

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**  
8633 2390 NO RP 19 02202025 NNNNNNNN 01 995822

**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:  
Account Number::  
Security Code:

**BELMOND RESERVE CDD**  
2543561021925  
8337 12 029 2543561  
**2252**



**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**  
8633 2390 NO RP 19 02202025 NNNNNNNN 01 995822



2664 Cypress Ridge Blvd | Suite 103  
 Wesley Chapel, FLORIDA 33544  
<https://completeit.io>  
 (813) 444-4355



Belmond CDD  
 13004 Willow Grove Drive  
 Riverview, FL, United States 33579

Invoice #	15357
Invoice Date	01-30-25
Balance Due	<b>\$549.00</b>

Item	Description	Unit Cost	Quantity	Line Total
District Managed Emails Setup	<ul style="list-style-type: none"> <li>• Setup &amp; Email Transfer</li> <li>• Includes email and phone support during normal business hours</li> <li>• Addition, subtraction, or changes to email accounts is additional</li> </ul>	\$450.00	1.0	\$450.00
CDD/HOA Google Email w/ Vault	<p>* License cost for the month of February 2025 *</p> <p>Email account 30GB. Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset &amp; additional training is per hour basis.</p> <ul style="list-style-type: none"> <li>• Seat 1</li> <li>• Seat 2</li> <li>• Seat 3</li> <li>• Seat 4</li> <li>• Seat 5</li> <li>• eDiscovery Admin Email for Auditing</li> <li>• Includes 1 password reset per year</li> </ul>	\$16.50	6.0	\$99.00

<b>Subtotal</b>	<b>\$549.00</b>
Tax	\$0.00
Invoice Total	\$549.00
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$549.00</b>



### Invoice Ticket

Ticket Date	Fri 01-24-25 01:53 PM
Ticket #	11390
Subject	<b>District Email Onboarding</b>

#### Ticket Issue

Initial Issue	
Fri 01-24-25 01:53 PM	District Email Onboarding
Thomas Giella	

#### Ticket Comments

Date	Comment
Update Thu 01-30-25 10:04 AM	Emails have been created. I have worked with Jim to get all the necessary DNS records added.
Mark Johnson	Account information has been sent to Bryan. They should be good to go.
Initial Issue Fri 01-24-25 01:53 PM	District Email Onboarding
Thomas Giella	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

<b>BILL TO</b>	<b>INVOICE#</b>	<b>DATE</b>
Belmond Reserve Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States	142776	2/1/2025
	<b>CUSTOMER ID</b>	<b>NET TERMS</b>
	C2276	Net 30
	<b>PO#</b>	<b>DUE DATE</b>
		3/3/2025

**Services provided for the Month of: February 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
<b>Subtotal</b>					<b>10,832.00</b>

<b>Subtotal</b>	\$10,832.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

<b>BILL TO</b>	<b>INVOICE#</b>	<b>DATE</b>
Belmond Reserve Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States	142069	1/27/2025
	<b>CUSTOMER ID</b>	<b>NET TERMS</b>
	C2276	Net 30
	<b>PO#</b>	<b>DUE DATE</b>
		2/26/2025

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	5	Ea	0.15		0.75
Postage	27	Ea	0.69		18.63
<b>Subtotal</b>					<b>19.38</b>

<b>Subtotal</b>	\$19.38
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$19.38

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

# INVOICE

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

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



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

## Invoice details

Invoice no.: 0497  
Invoice date: 01/27/2025  
Due date: 02/15/2025

#	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
6.		After party cleaning	Extra cleaning of floor after party in activity room - requested by manager	\$75.00

## Ways to pay



Amenity cleaning services for Belmond Reserve CDD - December 2024.

[View and pay](#)

**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**INVOICE**

BILL TO	INVOICE	6190
Belmond Reserve CDD	DATE	02/24/2025
C/O Meritus 2005 Pan Am Circle # 300 Tampa , FL 33607	TERMS	Net 15
	DUE DATE	03/11/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor service dog waist station and supply bags and mut mits 2 times per week for 4 weeks 1/15/25 to 2/16/25	4	65.00	260.00

Thank You! We Appreciate Your Business.

BALANCE DUE

**\$260.00**



# INVOICE

Page 1 of 2

**Customer ID:**

Customer Name:  
Service Period:  
Invoice Date:  
Invoice Number:

**28-13540-53000**

BELMOND RESERVE  
02/01/25-02/28/25  
01/28/2025  
0118895-2206-3

How to Contact Us	Your Payment is Due	Your Total Due
<p><b>Visit <a href="http://wm.com/MyWM">wm.com/MyWM</a></b></p> <p>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.</p>    <p>Customer Service: (813) 621-3055</p>	<b>Feb 27, 2025</b>	<b>\$575.58</b> If payment is received after 02/27/2025: <b>\$ 589.97</b>

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
589.97		(589.97)		0.00		575.58		575.58

DETAILS OF SERVICE				
<b>Details for Service Location:</b> Belmond Reserve, 13004 Willow Grove Dr, Riverview FL 33579-6876				Customer ID: <b>28-13540-53000</b>
Description	Date	Ticket	Quantity	Amount
Lock Per Unit	02/01/25		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	02/01/25		1.00	216.58
4 Yard Dumpster 2X Week	02/01/25		1.00	327.00
<b>Total Current Charges</b>				<b>575.58</b>



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	Invoice Number	Customer ID (Include with your payment)
01/28/2025	0118895-2206-3	<b>28-13540-53000</b>
Payment Terms	Total Due	Amount
Total Due by 02/27/2025 If Received after 02/27/2025	\$575.58 \$589.97	

\*\*\* DO NOT PAY - AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*  
Your bank account will be drafted \$575.58.

2206000281354053000001188950000005755800000057558 2

I0290C94

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**

## GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



### AutoPay

Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)



### Online

Use [wm.com](http://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																										
<a href="http://wm.com/MyWM">Visit <b>wm.com/MyWM</b></a> <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>		<b>10/25/2022</b>		<b>\$123.45</b> <small>If payment is received after 10/25/2022: \$128.45</small>																										
Previous Balance	+	Payments	+	Adjustments	+																									
<b>\$123.45</b>		<b>(\$123.45)</b>		<b>0.00</b>																										
				<b>Current Invoice Charges</b> <b>\$123.45</b>																										
				<b>Total Account Balance Due</b> <b>\$123.45</b>																										
DETAILS OF SERVICE																														
<small>Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106-2627</small>			<small>Customer ID: 21-51809-22222</small>																											
<table border="1"> <thead> <tr> <th>Description</th> <th>Date</th> <th>Ticket</th> <th>Quantity</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>90 DAY CHARGE</td> <td>10/01/22</td> <td></td> <td>1.00</td> <td>88.50</td> </tr> <tr> <td>MIN STATE SOLID WASTE TAX 9.75%</td> <td></td> <td></td> <td></td> <td>8.55</td> </tr> <tr> <td>COUNTY ENVIRONMENTAL CHARGE</td> <td></td> <td></td> <td></td> <td>12.45</td> </tr> <tr> <td><b>Total Current Charges</b></td> <td></td> <td></td> <td></td> <td><b>\$123.45</b></td> </tr> </tbody> </table>			Description	Date	Ticket	Quantity	Amount	90 DAY CHARGE	10/01/22		1.00	88.50	MIN STATE SOLID WASTE TAX 9.75%				8.55	COUNTY ENVIRONMENTAL CHARGE				12.45	<b>Total Current Charges</b>				<b>\$123.45</b>			
Description	Date	Ticket	Quantity	Amount																										
90 DAY CHARGE	10/01/22		1.00	88.50																										
MIN STATE SOLID WASTE TAX 9.75%				8.55																										
COUNTY ENVIRONMENTAL CHARGE				12.45																										
<b>Total Current Charges</b>				<b>\$123.45</b>																										

**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](http://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 <b>WM</b> .		
Address 1		
Address 2		
City		
State		
Zip		
Email		
Date Valid		
If I enroll in Automatic Payment services, I authorize <b>WM</b> to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying <b>WM</b> at <a href="http://wm.com">wm.com</a> 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.		
Email		
Date		
Bank Account Holder Signature		

**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.



# INVOICE

Page 1 of 2

## Customer ID:

Customer Name:  
Service Period:  
Invoice Date:  
Invoice Number:

**28-13540-53000**  
BELMOND RESERVE  
02/01/25-02/28/25  
01/28/2025  
0118895-2206-3

## How to Contact Us

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

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



Customer Service: (813) 621-3055

## Your Payment is Due

**Feb 27, 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

**\$575.58**

If payment is received after 02/27/2025: **\$ 589.97**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
589.97		(589.97)		0.00		575.58		<b>575.58</b>

## 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	02/01/25		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	02/01/25		1.00	216.58
4 Yard Dumpster 2X Week	02/01/25		1.00	327.00
<b>Total Current Charges</b>				<b>575.58</b>



*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	Invoice Number	Customer ID (Include with your payment)
01/28/2025	0118895-2206-3	<b>28-13540-53000</b>
Payment Terms	Total Due	Amount
Total Due by 02/27/2025 If Received after 02/27/2025	\$575.58 \$589.97	

\*\*\* DO NOT PAY - AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*  
Your bank account will be drafted \$575.58.

0048808 01 MM 0.636 \*\*AUTO T6 0 7027 33607 -C04-P48856-11 I0290C94



BELMOND RESERVE  
2002 PAN AM CIR STE 300  
TAMPA FL 33607



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

**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

**INVOICE**

INVOICE #	INVOICE DATE
851632	2/3/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** March 5, 2025

**Invoice Amount:** \$11,224.00

Description	Current Amount
Monthly Landscape Maintenance February 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.**

Yellowstone Landscape | Post Office Box 849 | Bunnell<sup>149</sup> FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

<b>Invoice Number</b>	2354006
<b>Invoice Date</b>	February 6, 2025
<b>Purchase Order</b>	238202114
<b>Customer Number</b>	155669
<b>Project Number</b>	238202114

**Bill To**

Rhodine Development, LLC  
 Accounts Payable  
 111 South Armenia Avenue  
 Suite 201  
 Tampa FL 33609  
 United States

**Please Remit To**

Stantec Consulting Services  
 Inc. (SCSI)  
 13980 Collections Center  
 Drive  
 Chicago IL 60693  
 United States

**Project Belmond Reserve CDD**

Project Manager	Stewart, Tonja L	Contract Upset	3,326.50
Current Invoice Total (USD)	1,067.00	Contract Billed to Date	1,067.00
		For Period Ending	<b>February 1, 2025</b>

**Top Task 2025 2025 FY General Consulting**
**Professional Services**

<b>Billing Level</b>		<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Level 07	Nurse, Vanessa M	0.50	167.00	83.50
Level 10	Waag, R Tyson (Tyson)	1.75	182.00	318.50
Level 10	Waag, R Tyson (Tyson)	3.50	190.00	665.00
	<b>Subtotal Professional Services</b>	<hr/> 5.75		<hr/> 1,067.00

Top Task Subtotal	2025 FY General Consulting	1,067.00
	<b>Total Fees &amp; Disbursements</b>	<hr/> 1,067.00
	<b>INVOICE TOTAL (USD)</b>	<hr/> <b>1,067.00</b>

---

**Net Due in 30 Days or in accordance with terms of the contract**

---

### Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-01-23	238202114	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	UPDATED EPG MAPPING ONEDRIVE FOLDER	
2024-12-03	238202114	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.25	182.00	227.50	AGENDA REVIEW. REVIEW EMAIL CORRESPONDENCE. MONTHLY BOARD MEETING ATTENDANCE. CORRESPONDENCE REGARDING MAPPING.	
2024-12-04	238202114	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50	EMAIL CORRESPONDENCE REGARDING BOARDS REQUEST FOR A DRAINAGE INSPECTION.	
2024-12-09	238202114	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50	DISTRIBUTE REQUESTED PROPOSAL FOR DRAINAGE INSPECTION.	
2025-01-07	238202114	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.50	190.00	665.00	REVIEW MEETING AGENDA. DISCUSSION REGARDING OSW-13 MITIGATION AREA. MONTHLY BOARD MEETING ATTENDANCE (IN-PERSON). OBSERVE DRAINAGE AREA OF CONCERN.	
<b>Total Project 238202114</b>					<b>5.75</b>		<b>\$1,067.00</b>		



BELMOND RESERVE CDD  
12998 WILLOW GROVE DR  
RIVERVIEW, FL 33579-6874

Statement Date: February 18, 2025

Amount Due: \$137.73

Due Date: March 11, 2025

Account #: 221008528939

DO NOT PAY. Your account will be drafted on March 11, 2025



## Account Summary

Current Service Period: January 14, 2025 - February 12, 2025

Previous Amount Due	\$149.95
Payment(s) Received Since Last Statement	-\$149.95

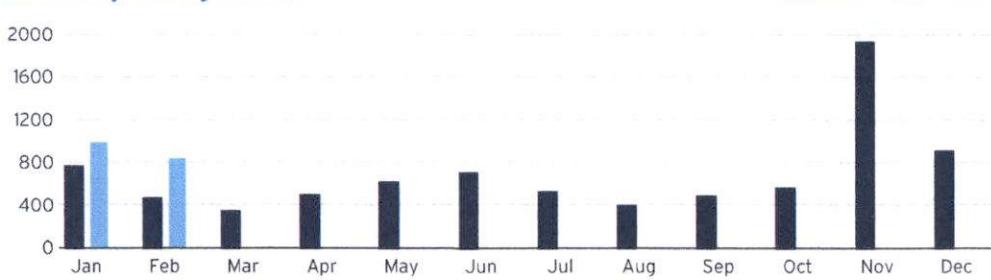
Current Month's Charges	\$137.73
-------------------------	----------

Amount Due by March 11, 2025 **\$137.73**

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

00000012-00000253-Page 27 of 30

## Monthly Usage (kWh)



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



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

Account #: 221008528939

Due Date: March 11, 2025

Amount Due: \$137.73

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

685952028362

Your account will be  
drafted on March 11, 2025

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

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

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

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

Mail payment to:

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



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

Account #: 221008528939  
Statement Date: February 18, 2025  
Charges Due: March 11, 2025

## Meter Read

Meter Location: WELL

Service Period: Jan 14, 2025 - Feb 12, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000551211	02/12/2025	43,572	42,738	834 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	834 kWh @ \$0.08641/kWh	\$72.07
Fuel Charge	834 kWh @ \$0.03083/kWh	\$25.71
Storm Protection Charge	834 kWh @ \$0.00577/kWh	\$4.81
Clean Energy Transition Mechanism	834 kWh @ \$0.00418/kWh	\$3.49
Florida Gross Receipt Tax		\$3.20
<b>Electric Service Cost</b>		<b>\$128.18</b>
State Tax		\$9.55
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$137.73</b>

## Avg kWh Used Per Day



## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Total Current Month's Charges **\$137.73**

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

## Ways To Pay Your Bill

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

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

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

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

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

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

## Contact Us

Online:	Hearing Impaired/TTY: <a href="http://TampaElectric.com">TampaElectric.com</a>
Phone:	7-1-1 Power Outage: Commercial Customer Care: 877-588-1010 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
	Energy-Saving Programs: 813-275-3909



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

Statement Date: February 18, 2025

Amount Due: \$139.56

Due Date: March 11, 2025

Account #: 221008446983

DO NOT PAY. Your account will be drafted on March 11, 2025



## Account Summary

Current Service Period: January 14, 2025 - February 12, 2025

Previous Amount Due \$130.51

Payment(s) Received Since Last Statement -\$130.51

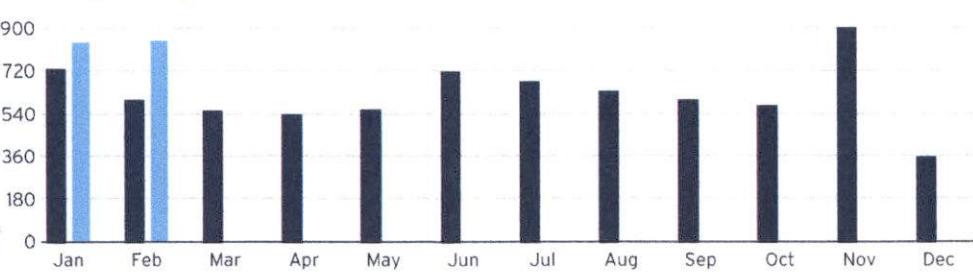
Current Month's Charges \$139.56

Amount Due by March 11, 2025 \$139.56

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

00000012-0000245-Page 11 of 30

## Monthly Usage (kWh)



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



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

Account #: 221008446983

Due Date: March 11, 2025

Amount Due: \$139.56

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

685952028359

Your account will be  
drafted on March 11, 2025

Mail payment to:

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

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

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: February 18, 2025  
Charges Due: March 11, 2025

## Meter Read

Service Period: Jan 14, 2025 - Feb 12, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852710	02/12/2025	30,162	-	29,315	=	847 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	847 kWh @ \$0.08641/kWh	\$73.19
Fuel Charge	847 kWh @ \$0.03083/kWh	\$26.11
Storm Protection Charge	847 kWh @ \$0.00577/kWh	\$4.89
Clean Energy Transition Mechanism	847 kWh @ \$0.00418/kWh	\$3.54
Florida Gross Receipt Tax		\$3.25
<b>Electric Service Cost</b>		<b>\$129.88</b>
State Tax		\$9.68
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$139.56</b>

**Total Current Month's Charges** **\$139.56**

## Avg kWh Used Per Day



## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

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

## Ways To Pay Your Bill

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

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

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

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

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

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

## Contact Us

**Online:** [TampaElectric.com](http://TampaElectric.com)  
**Phone:** Commercial Customer Care: 866-832-6249  
Residential Customer Care: 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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



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

Statement Date: February 18, 2025

Amount Due: \$824.58

Due Date: March 11, 2025

Account #: 221008514244

DO NOT PAY. Your account will be drafted on March 11, 2025

## Account Summary

Current Service Period: January 14, 2025 - February 12, 2025

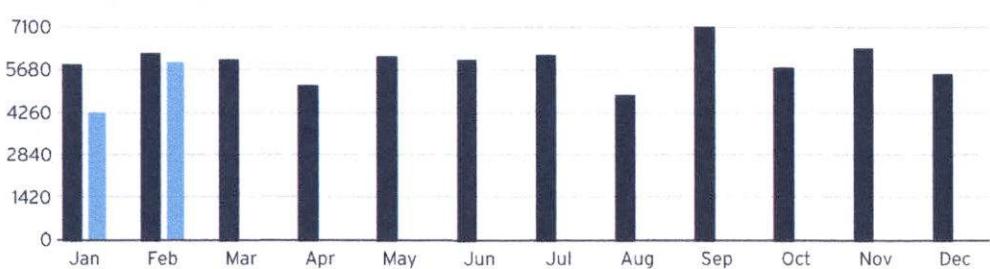
Previous Amount Due	\$577.31
Payment(s) Received Since Last Statement	-\$577.31
Miscellaneous Credits	-\$25.08
Credit balance after payments and credits	-\$25.08
<b>Current Month's Charges</b>	<b>\$849.66</b>

**Amount Due by March 11, 2025** **\$824.58**

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

00000012-0000247-Page 15 of 30

## Monthly Usage (kWh)



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



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

Account #: 221008514244

Due Date: March 11, 2025

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

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

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

Amount Due: \$824.58

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

685952028360

Your account will be  
drafted on March 11, 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



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

Account #: 221008514244  
Statement Date: February 18, 2025  
Charges Due: March 11, 2025

## Meter Read

Service Period: Jan 14, 2025 - Feb 12, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000838830	02/12/2025	7,524	1,611	=	5,913 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	5,913 kWh @ \$0.08641/kWh	\$510.94
Fuel Charge	5,913 kWh @ \$0.03083/kWh	\$182.30
Storm Protection Charge	5,913 kWh @ \$0.00577/kWh	\$34.12
Clean Energy Transition Mechanism	5,913 kWh @ \$0.00418/kWh	\$24.72
Florida Gross Receipt Tax		\$19.77
<b>Electric Service Cost</b>		<b>\$790.75</b>
State Tax		\$58.91
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$849.66</b>

**Total Current Month's Charges** **\$849.66**

<b>Miscellaneous Credits</b>	
Deposit Refund	-\$25.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.08
<b>Total Current Month's Credits</b>	<b>-\$25.08</b>

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

## Ways To Pay Your Bill

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

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

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

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

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

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

## Contact Us

Online:	Hearing Impaired/TTY: <a href="http://TampaElectric.com">TampaElectric.com</a>
Phone:	7-1-1 Power Outage: 877-588-1010
Commercial Customer Care:	866-832-6249
Residential Customer Care:	813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
Energy-Saving Programs:	813-275-3909



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

Statement Date: February 18, 2025

Amount Due: \$1,331.94

Due Date: March 11, 2025  
Account #: 221008516975

DO NOT PAY. Your account will be drafted on March 11, 2025

## Account Summary

Current Service Period: January 14, 2025 - February 12, 2025

Previous Amount Due \$1,250.32  
Payment(s) Received Since Last Statement -\$1,250.32

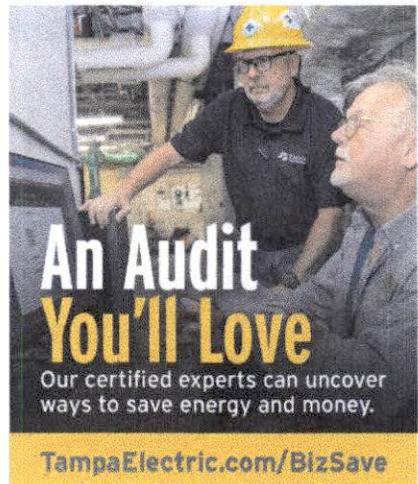
Current Month's Charges \$1,331.94

Amount Due by March 11, 2025 \$1,331.94

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](http://TECOaccount.com)



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

Account #: 221008516975

Due Date: March 11, 2025

Amount Due: \$1,331.94

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

685952028361

Your account will be  
drafted on March 11, 2025

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

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

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

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

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



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

Account #: 221008516975  
Statement Date: February 18, 2025  
Charges Due: March 11, 2025

Service Period: Jan 14, 2025 - Feb 12, 2025

Rate Schedule: Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 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
State Tax		\$81.62
<b>Lighting Charges</b>		<b>\$1,331.94</b>

Total Current Month's Charges

\$1,331.94

## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

## Contact Us

### Online:

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

### Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909



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

Statement Date: February 18, 2025

Amount Due: \$394.66

Due Date: March 11, 2025

Account #: 221008339725

DO NOT PAY. Your account will be drafted on March 11, 2025



## Account Summary

Current Service Period: January 14, 2025 - February 12, 2025

Previous Amount Due	\$370.48
Payment(s) Received Since Last Statement	-\$370.48

Current Month's Charges	\$394.66
-------------------------	----------

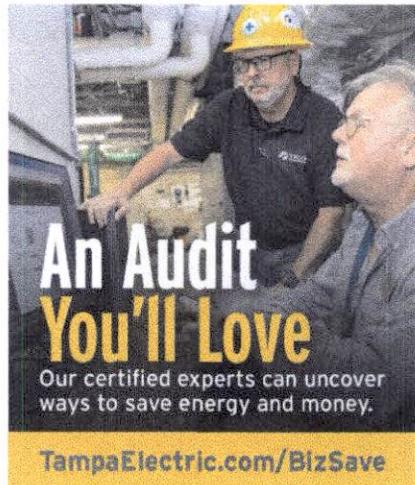
**Amount Due by March 11, 2025** **\$394.66**

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



Scan here to view your account online.

00000012-00000251-Page 23 of 30



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



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

Account #: 221008339725

Due Date: March 11, 2025

Amount Due: \$394.66

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

685952028358

Your account will be drafted on March 11, 2025

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

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

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

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

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



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

**Account #:** 221008339725  
**Statement Date:** February 18, 2025  
**Charges Due:** March 11, 2025

**Service Period:** Jan 14, 2025 - Feb 12, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 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
State Tax		\$24.18
<b>Lighting Charges</b>		<b>\$394.66</b>

**Total Current Month's Charges**

**\$394.66**

## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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

### All Other Correspondences:

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



### Credit or Debit Card

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



### Phone

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

## Contact Us

### Online:

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

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909



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

Statement Date: February 18, 2025

Amount Due: \$3,798.52

Due Date: March 11, 2025  
Account #: 221008266985

DO NOT PAY. Your account will be drafted on March 11, 2025



## Account Summary

Current Service Period: January 14, 2025 - February 12, 2025

Previous Amount Due	\$3,565.74
Payment(s) Received Since Last Statement	-\$3,565.74
<b>Current Month's Charges</b>	<b>\$3,798.52</b>

**Amount Due by March 11, 2025** **\$3,798.52**

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



Scan here to view  
your account online.

00000012-00000241-Page 3 of 30

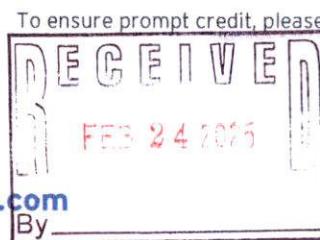
**An Audit You'll Love**  
Our certified experts can uncover ways to save energy and money.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)

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



 **Pay your bill online at [TampaElectric.com](http://TampaElectric.com)**  
See reverse side of your paystub for more ways to pay.

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



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

Account #: 221008266985

Due Date: March 11, 2025

Amount Due: \$3,798.52

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

685952028357

Your account will be  
drafted on March 11, 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



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

Account #: 221008266985  
Statement Date: February 18, 2025  
Charges Due: March 11, 2025

Service Period: Jan 14, 2025 - Feb 12, 2025

Rate Schedule: Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 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
State Tax		\$232.78
<b>Lighting Charges</b>		<b>\$3,798.52</b>

Total Current Month's Charges

\$3,798.52

## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

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

## Ways To Pay Your Bill



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



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



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



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



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

## Contact Us

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

Hearing Impaired/TTY:

7-1-1

**Phone:**  
Power Outage:

877-588-1010

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

Energy-Saving Programs:

813-275-3909

888-223-0800 (All Other Counties)



BELMOND RESERVE CDD  
13207 RHODINE RD  
RIVERVIEW, FL 33579

Statement Date: February 18, 2025

Amount Due: \$29.95

Due Date: March 11, 2025

Account #: 221008539324

DO NOT PAY. Your account will be drafted on March 11, 2025



## Account Summary

Current Service Period: January 14, 2025 - February 12, 2025

Previous Amount Due	\$30.59
Payment(s) Received Since Last Statement	-\$30.59

Current Month's Charges	\$29.95
-------------------------	---------

Amount Due by March 11, 2025 \$29.95

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

00000012-0000243-Page 7 of 30

## Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.

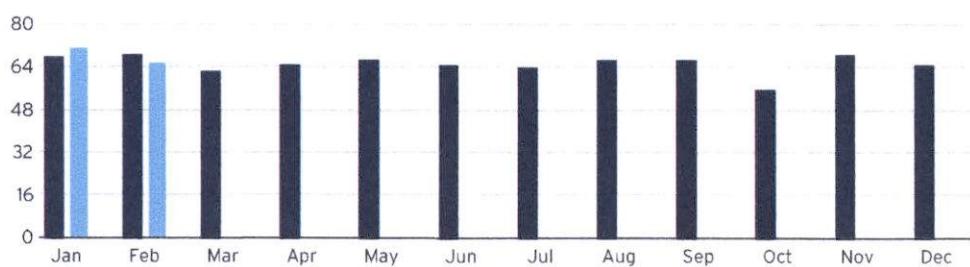


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



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

Account #: 221008539324

Due Date: March 11, 2025

Amount Due: \$29.95

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

671137242769

Your account will be drafted on March 11, 2025

Mail payment to:

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

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

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: February 18, 2025  
Charges Due: March 11, 2025

## Meter Read

Meter Location: ENTRY

Service Period: Jan 14, 2025 - Feb 12, 2025

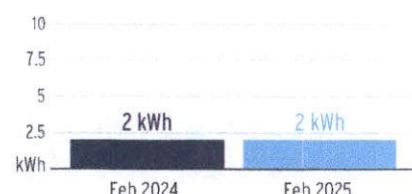
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000337420	02/12/2025	1,818	-	1,753	=	65 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	65 kWh @ \$0.08641/kWh	\$5.62
Fuel Charge	65 kWh @ \$0.03083/kWh	\$2.00
Storm Protection Charge	65 kWh @ \$0.00577/kWh	\$0.38
Clean Energy Transition Mechanism	65 kWh @ \$0.00418/kWh	\$0.27
Florida Gross Receipt Tax		\$0.70
<b>Electric Service Cost</b>		<b>\$27.87</b>
State Tax		\$2.08
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$29.95</b>

## Avg kWh Used Per Day



## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

**Total Current Month's Charges** **\$29.95**

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

## Ways To Pay Your Bill

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

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

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

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

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

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

## Contact Us

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

**Hearing Impaired/TTY:**  
7-1-1

**Phone:**  
Commercial Customer Care:

Power Outage:

866-832-6249

877-588-1010

Residential Customer Care:

Energy-Saving Programs:

813-223-0800 (Hillsborough)

813-223-0800 (Polk County)

863-299-0800 (All Other Counties)

888-223-0800 (All Other Counties)



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	02/17/2025	03/10/2025

S-Page 1 of 3



**Summary of Account Charges**

Previous Balance	\$505.32
Net Payments - Thank You	\$-505.32
Bill Corrections	\$-52.85
Total Account Charges	\$400.85
<b>AMOUNT DUE</b>	<b>\$348.00</b>

***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](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 2,000<sup>8</sup>  
C/O MERITUS DISTRICTS  
2005 PAN AM CIR SUITE 300  
TAMPA FL 33607-6008

<b>DUUE DATE</b>	03/10/2025
<b>AMOUNT DUE</b>	\$348.00
<b>AMOUNT PAID</b>	

BELMOND RESERVE CDD

MEETING DATE: 02-04-2025

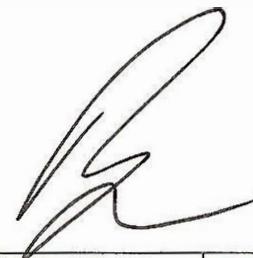
DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓ (Phone)	Salary Accepted	\$200.00
Nicole Hughes	✓	Salary Accepted	\$200.00
Will McPherson	✓	Salary Accepted	\$200.00
Zebadiah Rabsatt	✓	Salary Accepted	\$200.00
<del>Kimberly Carrera</del> VACANT	—	Salary Waived	\$0.00

DB 020425

## BELMOND RESERVE CDD

MEETING DATE: 12-03-2014DMS: Bryan Radcliff


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓	Salary Accepted	\$200.00
Nicole Hughes	Not present	Salary Accepted	\$200.00
Will McPherson	✓	Salary Accepted	\$200.00
Zebadiah Rabsatt	✓	Salary Accepted	\$200.00
Kimberly Garcia	Not present	Salary Waived	\$0.00

BELMOND RESERVE CDD

MEETING DATE: 02-04-2025

DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓ (Phone)	Salary Accepted	\$200.00
Nicole Hughes	✓	Salary Accepted	\$200.00
Will McPherson	✓	Salary Accepted	\$200.00
Zebadiah Rabsatt	✓	Salary Accepted	\$200.00
<del>Kimberly Carrera</del> VACANT	—	Salary Waived	\$0.00

NH 020425

**Invoice**

PO Box 135093  
Clermont, FL 34714

(407) 290-5911

Invoice # <b>20273951</b>	Customer # <b>PROJ-0108</b>	Invoice Date <b>02/01/2025</b>	Due Date <b>03/03/2025</b>	Amount Due <b>\$109.99</b>	Amount Enclosed <b>\$</b>
------------------------------	--------------------------------	-----------------------------------	-------------------------------	-------------------------------	------------------------------

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

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

Detach and return with your payment.

Customer Name <b>BELMOND RESERVE CDD</b>	Customer # <b>PROJ-0108</b>	Invoice # <b>20273951</b>	Invoice Date <b>02/01/2025</b>	PO Number	Amount Due <b>\$109.99</b>
---	--------------------------------	------------------------------	-----------------------------------	-----------	-------------------------------

Description	QTY	Rate	Amount
<b>BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL</b>			
ACCESS CONTROL MANAGEMENT, (02/01/2025 - 02/28/2025) :	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
	<b>Amount Due: \$109.99</b>

#### CONTACT US

Billing Questions <b>(407) 290-5911</b>	Sales	Central Station	Service	Email <b>BILLING@SWSPROTECTION.COM</b>
<b>To pay online, please visit: <a href="https://southeastwiring.alarmbiller.com">https://southeastwiring.alarmbiller.com</a>   Registration Key: 9965B2</b>				

# 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

February 05, 2025  
Client: 001542  
Matter: 000001  
Invoice #: 25944

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/3/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION; EMAIL DISTRICT ASSISTANT TO CREATE CHANGES RE COUNSEL'S INFORMATION ON WEBSITE.	0.3	\$52.50
1/6/2025	CAW	REVIEW AGENDA AND PREPARE FOR JANUARY 7TH MEETING; EMAIL CORRESPONDENCE TO B. RADCLIFF REGARDING SAID MEETING; REVIEW CORRESPONDENCE FROM B. RADCLIFF REGARDING SWFWMD MITIGATION ISSUES.	0.4	\$130.00
1/7/2025	CAW	PREPARE FOR AND ATTEND JANUARY 7TH BOARD MEETING IN PERSON.	2.4	\$780.00
1/10/2025	AM	FOLLOW UP EMAIL TO DISTRICT ASSISTANT REGARDING COUNSEL'S INFORMATION ON WEBSITE.	0.2	\$35.00
Total Professional Services			3.3	\$997.50

February 05, 2025  
Client: 001542  
Matter: 000001  
Invoice #: 25944

Page: 2

---

Total Services	\$997.50
Total Disbursements	\$0.00
Total Current Charges	\$997.50
Previous Balance	\$1,105.00
<i>Less Payments</i>	<i>(\$1,105.00)</i>
<b>PAY THIS AMOUNT</b>	<b>\$997.50</b>

***Please Include Invoice Number on all Correspondence***



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

Invoice Number: 7556802  
Account Number: 267392000  
Invoice Date: 11/25/2024  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

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

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

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

**STATEMENT SUMMARY**

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

<b>TOTAL AMOUNT DUE</b>	<b>\$4,040.63</b>
-------------------------	-------------------

All invoices are due upon receipt.

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

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

Invoice Number:	7556802
Account Number:	267392000
Current Due:	\$4,040.63
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 267392000  
Invoice # 7556802  
Attn: Fee Dept St. Paul

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





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

Invoice Number: 7556802  
Invoice Date: 11/25/2024  
Account Number: 267392000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

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

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

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 11/01/2024 - 10/31/2025</b>				<b>\$3,750.00</b>
Incidental Expenses 11/01/2024 to 10/31/2025	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





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

Invoice Number: 7657238  
Account Number: 222960000  
Invoice Date: 02/25/2025  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

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

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

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

**STATEMENT SUMMARY**

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

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

All invoices are due upon receipt.

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

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

Invoice Number:	7657238
Account Number:	222960000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 222960000  
Invoice # 7657238  
Attn: Fee Dept St. Paul

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





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

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

Invoice Number: 7657238  
Invoice Date: 02/25/2025  
Account Number: 222960000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

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

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
<b>Subtotal Administration Fees - In Advance 02/01/2025 - 01/31/2026</b>				<b>\$3,950.00</b>
Incidental Expenses 02/01/2025 to 01/31/2026	3,950.00	0.0775		\$306.13
<b>Subtotal Incidental Expenses</b>				<b>\$306.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,256.13</b>



BELMOND RESERVE CDD

MEETING DATE: 02-04-2025

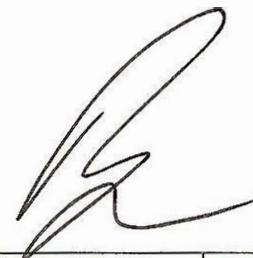
DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓ (Phone)	Salary Accepted	\$200.00
Nicole Hughes	✓	Salary Accepted	\$200.00
Will McPherson	✓	Salary Accepted	\$200.00
Zebadiah Rabsatt	✓	Salary Accepted	\$200.00
<del>Kimberly Carrera</del> VACANT	—	Salary Waived	\$0.00

WM 020425

## BELMOND RESERVE CDD

MEETING DATE: 12-03-2014DMS: Bryan Radcliff


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓	Salary Accepted	\$200.00
Nicole Hughes	Not present	Salary Accepted	\$200.00
Will McPherson	✓	Salary Accepted	\$200.00
Zebadiah Rabsatt	✓	Salary Accepted	\$200.00
Kimberly Garcia	Not present	Salary Waived	\$0.00

BELMOND RESERVE CDD

MEETING DATE: 02-04-2025

DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓ (Phone)	Salary Accepted	\$200.00
Nicole Hughes	✓	Salary Accepted	\$200.00
Will McPherson	✓	Salary Accepted	\$200.00
Zebadiah Rabsatt	✓	Salary Accepted	\$200.00
<del>Kimberly Carrera</del> VACANT	—	Salary Waived	\$0.00

ZR 020425

## BELMOND RESERVE CDD

MEETING DATE: 12-03-2014DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓	Salary Accepted	\$200.00
Nicole Hughes	Not Present	Salary Accepted	\$200.00
Will McPherson	✓	Salary Accepted	\$200.00
Zebadiah Rabsatt	✓	Salary Accepted	\$200.00
Kimberly Garcia	Not Present	Salary Waived	\$0.00



## Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

## Invoice

Date	Invoice #
1/28/2025	106103

### 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	2/27/2025

Description	Amount
Debris Removal off premises was completed on Jan 25, 2025.	250.00

Thank you for your business.

<b>Total</b>	\$250.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$250.00



## Chris's Plumbing

License #:CFC 1431407 - CAC 1818250

6404 U.S. 301

Riverview, Florida 33578

8136713993

<https://chrissplumbing.com>

**Invoice #24451**

**INVOICED**

Belmond Reserve CDD C/O Inframark  
8134155633524972

**Service Address:**

13004 Willow Grove Drive  
Riverview, Florida 33579

**Billing address:**

2005 Pan Am Circle  
ste 300  
Tampa, Florida 33607

**Notes:**

Urinal taking too long to flush diaphragm hanging up. Rebuilt flush valve and tested flushing and operating properly. Men's toilet had a leak at vacuum breaker connection replaced and tested everything okay. In women's restroom flush valves leaking in multiple places. Repaired 1st toilet 4th toilet and handicap stall. Other 2 toilets were ok. Tested flushing and operating properly no longer dripping or leaking

**Job Title:** service-multiple

**Job Location:** Main Location

**Job Location Address:** 13004 Willow  
Grove Drive Riverview, Florida 33579

**Job Members:** Cameron Stone

**Invoiced Date:** Jan 21, 2025

**Due Date:** Jan 21, 2025

**Status:** Invoiced

**Author:** Cameron Stone

Item	Unit Price	Quantity
Shop Supplies 1	\$8.00	1
A-42-A/3301044 - SLOAN URINAL REPAIR KIT 1 GPF	\$32.96	1
SLOAN URINAL REPAIR KIT 1 GPF (HYDRO)		
B-50-A 5302305 - SLOAN HANDLE REPAIR KIT	\$4.91	4
SLOAN HANDLE REPAIR KIT b-50-a (5302305)		
V551A/3323192 - SLOAN VACUUM BREAKER REPAIR KIT V551A	\$3.99	4
SLOAN VACUUM BREAKER REPAIR KIT		
H-553 - SLOAN O-RING	\$1.80	4
SLOAN O-RING 5308696 H-553 (TAPCO)		

Item	Unit Price	Quantity
A-41-A/3301041 - SLOAN CLOSET REPAIR KIT 1.6GPF	\$32.96	3
SLOAN CLOSET REPAIR KIT 1.6GPF 3301041 A-41-A		
40135/959/4028 - BRASS CLOSET SPUD 1-1/2"	\$13.25	3
11/2" BRASS CLOSET SPUD		
5306058 - SLOAN 1-1/2" FRICTION RING	\$0.86	3
SLOAN 1-1/2" FRICTION RING		
5322001 - SLOAN 1-1/2" SLIP JOINT GASKET	\$1.98	3
SLOAN 1-1/2" SLIP JOINT GASKET		
REGULAR LABOR PLUMBING	\$160.00	3.75
LABOR PLUMBING REGULAR TIME		

Thank you for your business!

<b>Subtotal</b>	<b>\$830.91</b>
<b>Tax (6.5%)</b>	<b>\$1.07</b>
<b>Total</b>	<b>\$831.98</b>
<b>Amount Paid</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$831.98</b>



## Chris's Plumbing

License #:CFC 1431407 - CAC 1818250

6404 U.S. 301

Riverview, Florida 33578

8136713993

<https://chrissplumbing.com>

**Invoice #24791**

**INVOICED**

Belmond Reserve CDD C/O Inframark  
8134155633524972

**Service Address:**

13004 Willow Grove Drive  
Riverview, Florida 33579

**Billing address:**

2005 Pan Am Circle  
ste 300  
Tampa, Florida 33607

**Notes:**

Men's handicap sink was coming out from wall. Had to pull sink off wall and remount it. Tighten all water lines and drain.  
Recaulked sink no leaks

**Job Title:** Service - Detached sink at Clubhouse

**Job Location:** Main Location

**Job Location Address:** 13004 Willow Grove Drive Riverview, Florida 33579

**Job Members:** Daniel Huante

**Invoiced Date:** Feb 5, 2025

**Due Date:** Feb 5, 2025

**Status:** Invoiced

**Author:** Daniel Huante

Item	Unit Price	Quantity
Shop Supplies 1	\$8.00	1
REGULAR LABOR PLUMBING	\$160.00	2
LABOR PLUMBING REGULAR TIME		

Thank you for your business!

<b>Subtotal</b>	<b>\$328.00</b>
<b>Total</b>	<b>\$328.00</b>
<b>Amount Paid</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$328.00</b>

**Bill To:**

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

**Property Name:** Belmond Reserve CDD --  
Cedarbrook

**Opp #521003**

Irrigation Contractual Monthly Irrigation Repair  
Allowance February 2025

**INVOICE**

INVOICE #	INVOICE DATE
863512	2/24/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** March 26, 2025

**Invoice Amount:** \$150.00

Description	Current Amount
Irrigation Repairs	\$150.00

**Invoice Total** **\$150.00**

IN COMMERCIAL LANDSCAPING

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

