

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**FEBRUARY 04, 2025**

**REGULAR MEETING  
AGENDA**

**[Join the meeting now](#)**

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

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



2005 PAN AM CIRLE SUITE 300  
TAMPA FL,33607

**Belmond Reserve  
Community Development District**

**Board of Supervisors**

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

**District Staff**

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

**Regular Meeting Agenda**

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

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The Regular meeting of the **Belmond Reserve Community Development District** will be held on **February 04, 2025, at 6:00 p.m. at the Belmond Reserve Clubhouse located at 13004 Willow Grove Drive Riverview, FL 33579**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

**Meeting ID:** 254 337 001 858      **Passcode:** xC93RK3E  
**Dial in by phone** +1 646-838-1601      **Phone conference ID:** 437 826 58#

**REGULAR MEETING OF THE BOARD OF SUPERVISORS**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A.** Consideration of Resident Resume for Open Vacancy Seat # 3
  - B.** Consideration of Pickleball Court Access
  - C.** Discussion on Pond Mitigation
  - D.** Discussion of Amenity Parking
  - E.** Discussion on Amenity Age Requirements
  - F.** General Matters of the District
- 4. CONSENT AGENDA**
  - A.** Approval of Minutes of the January 7, 2025; Regular Meeting
  - B.** Consideration of Operation and Maintenance December 2024
  - C.** Acceptance of the Financials and Approval of the Check Register for December 2024
- 5. STAFF REPORTS**
  - A.** District Counsel
  - B.** District Engineer
  - C.** District Manager
    - i.** Field Inspections Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

\*The next regularly scheduled meeting is **March 04, 2025, at 6:00 p.m**

# Robert Nunez

## Highly driven Military Leader

Riverview, FL 33579

[ranunez27@gmail.com](mailto:ranunez27@gmail.com)

917-455-5953

## Professional Summary

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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

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### Real Estate Broker

Dalton Wade Real Estate Group-Saint Petersburg, FL

July 2022 to Present

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

### Real Estate Broker

Daniel Gale Sotheby's International Realty-Smithtown, NY

January 2020 to July 2022

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

### **Licensed Real Estate Agent**

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

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

### **Paratransit Driver/Dispatcher**

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

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

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

### **Licensed Real Estate Agent**

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

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

### **Material Specialist**

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

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

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

## **Human Resource Area Manager (Zone Supervisor)**

US NAVY, Various Locations

April 2005 to August 2008

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

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

US NAVY, Various Locations

August 1988 to August 2008

## **Human Resource Supervisor**

US NAVY, Various Locations

February 2002 to April 2005

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

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

## **HR Generalist**

US NAVY, Various Locations

February 1998 to February 2002

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

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

## **Police Field Supervisor**

US NAVY, Various Locations

February 1995 to February 1998

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

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

## **Engineering Manager (Main Propulsion Leading Petty Officer)**

US NAVY, Various Locations

January 1989 to February 1995

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

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

## Education

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### **Associate's degree in Human Resource Management**

Devry College of New York - Manhattan, NY

August 2009 to May 2011

## Skills

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

## Certifications and Licenses

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### **Real Estate License**

### **School Bus Endorsement**

### **CDL B**

## Additional Information

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### **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 tear 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





# Proposal

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

Proposal #	Customer #	System Type	PO Number	Term	Proposal Date
10864	PROJ-0108	Access Control	PICKLEBALL CARD READER	Net 30 Days	January 10, 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:	Brief Description:
<b>Customer</b> <b>Contact</b> BELMOND RESERVE CDD <b>Phone:</b> (813) 873-7300 <b>Email:</b> BRYAN.RADCLIFF@INFRAMARK.COM  <b>Salesperson</b> <b>Name:</b> ANGIE HELFAND <b>Phone:</b> <b>Email:</b> angie.helfand@swsprotection.com	SWS WILL ADD A CARD READER TO PICKLEBALL COURT GATE. **ELECTRICIANS WILL BE REQUIRED TO BE HIRED BY BELMOND TO RUN 3/4 INCH UNDERGROUND CONDUIT WITH PULL STRING FROM EQUIPMENT CLOSET TO GATE FOR POWER TO READER AND NOT IN SWS'S SCOPE OF WORK**

## Charges

Description	QTY	Rate	Amount
ESTIMATED INSTALLATION LABOR AND PROGRAMMING. ADDITIONAL HOURS MIGHT BE CHARGED AT COMPLETION	8.00	140.00	1,120.00
PERMIT FEE AND INSPECTIONS WITH COUNTY	1.00	1,500.00	1,500.00
UNDERGROUND STRUCTURED WIRE	1.00	900.00	900.00
Power Supply with Line Plug for Strikes	1.00	450.00	450.00
Back-Up Batteries	2.00	84.06	168.12
Access Control Reader Keypad	1.00	400.00	400.00
Electronic Strikes for Gates	1.00	750.00	750.00
<b>Total Charges:</b>			5,288.12
<b>Sales Tax:</b>			<u>0.00</u>



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

# Proposal

**Grand Total:** \$5,288.12

## Notes

Note	Modified Date	User
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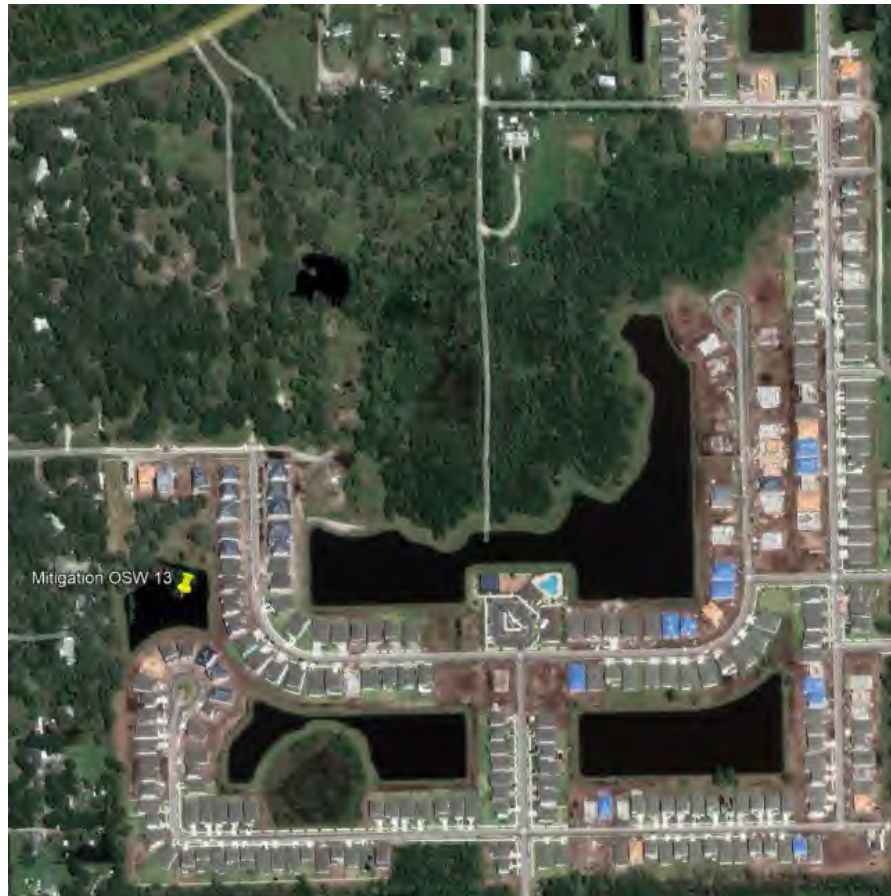
x \_\_\_\_\_  
Agreed To By Name Date

### CONTACT US

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

# Belmond Reserve – Other Surface Water 13 (OSW 13) Mitigation

- Environmental Protection Commission of Hillsborough County (EPC) Approval
- Southwest Florida Water Management District (SWFWMD) ERP No. 44463.002
  - Required to create and plant slope of OSW 13 as mitigation for wetland impacts
  - Implemented Dec. 2021
  - Monitoring occurred as required in 2022 and 2023



## Belmond Reserve – Other Surface Water 13 (OSW 13) Mitigation

- OSW 13 was trending toward success criteria (vegetation coverage appropriate) in early 2024
- EPC released the site from monitoring requirements in Feb. 2024 (photos from Oct 2023)



## Belmond Reserve – Other Surface Water 13 (OSW 13) Mitigation

- SWFWMD did not release the site yet, and monitoring continued
- June 2024 – appears someone may have sprayed the vegetation (not our crew – we only target nuisance/exotic species)



# Belmond Reserve – Other Surface Water 13 (OSW 13) Mitigation

- October 2024 – Post Hurricane, site flooded and damaged vegetation



# Belmond Reserve – Other Surface Water 13 (OSW 13) Mitigation

Met SWFWMD onsite October 2024 to review and discuss options

Option 1: A full replant and re-initiate maintenance and monitoring activities

- Risks: hurricanes, not able to meet vegetative success, unknown long-term costs if not successful
- Prior Associated Costs\*:
  - Replant the slope/erosion control installation (2022 - \$2,850)
  - Monitoring (prior cost \$4,000/yr or \$8,000 for 2 years)
  - Quarterly Maintenance (3 years) (prior cost \$350/event or \$4,200)
  - Agency meetings (prior cost \$1,800)Total: \$16,850

\*initial planting not included (was completed by developer)

# Belmond Reserve – Other Surface Water 13 (OSW 13) Mitigation

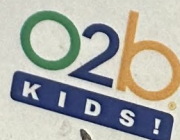
Option 2: Permit Modification to change mitigation from OSW 13 to purchase of mitigation credits at the Alafia Mitigation Bank

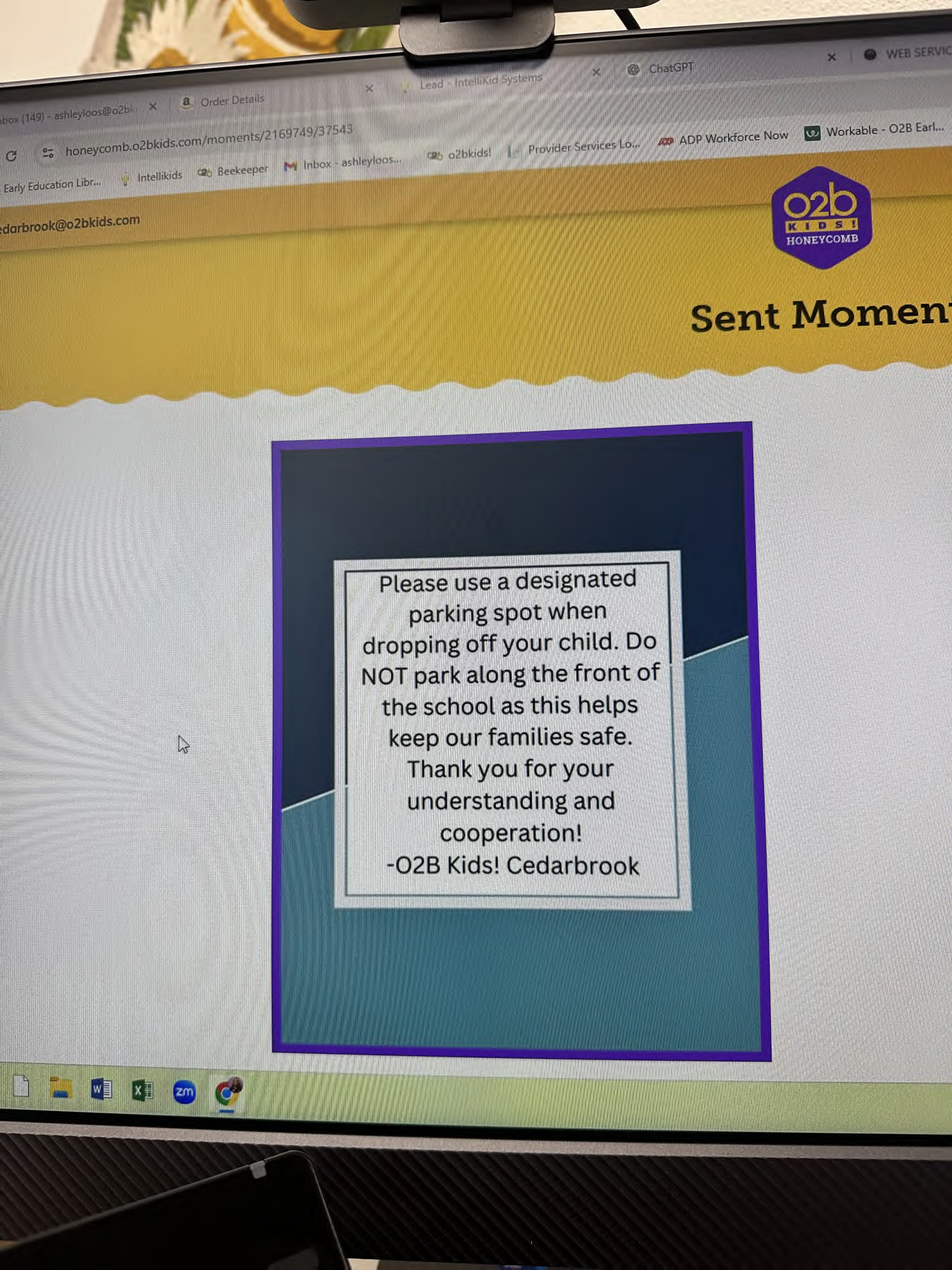
- Recommended approach. Modify both EPC and SWFWMD. Although released from EPC, still required to maintain the site in perpetuity.
- Risks: None – once permit modified and credits purchased, no activities required at OSW 13
- Estimated Costs:
  - Permit Modifications (consultant fee) - \$3,500
  - Permit Fee - SWFWMD \$1,552.88 (may be less, but not more)
  - Permit Fee EPC - \$100
  - Mitigation Bank Fee - \$20,000
- Total: \$25,152.88

# Attention!

## NO PARKING HERE!

For the safety of  
our students and  
families, please park  
before picking up &  
dropping off.





## Sent Moment

Please use a designated parking spot when dropping off your child. Do NOT park along the front of the school as this helps keep our families safe. Thank you for your understanding and cooperation!  
-O2B Kids! Cedarbrook

Restaurants

Parks

h



Willow Grove Dr

**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, January 7, 2025, and called to order at 11:02 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Demetrious Britt	Chairperson
Will McPherson	Vice Chairperson
Zebadiah Rabsatt	Assistant Secretary
Nicole Hughes	Assistant Secretary ( <i>via phone</i> )

Also present were:

Bryan Radcliff	District Manager
Cari Allen Webster	District Counsel
Tyson Waag	District Engineer
Clay Wright	Field Services
Jahyra Rivera	Clubhouse Manager
Greg Schweitzer	Yellowstone
Danny Trowell	Yellowstone
Residents	

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments On Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Acceptance of Board Supervisor Resignation – Kimberly Garcia**

On MOTION by Mr. Britt seconded by Ms. Hughes, with all in favor, the resignation of Kimberly Garcia from the Board of Supervisors of Belmond Reserve CDD was accepted. 4-0

**B. Discussion on Drainage/Flooding Inspection**

Mr. Waag presented his drainage/flooding inspection report to the Board. He also advised the Board that the proposal for additional stormwater inspections should be tabled until the rainy season arrives. Discussion ensued. Mr. Waag also reviewed a recent pond mitigation issue that has

arisen on Pond 13 with *SWFWMD* and agreed also to attend the next meeting along with the District Ecologist to review the situation and suggested resolution.

#### **C. Discussion of Amenity Rules & Procedures**

Mr. Radcliff and Ms. Webster, reviewed with the Board suggestions from legal and *EGIS* regarding the suggested minimum age to use the amenities without supervision. The Board agreed to table this discussion until a survey can be sent to the residents in order to gather their opinion on the matter.

#### **D. Consideration of Additional Amenity Key Cards Reader Proposal**

The Board reviewed a proposal for installing new key card readers at both bathrooms and pickleball court entrance. The Board also requested a new proposal be obtained with just the cost for a card reader at the pickleball court.

#### **E. Discussion of Amenity Parking**

Mr. Radcliff and Ms. Webster reviewed the existing easement agreement for parking at the amenity center which is shared with the daycare. A conversation ensued between the Board, residents and staff, afterwards the Board requested that the owner of the daycare along with any on-site managers attend the next scheduled meeting to discuss the situation and determine a solution.

#### **F. Consideration of Designated Email Accounts for Board Members**

On MOTION by Mr. Britt seconded by Mr. McPherson, with all in favor, a proposal for District emails along with monthly maintenance, as discussed, was approved. 4-0

### **FOURTH ORDER OF BUSINESS**

#### **Consent Agenda**

**A. Approval of Minutes of the December 03, 2024, Regular Meeting**

**B. Consideration of Operation and Maintenance November 2024**

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

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

### **FIFTH ORDER OF BUSINESS**

#### **Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

Mr. Radcliff updated the Board on the following items:

- Seat 3 open status on the Board of Supervisors.
- Status of fence repair and tree removed which was a line-of-sight issue.
- Sales signs removed and pickleball court nets being installed in roughly one month.

**i. Field Inspections Report**

Mr. Wright presented his field services report to the Board, a copy of which was included in the agenda package.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and  
Comments**

- Mr. Rabsatt discussed tree staking with *Yellowstone*.

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

A resident commented on fence ownership within the community and, on a resident that is breeding chickens on CDD property. Discussion ensued.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Rabsatt seconded by Mr. Britt, with all in favor, the meeting was adjourned at 12:20 pm. 4-0
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Bryan Radcliff  
District Manager

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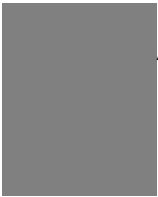
Demetrious Britt  
Chairperson

**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	12/1/2024	103241	\$1,087.00	\$1,087.00	DEC. 2024
SOUTHEAST WIRING SOLUTIONS INC	12/1/2024	20272352	\$109.99	\$109.99	ACCESS CONTROL MGMT
SPEAREM ENTERPRISES	12/5/2024	6160	\$260.00	\$260.00	DOG WASTE
WM CORPORATE SERVICES, INC.	11/26/2024	0102933-2206-0	\$589.84	\$589.84	REFUSE REMOVAL
YELLOWSTONE LANDSCAPE	12/2/2024	815858	\$11,224.00	\$11,224.00	LANDSCAPE DEC 2024
<b>Monthly Contract Subtotal</b>			<b>\$13,270.83</b>	<b>\$13,270.83</b>	
<b>Variable Contract</b>					
DEMETRIUS BRITT	11/5/2024	DB 110524	\$200.00	\$200.00	SUPERVISOR FEE
WILL MCPHERSON	11/5/2024	WM 110524	\$200.00	\$200.00	SUPERVISOR FEE
YELLOWSTONE LANDSCAPE	12/12/2024	821789	\$160.50	\$160.50	Irrigation Repairs
YELLOWSTONE LANDSCAPE	12/19/2024	823856	\$180.00	\$180.00	Irrigation Repairs
ZEBADIAH RABSATT	11/5/2024	ZR 110524	\$200.00	\$200.00	SUPERVISOR FEE
<b>Variable Contract Subtotal</b>			<b>\$940.50</b>	<b>\$940.50</b>	
<b>Regular Services</b>					
BELMOND RESERVE CDD	11/22/2024	112224-01	\$4,881.58	\$4,881.58	SERIES 2020 FY 25 698
BELMOND RESERVE CDD	11/22/2024	112224-02	\$107.41	\$107.41	SERIES 2023 FY 25 698
BELMOND RESERVE CDD	12/6/2024	120624-1	\$328,071.99	\$328,071.99	SERIES 2020 FY 25 706
BELMOND RESERVE CDD	12/3/2024	120324-1	\$6,604.58	\$6,604.58	SERIES 2020 FY 25 700
BELMOND RESERVE CDD	12/3/2024	120324-2	\$145.32	\$145.32	SERIES 2023 FY 25 700
BELMOND RESERVE CDD	12/6/2024	120624-2	\$7,218.60	\$7,218.60	SERIES 2023 FY 25 706
HOMETEAM PEST DEFENSE INC	10/31/2024	104713992/993	\$271.40	\$271.40	PEST CONROL
HOMETEAM PEST DEFENSE INC	10/31/2024	104713992	\$176.00	\$176.00	PEST CONTROL
HOMETEAM PEST DEFENSE INC	10/31/2024	104713993	\$95.40	\$95.40	PEST CONTROL
INFRAMARK LLC	12/3/2024	138991	\$375.00		ACCT SVCS
INFRAMARK LLC	12/3/2024	138991	\$375.00		DISSEMINATION

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	12/3/2024	138991	\$3,000.00		DISTRICT MGMT
INFRAMARK LLC	12/3/2024	138991	\$1,000.00		FIELD MGMT
INFRAMARK LLC	12/3/2024	138991	\$5,832.00		PERSONNEL SVCS
INFRAMARK LLC	12/3/2024	138991	\$250.00	\$10,832.00	WEB MAINT/ ADMIN
INFRAMARK LLC	12/20/2024	139817	\$6.45	\$6.45	November 2024 B/W Copies
JNJ CLEANING SERVICES LLC	12/1/2024	0465	\$520.00	\$520.00	CLUBHOUSE CLEANING
STANTEC CONSULTING SERVICES INC.	12/11/2024	2332277	\$673.50	\$673.50	DISTRICT ENGG
STRALEY ROBIN VERICKER	12/11/2024	25702	\$715.00	\$715.00	PROFESSIONAL SERVICES
<b>Regular Services Subtotal</b>			<b>\$360,319.23</b>	<b>\$360,319.23</b>	
<b>Additional Services</b>					
COURTCO. LLC	12/6/2024	000596	\$3,345.00	\$3,345.00	WIND SCREEN
FLORIDA COMMERCE	12/3/2024	91380 LF	\$25.00	\$25.00	Late Fees FY25 Special District Fees
YELLOWSTONE LANDSCAPE	12/11/2024	821234	\$16,000.00	\$16,000.00	HURRICANE MILTON CLEANUP
<b>Additional Services Subtotal</b>			<b>\$19,370.00</b>	<b>\$19,370.00</b>	
<b>TOTAL</b>			<b>\$393,900.56</b>	<b>\$393,900.56</b>	



P.O. Box 593258  
Orlando, FL 32859

<b>Date</b>	<b>Invoice #</b>
12/1/2024	103241

# Invoice

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	12/31/2024

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

Thank you for your business.

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



# Invoice

PO Box 135093  
Clermont, FL 34714

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20272352	PROJ-0108	12/01/2024	12/31/2024	\$109.99	\$

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

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

Detach and return with your payment.

Customer Name	Customer #	Invoice #	Invoice Date	PO Number	Amount Due
BELMOND RESERVE CDD	PROJ-0108	20272352	12/01/2024		\$109.99

Description	QTY	Rate	Amount
<b>BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL</b>			
ACCESS CONTROL MANAGEMENT, (12/01/2024 - 12/31/2024) :	1.00	109.99	109.99
SUBSCRIBER REMOTE ACCESS - \$50, SWS REMOTE ACCESS - \$50			

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

## CONTACT US

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

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

Spearem Enterprises, LLC

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



INVOICE

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

INVOICE 6160  
DATE 12/05/2024  
TERMS Net 15  
DUE DATE 12/20/2024

ACTIVITY	QTY	RATE	AMOUNT
Labor service dog waist station and supply bags and mut mits 2 times per week for 4 weeks 10/15 to 11/16	4	65.00	260.00

Thank You! We Appreciate Your Business.

BALANCE DUE \$260.00



# INVOICE

**Customer ID:****28-13540-53000****Customer Name:****BELMOND RESERVE****Service Period:****12/01/24-12/31/24****Invoice Date:****11/26/2024****Invoice Number:****0102933-2206-0****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****Dec 26, 2024**

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

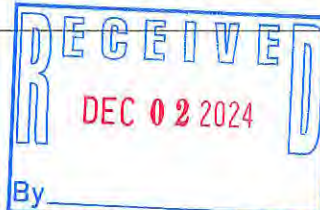
**Your Total Due****\$1,736.00**

If payment is received after  
12/26/2024: **\$ 1,779.17**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
1,146.16		0.00		0.00		589.84		<b>1,736.00</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	12/01/24		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	12/01/24		1.00	216.58
4 Yard Dumpster 2X Week	12/01/24		1.00	327.00
Late Payment Charge for 10/01/2024 Invoice 87557	10/31/24			14.26
<b>Total Current Charges</b>				<b>589.84</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)
11/26/2024	0102933-2206-0	<b>28-13540-53000</b>
Payment Terms	Total Due	Amount
Total Due by 12/26/2024	\$1,736.00	
If Received after 12/26/2024	\$1,779.17	

2206000281354053000001029330000005898400000173600 0

0058440 01 MM 0.636 \*\*AUTO T5 0 7331 33607 -C04-P58498-11 10290C76

**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**



## INVOICE

INVOICE #	INVOICE DATE
815858	12/2/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

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

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 1, 2025

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

Description	Current Amount
Monthly Landscape Maintenance December 2024	\$11,224.00

**Invoice Total** **\$11,224.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

**BELMOND RESERVE CDD**

**MEETING DATE: November 05, 2024**

**DMS: Bryan Radcliff**

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

**BELMOND RESERVE CDD**

**MEETING DATE: November 05, 2024**

**DMS: Bryan Radcliff**

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



# YELLOWSTONE

LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
821789	12/12/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

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

**Opp #497744**

Irrigation Contractual Monthly Irrigation Repair  
Allowance December 2024

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 11, 2025

**Invoice Amount:** \$160.50

Description	Current Amount
Irrigation Repairs	\$160.50

**Invoice Total**

**\$160.50**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

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



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

CONTROL# 69226

Invoice #

Invoice Date #

### IRRIGATION WORK AUTHORIZATION

Date: 12-10-2024

☐ Existing Customer- Job #

☐ New Customer (no job#)

CUSTOMER NAME:

Belmond Reg

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

Job Address:

Description of Work Authorized

Please Print All Information

Quantity	Material	Price	Total
1	6" Rotors	47.50	47.50
2	6" Sprays	17.50	35.00
6	Nozzle	3.00	18.00
		Total Materials:	100.50
Labor:	60 X Hr	1 Hr	Total Labor: 60.00
		TOTAL:	160.50

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

(YS) Prepared By: (X) Octavio Gracia

(YS) Work Completed By: (X) Octavio

Date: 12-10-2024

\*\* Post To Accounting Code #

03

Manager Approval:

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date:

Please Print Name:

Authorized & Accepted by: (X)



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
823856	12/19/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

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

**Opp #483057**  
10/2024 Email Irrigation Running

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 18, 2025

**Invoice Amount:** \$180.00

Description	Current Amount
Irrigation	\$180.00

**Invoice Total** **\$180.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

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



# YELLOWSTONE

## LANDSCAPE

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

CONTROL# 62985

Invoice #

Invoice Date #

7728

Date: 16-25-24

## IRRIGATION WORK AUTHORIZATION

**[ ] Existing Customer- Job #**

☐ **New Customer** (no job#)

CUSTOMER NAME:

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

Job Address:

Description of Work Authorized

**Please Print All Information**

Time was used to come out to the property and diagnose what was causing the irrigation to run during the daytime hours. There was an additional start time set, and

Quantity	Material	Price	Total
	the run days were doubled up causing the irrigation to <del>run</del> run during the daytime hours as reported in the email work order. timer re-set and checked		
		Total Materials:	X
Labor:	60.00 per hour x 3 hours	Total Labor:	180.00
		<b>TOTAL:</b>	<b>\$180.00</b>

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

(YS) Prepared By: ( X)

(YS) Work Completed By: (X)

Date: 10-25-24

\*\* Post To Accounting Code #

**Manager Approval:**

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date:

***Please Print Name:***

**Authorized & Accepted by: (X)**

**BELMOND RESERVE CDD**

**MEETING DATE: November 05, 2024**

**DMS: Bryan Radcliff**

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

# BELMOND RESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/22/2024

**Check Amount** \$4,881.58

**Payable To** Belmond Reserve CDD

**Check Description** Series 2020 - FY25 Tax Dist. ID Dist 698

**Check Amount** \$107.41

**Payable To** Belmond Reserve CDD

**Check Description** Series 2023 - FY25 Tax Dist. ID Dist 698

**Special Instructions** Do not mail. Please give to Eric

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

*Eric*

\_\_\_\_\_  
Authorization

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

# BELMOND RESERVE CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

**FISCAL YEAR 2025, TAX YEAR 202**

Net O&M	547,455.37	46.82%	0.468200
Net DS 2020	608,330.57	52.03%	0.520300
Net DS 2023	13,385.16	1.14%	0.011400
Net Total	1,169,171.10	100.00%	1.000000

2%

Date Received	Amount Received	46.82%	46.82%	52.03%	52.03%	1.14%	1.14%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2020 Debt Service Revenue	Rounded 2020 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue	Rounded 2023 Debt Service Revenue			
11/6/2024	5,389.66	2,523.67	2,523.67	2,804.29	2,804.29	61.70	61.70	-	Dist 695	
11/14/2024	9,934.52	4,651.76	4,651.76	5,169.02	5,169.02	113.73	113.73	0.01	Dist 697	
11/22/2024	9,382.08	4,393.09	4,393.09	4,881.58	4,881.58	107.41	107.41	-	Dist 698	
		-	-	-	-	-	-	-		
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<b>TOTAL</b>	24,706.26	11,568.52	11,568.52	12,854.90	12,854.89		282.84			
<b>Net Total on Roll</b>	1,169,171.10		547,455.37		608,330.57		13,385.16			
<b>Collection Surplus / (Deficit)</b>	(1,144,464.84)		(535,886.85)		(595,475.68)		(13,102.32)			

**JUST ENTER THE  
DATE OF THE  
TRANSACTION AS  
RECORDED**

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-11-2024 to 11-17-2024 dated 11-22-2024. - Run 11/21/2024 07:51AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	A: Tax	B: Fees	C: Penalty	D: Interest	E: Discount	F: Prorations Per FS 196.081 (1)(b)	G: Allocated	H: Commission	I: Distributed Amt
Real Estate Current	698	DD0155	LYNWOOD CDD	2,793.11	0.00	0.00	0.00	-111.72	0.00	2,681.39	53.63	2,627.76
Real Estate Current	698	DD0156	RHODINE ROAD NORTH CDD	98,662.16	0.00	0.00	0.00	-3,946.46	0.00	94,715.70	1,894.31	92,821.39
Real Estate Current	698	DD0157	NORTH PARK ISLE CDD	10,176.32	0.00	0.00	0.00	-407.04	0.00	9,769.28	195.38	9,573.90
Real Estate Current	698	DD0158	BELMOND RESERVE CDD	9,972.44	0.00	0.00	0.00	-398.89	0.00	9,573.55	191.47	9,382.08
Real Estate Current	698	DD0159	HAWKSTONE CDD	100,777.44	0.00	0.00	0.00	-4,031.03	0.00	96,746.41	1,934.93	94,811.48
Real Estate Current	698	DD0160	BERRY BAY CDD	42,971.13	0.00	0.00	0.00	-1,718.84	0.00	41,252.29	825.04	40,427.25
Real Estate Current	698	DD0161	SOUTH CREEK CDD	6,017.44	0.00	0.00	0.00	-240.70	0.00	5,776.74	115.54	5,661.20
Real Estate Current	698	DD0163	VARREA SOUTH CDD	38,476.37	0.00	0.00	0.00	-1,539.05	0.00	36,937.32	738.75	36,198.57
Real Estate Current	698	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	7,163.64	0.00	0.00	0.00	-286.54	0.00	6,877.10	137.54	6,739.56
Real Estate Current	698	DD0167	PARK EAST CDD	2,044.29	0.00	0.00	0.00	-81.77	0.00	1,962.52	39.25	1,923.27
Real Estate Current	698	DD0170	WATERSET SOUTH CDD	56,295.26	0.00	0.00	0.00	-2,251.80	0.00	54,043.46	1,080.87	52,962.59
Real Estate Current	698	DF0001	FLORIDA GREEN FINANCE AUTHORITY	12,665.46	0.00	0.00	0.00	0.00	0.00	12,665.46	253.30	12,412.16
Real Estate Current	698	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Real Estate Current	698	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	5,004.88	0.00	0.00	0.00	0.00	0.00	5,004.88	100.10	4,904.78
Real Estate Current, Real Estate Installment, Tangible Property Current	698			77,850,557.58	200.00	0.00	0.00	-3,111,459.21	0.00	74,739,298.37	1,299,414.12	73,439,884.25

# BELMOND RESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/22/2024

**Check Amount** **\$4,881.58**

**Payable To** Belmond Reserve CDD

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**Check Amount** **\$107.41**

**Payable To** Belmond Reserve CDD

**Check Description** Series 2023 - FY25 Tax Dist. ID Dist 698

**Special Instructions** Do not mail. Please give to Eric

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

Eric

Authorization

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____
Date	_____

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**  
**FISCAL YEAR 2025, TAX YEAR 2024**

Net O&M	547,455.37	46.82%	0.468200	
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11/22/2024	9,382.08	4,393.09	4,393.09	4,881.58	4,881.58	107.41	107.41	-	Dist 698	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
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Real Estate Current	698	DD0159	HAWKSTONE CDD	100,777.44	0.00	0.00	0.00	-4,031.03	0.00	96,746.41	1,934.93	94,811.48
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Real Estate Current	698	DD0161	SOUTH CREEK CDD	6,017.44	0.00	0.00	0.00	-240.70	0.00	5,776.74	115.54	5,661.20
Real Estate Current	698	DD0163	VARREA SOUTH CDD	38,476.37	0.00	0.00	0.00	-1,539.05	0.00	36,937.32	738.75	36,198.57
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Real Estate Current	698	DD0167	PARK EAST CDD	2,044.29	0.00	0.00	0.00	-81.77	0.00	1,962.52	39.25	1,923.27
Real Estate Current	698	DD0170	WATERSET SOUTH CDD	56,295.26	0.00	0.00	0.00	-2,251.80	0.00	54,043.46	1,080.87	52,962.59
Real Estate Current	698	DF0001	FLORIDA GREEN FINANCE AUTHORITY	12,665.46	0.00	0.00	0.00	0.00	0.00	12,665.46	253.30	12,412.16
Real Estate Current	698	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Real Estate Current	698	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	5,004.88	0.00	0.00	0.00	0.00	0.00	5,004.88	100.10	4,904.78
Real Estate Current, Real Estate Installment, Tangible Property Current	698			77,850,557.58	200.00	0.00	0.00	-3,111,459.21	0.00	74,739,298.37	1,299,414.12	73,439,884.25

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-11-2024 to 11-17-2024 dated 11-22-2024. - Run 11/21/2024 07:51AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	A: Tax	B: Fees	C: Penalty	D: Interest	E: Discount	F: Prorations Per FS 196.081 (1)(b)	G: Allocated	H: Commission	I: Distributed Amt
Real Estate Current	698	DD0155	LYNWOOD CDD	2,793.11	0.00	0.00	0.00	-111.72	0.00	2,681.39	53.63	2,627.76
Real Estate Current	698	DD0156	RHODINE ROAD NORTH CDD	98,662.16	0.00	0.00	0.00	-3,946.46	0.00	94,715.70	1,894.31	92,821.39
Real Estate Current	698	DD0157	NORTH PARK ISLE CDD	10,176.32	0.00	0.00	0.00	-407.04	0.00	9,769.28	195.38	9,573.90
Real Estate Current	698	DD0158	BELMOND RESERVE CDD	9,972.44	0.00	0.00	0.00	-398.89	0.00	9,573.55	191.47	9,382.08
Real Estate Current	698	DD0159	HAWKSTONE CDD	100,777.44	0.00	0.00	0.00	-4,031.03	0.00	96,746.41	1,934.93	94,811.48
Real Estate Current	698	DD0160	BERRY BAY CDD	42,971.13	0.00	0.00	0.00	-1,718.84	0.00	41,252.29	825.04	40,427.25
Real Estate Current	698	DD0161	SOUTH CREEK CDD	6,017.44	0.00	0.00	0.00	-240.70	0.00	5,776.74	115.54	5,661.20
Real Estate Current	698	DD0163	VARREA SOUTH CDD	38,476.37	0.00	0.00	0.00	-1,539.05	0.00	36,937.32	738.75	36,198.57
Real Estate Current	698	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	7,163.64	0.00	0.00	0.00	-286.54	0.00	6,877.10	137.54	6,739.56
Real Estate Current	698	DD0167	PARK EAST CDD	2,044.29	0.00	0.00	0.00	-81.77	0.00	1,962.52	39.25	1,923.27
Real Estate Current	698	DD0170	WATERSET SOUTH CDD	56,295.26	0.00	0.00	0.00	-2,251.80	0.00	54,043.46	1,080.87	52,962.59
Real Estate Current	698	DF0001	FLORIDA GREEN FINANCE AUTHORITY	12,665.46	0.00	0.00	0.00	0.00	0.00	12,665.46	253.30	12,412.16
Real Estate Current	698	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Real Estate Current	698	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	5,004.88	0.00	0.00	0.00	0.00	0.00	5,004.88	100.10	4,904.78
Real Estate Current, Real Estate Installment, Tangible Property Current	698			77,850,557.58	200.00	0.00	0.00	-3,111,459.21	0.00	74,739,298.37	1,299,414.12	73,439,884.25

# BELMOND RESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/6/2024

**Check Amount** \$328,071.99

**Payable To** Belmond Reserve CDD

**Check Description** Series 2020 - FY25 Tax Dist. ID Dist 706

**Check Amount** \$7,218.60

**Payable To** Belmond Reserve CDD

**Check Description** Series 2023 - FY25 Tax Dist. ID Dist 706

**Special Instructions** Do not mail. Please give to Eric

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

*Eric*

\_\_\_\_\_  
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**  
**FISCAL YEAR 2025, TAX YEAR 2024**

Net O&M	547,455.37	46.82%	0.468200
Net DS 2020	608,330.57	52.03%	0.520300
Net DS 2023	13,385.16	1.14%	0.011400
Net Total	1,169,171.10	100.00%	1.000000

[illegible]

# BELMOND RESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/3/2024

**Check Amount** \$6,604.58

**Payable To** Belmond Reserve CDD

**Check Description** Series 2020 - FY25 Tax Dist. ID Dist 700

**Check Amount** \$145.32

**Payable To** Belmond Reserve CDD

**Check Description** Series 2023 - FY25 Tax Dist. ID Dist 700

**Special Instructions** Do not mail. Please give to Eric

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

*Eric*

\_\_\_\_\_  
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____



Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-11-2024 to 11-17-2024 dated 11-22-2024. - Run 11/21/2024 07:51AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	A: Tax	B: Fees	C: Penalty	D: Interest	E: Discount	F: Prorations Per FS 196.081 (1)(b)	G: Allocated	H: Commission	I: Distributed Amt
Real Estate Current	698	DD0155	LYNWOOD CDD	2,793.11	0.00	0.00	0.00	-111.72	0.00	2,681.39	53.63	2,627.76
Real Estate Current	698	DD0156	RHODINE ROAD NORTH CDD	98,662.16	0.00	0.00	0.00	-3,946.46	0.00	94,715.70	1,894.31	92,821.39
Real Estate Current	698	DD0157	NORTH PARK ISLE CDD	10,176.32	0.00	0.00	0.00	-407.04	0.00	9,769.28	195.38	9,573.90
Real Estate Current	698	DD0158	BELMOND RESERVE CDD	9,972.44	0.00	0.00	0.00	-398.89	0.00	9,573.55	191.47	9,382.08
Real Estate Current	698	DD0159	HAWKSTONE CDD	100,777.44	0.00	0.00	0.00	-4,031.03	0.00	96,746.41	1,934.93	94,811.48
Real Estate Current	698	DD0160	BERRY BAY CDD	42,971.13	0.00	0.00	0.00	-1,718.84	0.00	41,252.29	825.04	40,427.25
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Real Estate Current	698	DD0163	VARREA SOUTH CDD	38,476.37	0.00	0.00	0.00	-1,539.05	0.00	36,937.32	738.75	36,198.57
Real Estate Current	698	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	7,163.64	0.00	0.00	0.00	-286.54	0.00	6,877.10	137.54	6,739.56
Real Estate Current	698	DD0167	PARK EAST CDD	2,044.29	0.00	0.00	0.00	-81.77	0.00	1,962.52	39.25	1,923.27
Real Estate Current	698	DD0170	WATERSET SOUTH CDD	56,295.26	0.00	0.00	0.00	-2,251.80	0.00	54,043.46	1,080.87	52,962.59
Real Estate Current	698	DF0001	FLORIDA GREEN FINANCE AUTHORITY	12,665.46	0.00	0.00	0.00	0.00	0.00	12,665.46	253.30	12,412.16
Real Estate Current	698	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Real Estate Current	698	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	5,004.88	0.00	0.00	0.00	0.00	0.00	5,004.88	100.10	4,904.78
Real Estate Current, Real Estate Installment, Tangible Property Current	698			77,850,557.58	200.00	0.00	0.00	-3,111,459.21	0.00	74,739,298.37	1,299,414.12	73,439,884.25

# BELMOND RESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/3/2024

**Check Amount** **\$6,604.58**

**Payable To** Belmond Reserve CDD

**Check Description** Series 2020 - FY25 Tax Dist. ID Dist 700

**Check Amount** **\$145.32**

**Payable To** Belmond Reserve CDD

**Check Description** Series 2023 - FY25 Tax Dist. ID Dist 700

**Special Instructions** Do not mail. Please give to Eric

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

*Eric*

\_\_\_\_\_  
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____



# BELMOND RESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/6/2024

**Check Amount** **\$328,071.99**

**Payable To** Belmond Reserve CDD

**Check Description** Series 2020 - FY25 Tax Dist. ID Dist 706

**Check Amount** **\$7,218.60**

**Payable To** Belmond Reserve CDD

**Check Description** Series 2023 - FY25 Tax Dist. ID Dist 706

**Special Instructions** Do not mail. Please give to Eric

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

*Eric*

\_\_\_\_\_  
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____





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

## Invoice and detailed service report

See Order #s Below

WORK DATE: 10/31/2024

**BILL-TO 3900904**

Inframark Infrastructure  
Belmont Reserve CDD  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607-6008

Phone: 813-873-7300  
Alt. Phone: 813-873-7300

**LOCATION 3900904**

At Cedarbrook  
Belmont CDD Clubhouse  
13004 Shining Willow St  
Riverview, FL 33579

Phone: 000-000-0000

**Time In:** 10/31/2024 09:00:10 AM  
**Time Out:** 10/31/2024 09:31:40 AM

**Customer Signature**

Customer Unavailable to Sign

**Technician Signature**

Miguel Hernandez

**License #:**

Purchase Order	Terms	Order	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	104713992	Pest Control Service	1.00	176.00	176.00
		104713993	Mosquito Control Service	1.00	95.40	95.40
<b>Subtotal</b>						271.40
<b>Tax</b>						0.00
<b>Total</b>						271.40
<b>Total Due:</b>						<b>271.40</b>

### Today's Service Comments

Hi,

Today's 6-Point Advantage Service:

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

Today's Service Comments:

On today service I treated the exterior perimeter of the building, I treated the office, spread granular throughout the playground, as well as around the perimeter of the building, and remove spiderwebs from around the building. Please allow 5 to 7 days for treatment to Work. You may see dead or dying bugs. If you have any further questions, please contact the office. Thank you, Miguel.

Thank you for choosing HomeTeam Pest Defense as your service provider.

Your next scheduled service month will be in 1/25

Hi. Today I inspected and performed a mosquito suppressant service. I treated the shrubs, trees and the perimeter of your home. This treatment will help control the mosquito population in your yard. During my inspection I found 3 potential issues, such as the AC drip line, the vegetation around the perimeter as one as the lake behind the building..

Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in 12/25.

<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	2.0000 Pound	2.0000 Pound

**Areas Applied:** Exterior perimeter, Mulch beds

**Target Pests:** Ants, Roaches, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
----------	-------	-------	--------	------------	-------------------	--------------	---------------

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



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

## Invoice and detailed service report

See Order #s Below

WORK DATE: 10/31/2024

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
NyGuard		1021-1603	10.0000%	0.0050	2-[1-Methyl-2-(4-phenoxyphenoxy) ethoxy] pyridine	4.0000 Ounce	0.0020 Ounce

**Areas Applied:** Exterior entry points, Exterior perimeter, Mulch beds

**Target Pests:** Mosquito

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol		100-1066	9.7000%	0.0600	Lambda-cyhalothrin	4.0000 Gallon	3.1667 Fluid Ounce

**Areas Applied:** Exterior entry points, Exterior perimeter, Mulch beds

**Target Pests:** Mosquito

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		432-1514	4.7500%	0.0300	Deltamethrin	0.7500 Fluid Ounce	0.0047 Fluid Ounce

**Areas Applied:** Office

**Target Pests:** Ants, Roaches, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.0140	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	2.2000 Gallon	0.0020 Gallon

**Areas Applied:** Exterior entry points, Exterior perimeter

**Target Pests:** Ants, Roaches, Spiders

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Tandem	15.1000%	2.2000 Gallon		9:30:11 AM
100-1437	0.01400000	0.0020 Gallon	Perimeter	

**Target Pests:** Ants, Roaches, Spiders

**Areas Applied:** Exterior entry points; Exterior perimeter

**Weather:** 0°, 0 MPH

NyGuard	10.0000%	4.0000 Ounce		9:27:32 AM
1021-1603	0.00500000	0.0020 Ounce	Fogging	

**Target Pests:** Mosquito

**Areas Applied:** Exterior entry points; Exterior perimeter; Mulch beds

**Weather:** 0°, 0 MPH

Patrol	9.7000%	4.0000 Gallon		9:27:49 AM
100-1066	0.06000000	3.1667 Fluid Ounce		

**Target Pests:** Mosquito

**Areas Applied:** Exterior entry points; Exterior perimeter; Mulch beds

**Weather:** 0°, 0 MPH

Demand G	0.0450%	2.0000 Pound		9:29:43 AM
100-1240	n/a	2.0000 Pound	Broadcast	

**Target Pests:** Ants, Roaches, Spiders

**Areas Applied:** Exterior perimeter; Mulch beds

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



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

## Invoice and detailed service report

**See Order #s Below**

WORK DATE: 10/31/2024

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
<b>Weather:</b> 0°, 0 MPH				
Suspend Polyzone	4.7500%	0.7500 Fluid Ounce	One Gallon Compressed Sprayer	9:30:30 AM
432-1514	0.03000000	0.0047 Fluid Ounce	Spot Treatment	
<b>Target Pests:</b> Ants, Roaches, Spiders				
<b>Areas Applied:</b> Office				
<b>Weather:</b> 0°, 0 MPH				

### GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at [www.pestdefense.com](http://www.pestdefense.com)

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



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

## Invoice and detailed service report

### See Order #s Below

WORK DATE: 10/31/2024

**BILL-TO 3900904**

Inframark Infrastructure  
Belmont Reserve CDD  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607-6008

Phone: 813-873-7300  
Alt. Phone: 813-873-7300

**LOCATION 3900904**

At Cedarbrook  
Belmont CDD Clubhouse  
13004 Shining Willow St  
Riverview, FL 33579

Phone: 000-000-0000

**Time In:** 10/31/2024 09:00:10 AM

**Time Out:** 10/31/2024 09:31:40 AM

**Customer Signature**

Customer Unavailable to Sign

**Technician Signature**

Miguel Hernandez

**License #:**

Purchase Order	Terms	Order	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	104713992	Pest Control Service	1.00	176.00	176.00
		104713993	Mosquito Control Service	1.00	95.40	95.40
<b>Subtotal</b>						271.40
<b>Tax</b>						0.00
<b>Total</b>						271.40
<b>Total Due:</b>						<b>271.40</b>

### Today's Service Comments

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Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in 12/25.

<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	2.0000 Pound	2.0000 Pound

**Areas Applied:** Exterior perimeter, Mulch beds

**Target Pests:** Ants, Roaches, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
----------	-------	-------	--------	------------	-------------------	--------------	---------------

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



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

## Invoice and detailed service report

See Order #s Below

WORK DATE: 10/31/2024

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
NyGuard		1021-1603	10.0000%	0.0050	2-[1-Methyl-2-(4-phenoxyphenoxy) ethoxy] pyridine	4.0000 Ounce	0.0020 Ounce

**Areas Applied:** Exterior entry points, Exterior perimeter, Mulch beds

**Target Pests:** Mosquito

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol		100-1066	9.7000%	0.0600	Lambda-cyhalothrin	4.0000 Gallon	3.1667 Fluid Ounce

**Areas Applied:** Exterior entry points, Exterior perimeter, Mulch beds

**Target Pests:** Mosquito

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		432-1514	4.7500%	0.0300	Deltamethrin	0.7500 Fluid Ounce	0.0047 Fluid Ounce

**Areas Applied:** Office

**Target Pests:** Ants, Roaches, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.0140	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	2.2000 Gallon	0.0020 Gallon

**Areas Applied:** Exterior entry points, Exterior perimeter

**Target Pests:** Ants, Roaches, Spiders

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Tandem	15.1000%	2.2000 Gallon		9:30:11 AM
100-1437	0.01400000	0.0020 Gallon	Perimeter	

**Target Pests:** Ants, Roaches, Spiders

**Areas Applied:** Exterior entry points; Exterior perimeter

**Weather:** 0°, 0 MPH

NyGuard	10.0000%	4.0000 Ounce		9:27:32 AM
1021-1603	0.00500000	0.0020 Ounce	Fogging	

**Target Pests:** Mosquito

**Areas Applied:** Exterior entry points; Exterior perimeter; Mulch beds

**Weather:** 0°, 0 MPH

Patrol	9.7000%	4.0000 Gallon		9:27:49 AM
100-1066	0.06000000	3.1667 Fluid Ounce		

**Target Pests:** Mosquito

**Areas Applied:** Exterior entry points; Exterior perimeter; Mulch beds

**Weather:** 0°, 0 MPH

Demand G	0.0450%	2.0000 Pound		9:29:43 AM
100-1240	n/a	2.0000 Pound	Broadcast	

**Target Pests:** Ants, Roaches, Spiders

**Areas Applied:** Exterior perimeter; Mulch beds

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



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

Invoice and detailed service report

See Order #s Below

WORK DATE: 10/31/2024

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
<b>Weather:</b> 0°, 0 MPH				
Suspend Polyzone	4.7500%	0.7500 Fluid Ounce	One Gallon Compressed Sprayer	9:30:30 AM
432-1514	0.03000000	0.0047 Fluid Ounce	Spot Treatment	
<b>Target Pests:</b> Ants, Roaches, Spiders				
<b>Areas Applied:</b> Office				
<b>Weather:</b> 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at [www.pestdefense.com](http://www.pestdefense.com)

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

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

## Service Slip / Invoice

**INVOICE:** 104713992  
**DATE:** 10/31/24  
**ORDER:** 104713992

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

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

<b>Work Date</b>	<b>Time</b>	<b>Target Pest</b>	<b>Technician</b>	<b>Lot/Block</b>	<b>Time In</b>
10/31/24	09:00 AM		MAHERNAND3		
<b>Purchase Order</b>	<b>Terms</b>	<b>Last Service</b>	<b>Map Code</b>	<b>Sub/Dev</b>	<b>Time Out</b>
	DUE UPON RECEIPT	10/31/24	N/A	N/A	

Service	Description	Amount
PS	Pest Control Service	\$176.00

Hi, Today's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: On today service I treated the exterior perimeter of the building, I treated the office, spread granular throughout the playground, as well as around the perimeter of the building, and remove spiderwebs from around the building. Please allow 5 to 7 days for treatment to Work. You may see dead or dying bugs. If you have any further questions, please contact the office. Thank you, Miguel.Thank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in 1/25

<b>SUBTOTAL</b>	\$176.00
<b>TAX</b>	\$0.00
<b>TOTAL</b>	\$176.00
<b>AMT. PAID</b>	\$0.00
<b>BALANCE</b>	\$176.00



TECHNICIAN SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

Customer Unavailable to Sign  
CUSTOMER SIGNATURE

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

## Service Slip / Invoice

**INVOICE:** 104713993  
**DATE:** 10/31/24  
**ORDER:** 104713993

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

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
10/31/24	09:00 AM		MAHERNAND3		
Purchase Order		Terms	Last Service	Map Code	Time Out
		DUE UPON RECEIPT	10/31/24	N/A	

Service	Description	Amount
MCS	Mosquito Control Service	\$95.40
Hi. Today I inspected and performed a mosquito suppressant service. I treated the shrubs, trees and the perimeter of your home. This treatment will help control the mosquito population in your yard. During my inspection I found 3 potential issues, such as the AC drip line, the vegetation around the perimeter as one as the lake behind the building..Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in 12/25.		
<b>SUBTOTAL</b>		\$95.40
<b>TAX</b>		\$0.00
<b>TOTAL</b>		\$95.40
<b>AMT. PAID</b>		\$0.00
<b>BALANCE</b>		\$95.40



TECHNICIAN SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

Customer Unavailable to Sign  
CUSTOMER SIGNATURE



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

<b>INVOICE#</b>
138991
<b>CUSTOMER ID</b>
C2276
<b>PO#</b>

<b>DATE</b>
12/3/2024
<b>NET TERMS</b>
Net 30
<b>DUE DATE</b>
1/2/2025

Services provided for the Month of: December 2024

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

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

Services provided for the Month of: November 2024

# INVOICE

<b>INVOICE#</b>
139817
<b>CUSTOMER ID</b>
C2276
<b>PO#</b>

<b>DATE</b>
12/20/2024
<b>NET TERMS</b>
Net 30
<b>DUE DATE</b>
1/19/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	43	Ea	0.15		6.45
<b>Subtotal</b>					<b>6.45</b>

<b>Subtotal</b>	\$6.45
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$6.45

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.

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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.: 0465  
Invoice date: 12/01/2024  
Due date: 12/15/2024

#	Date	Product or service	Description	Amount
1.		Restrooms	Clean and sanitize 6 toilets, 2 urinals, and 6 sinks. Sweep/mop as needed. Supply all toilet paper, paper towels, hand soap and trash bags.	\$280.00
2.		Trash	Remove and replace 4 large trash bags. Clean and sanitize trash bins as needed.	\$120.00
3.		Activity room	Clean all windows as needed. Sweep/mop as needed. Clean any tables and/or furniture as needed.	\$70.00
4.		Trash pickup	Pick up trash around entry and pool deck only. *As needed*	\$50.00
5.		Pool Deck	Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in use.	\$0.00

Total \$520.00

Ways to pay



Note to customer  
Amenity cleaning services for Belmond Reserve CDD - November 2024.

<b>Invoice Number</b>	2332277
<b>Invoice Date</b>	December 11, 2024
<b>Purchase Order</b>	215615355
<b>Customer Number</b>	155669
<b>Project Number</b>	215615355

**Bill To**

Rhodine Development, LLC  
Accounts Payable  
Belmond Reserve CDD  
c/o Inframark  
210 North University Drive,  
Suite 702  
Coral Springs FL 33071  
United States

**Please Remit To**

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

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**Project Belmond Reserve CDD General Engineering Consulting Services**

Project Manager	Sahebkar, Hamid	For Period Ending
Current Invoice Total (USD)	673.50	

**December 9, 2024**

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

Category/Employee	Current		Rate	Current Amount
	Hours			
Dabash, Sama	0.25		146.00	36.50
Waag, R Tyson (Tyson)	3.50		182.00	637.00
<b>Subtotal Professional Services</b>	<u>3.75</u>			<u>673.50</u>

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Top Task Subtotal	2025 FY General Consulting	673.50
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**Total Fees & Disbursements**673.50**INVOICE TOTAL (USD)****673.50**

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**Due upon receipt or in accordance with terms of the contract**

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Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-11-26	215615355	2025	Direct - Regular	DABASH, SAMA	0.25	146.00	36.50	PROJECT FY TASK COORDINATION - MOVE TO 2025 TASK	
2024-11-11	215615355	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	EMAIL CORRESPONDENCE WITH THE DM REGARDING THE FLOODING EXPERIENCED DURING HURRICANE MILTON.	
2024-11-26	215615355	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	EMAIL CORRESPONDENCE REGARDING BOARD MEETING ATTENDANCE AND REVIEW EMAIL CORRESPONDENCE FROM HURRICANE MILTON.	
2024-12-03	215615355	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	182.00	182.00	AGENDA REVIEW. REVIEW EMAIL CORRESPONDENCE. MONTHLY BOARD MEETING ATTENDANCE.	
2024-12-05	215615355	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	FOLLOW UP REGARDING THE DRAINAGE INSPECTION PROPOSAL.	
2024-12-06	215615355	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	182.00	182.00	DRAFT AND PROVIDE PROPOSAL TO DM.	
Total Project 215615355					3.75		\$673.50		

# 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

December 11, 2024

Client: 001542

Matter: 000001

Invoice #: 25702

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/4/2024	CAW	REVIEW AGENDA AND PREPARE FOR NOVEMBER 5TH BOARD MEETING AND LANDOWNER ELECTION.	0.4	\$130.00
11/4/2024	KCH	PREPARE FOR LANDOWNER ELECTION MEETING.	0.3	\$97.50
11/5/2024	CAW	PREPARE FOR AND ATTEND NOVEMBER 5TH LANDOWNER ELECTION AND BOARD MEETING IN PERSON.	1.5	\$487.50
Total Professional Services			2.2	\$715.00

December 11, 2024  
Client: 001542  
Matter: 000001  
Invoice #: 25702

Page: 2

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Total Services	\$715.00	
Total Disbursements	\$0.00	
Total Current Charges		\$715.00
Previous Balance		\$5,745.00
<b>PAY THIS AMOUNT</b>		<b>\$6,460.00</b>

*Please Include Invoice Number on all Correspondence*

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25280	September 12, 2024	\$2,085.00	\$0.00	\$0.00	\$0.00	\$2,800.00
25381	October 17, 2024	\$1,630.00	\$0.00	\$0.00	\$0.00	\$2,345.00
25530	November 15, 2024	\$2,030.00	\$0.00	\$0.00	\$0.00	\$2,745.00
Total Remaining Balance Due						\$6,460.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,745.00	\$1,630.00	\$2,085.00	\$0.00

Pay invoice

**CourtCo**

Tax ID : 882676895  
3046 Del Prado Blvd. South  
Suite 1B  
Cape Coral Florida 33904  
U.S.A

Bill To  
**Belmont Cedar Brook at Riverview**  
13004 Willow Cedar Brook at Riverview  
Riverview  
33579 Florida

Subject :  
Deposit Invoice

# INVOICE

# INV-000596

Balance Due  
**\$3,345.00**

Invoice Date : 12.06.2024  
Terms : Net 30  
Due Date : 01.05.2025  
P.O.# : SO-00075

#	Item & Description	Qty	Rate	Amount
1	<b>Windscreen</b> The Contractor will supply and install approximately 240lf of 9' tall Vinyl Coated Polyester MAX windscreen with die-cut air vents every 10' on center. All fabrics are hemmed with 3-ply extra-strong hems with seemed solid vinyl inserts that are double sewn to 1½" wide. VCP windscreens are sewn with 18oz. vinyl and grommets are placed every 18" to secure screen to the fence. 9' windscreens have a center tab for extra reinforcement and to help prevent billowing. VCP MAX provides an 85% windbreak.	0.50	6,690.00	3,345.00
2	<b>Pickleball Net</b> The Contractor will remove existing damaged pickleball net and dispose of the debris in the Customer's dumpster. The Contractor will install 1 new Pickleball Net with 3mm braided, polyethylene netting with 1¾" square mesh, and a 2-Ply vinyl coated polyester headband. The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion. Note: Disposal prices vary across the state. CourtCo can provide dumpster but will pass expense to the Customer.	1.00	0.00	0.00

#	Item & Description	Qty	Rate	Amount
3	<b>Pickleball Net</b> The Contractor will install 1 additional new Pickleball Net with 3mm braided, polyethylene netting with 1¾" square mesh, and a 2-Ply vinyl coated polyester headband.	1.00	0.00	0.00
Sub Total				3,345.00
Total				<b>\$3,345.00</b>
Balance Due				<b>\$3,345.00</b>

Notes

Thanks for your business.

**FloridaCommerce, Special District Accountability Program****Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024	1st Fees Date: 12/03/2024			Invoice No: 91380
Annual Fee: \$175.00	1st Late Fee: \$25.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 01/06/2025: \$200.00

**STEP 1:** Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:****Belmond Reserve Community Development District**

Mr. Brian K. Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



2. Telephone: 813-873-7300 Ext:  
3. Fax: 813-873-7070  
4. Email: brian.lamb@inframark.com  
5. Status: Independent  
6. Governing Body: Elected  
7. Website Address: belmondreservecdd.com  
8. County(ies): Hillsborough  
9. Special Purpose(s): Community Development  
10. Boundary Map on File: 08/12/2022  
11. Creation Document on File: 12/11/2019  
12. Date Established: 12/11/2019  
13. Creation Method: Local Ordinance  
14. Local Governing Authority: Hillsborough County  
15. Creation Document(s): County Ordinances 19-29 and 22-21  
16. Statutory Authority: Chapter 190, Florida Statutes  
17. Authority to Issue Bonds: Yes  
18. Revenue Source(s): Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 12/10/2024**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,2. ☐ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.Department Use Only: Approved: ☐ Denied: ☐ Reason: \_\_\_\_\_**STEP 4:** Make a copy of this document for your records.**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
821234	12/11/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

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

**Opp #487051**

\*Hurricane Milton Cleanup - 2024

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 10, 2025

**Invoice Amount:** \$16,000.00

Description	Current Amount
Hurricane	\$16,000.00

**Invoice Total**

**\$16,000.00**

*Excellence*  
IN COMMERCIAL LANDSCAPING

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

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



Proposal #: 487051

Date: 11/6/2024

From: Greg Schweitzer

Landscape Enhancement Proposal for  
Belmond Reserve CDD -- Cedarbrook

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

LOCATION OF PROPERTY

12330 Rising Oaks Trail  
Riverview, FL 33579

\*Hurricane Milton Cleanup - 2024

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Removal	1	\$16,000.00	\$16,000.00

This proposal is to remove all downed trees on the property that were found on the walkthrough after the Hurricane. All debris will be disposed of and dumped off at the dump.

**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

Demetrius Britt

Print Name/Title

Date

3 December 24

Belmond Reserve CDD -- Cedarbrook

Subtotal	\$16,000.00
Sales Tax	\$0.00
Proposal Total	\$16,000.00

**THIS IS NOT AN INVOICE**

# **Belmond Reserve Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2024

Prepared by:



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

# BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020	SERIES 2023	SERIES 2020	SERIES 2023	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSET FUND	LONG TERM DEBT FUND	
<b>ASSETS</b>								
Cash - Operating Account	\$ 235,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,599
Cash in Transit	-	380,553	8,373	-	-	-	-	388,926
Due From Other Funds	48,119	-	-	1,356	-	-	-	49,475
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	11,589	-	-	3	-	-	11,592
Reserve Fund	-	296,700	17,525	-	-	-	-	314,225
Revenue Fund	-	72,991	42,201	-	-	-	-	115,192
Prepaid Trustee Fees	473	-	-	-	-	-	-	473
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>\$ 284,191</b>	<b>\$ 761,833</b>	<b>\$ 68,099</b>	<b>\$ 1,360</b>	<b>\$ 3</b>	<b>\$ 9,547,088</b>	<b>\$ 10,716,000</b>	<b>\$ 21,378,574</b>

## **LIABILITIES**

Accounts Payable	\$ 24,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,493
Accrued Expenses	2,833	-	-	-	-	-	-	2,833
Bonds Payable	-	-	-	-	-	-	10,716,000	10,716,000
Due To Other Funds	-	486	48,989	-	-	-	-	49,475
<b>TOTAL LIABILITIES</b>	<b>27,326</b>	<b>486</b>	<b>48,989</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,716,000</b>	<b>10,792,801</b>

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2020		SERIES 2023		SERIES 2020		SERIES 2023		SERIES 2020		SERIES 2023	
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	FIXED ASSET	LONG TERM	FIXED ASSET	LONG TERM	
	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND	FUND	FUND	FUND	FUND	
FUND BALANCES												
Nonspendable:												
Prepaid Trustee Fees	473	-	-	-	-	-	-	-	-	-	473	
Restricted for:												
Debt Service	-	761,347	19,110	-	-	-	-	-	-	-	780,457	
Capital Projects	-	-	-	1,360	3	-	-	-	-	-	1,363	
Unassigned:	256,392	-	-	-	-	-	9,547,088	-	-	-	9,803,480	
TOTAL FUND BALANCES	256,865	761,347	19,110	1,360	3	9,547,088	-	-	-	-	10,585,773	
TOTAL LIABILITIES & FUND BALANCES	\$ 284,191	\$ 761,833	\$ 68,099	\$ 1,360	\$ 3	\$ 9,547,088	\$ 10,716,000	\$ 21,378,574	\$ 21,378,574	\$ 21,378,574	\$ 21,378,574	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Rental Income	\$ -	\$ 275	\$ 275	0.00%
Special Assmnts- Tax Collector	501,222	342,471	(158,751)	68.33%
Special Assmnts- CDD Collected	50,202	-	(50,202)	0.00%
Other Miscellaneous Revenues	-	100	100	0.00%
<b>TOTAL REVENUES</b>	<b>551,424</b>	<b>342,846</b>	<b>(208,578)</b>	<b>62.17%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Trustee Fees	4,500	-	4,500	0.00%
Disclosure Report	8,200	1,125	7,075	13.72%
District Counsel	10,000	2,745	7,255	27.45%
District Engineer	4,000	1,875	2,125	46.88%
District Manager	36,000	9,000	27,000	25.00%
Accounting Services	4,500	1,125	3,375	25.00%
Auditing Services	6,400	1,400	5,000	21.88%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	19	231	7.60%
Public Officials Insurance	2,329	-	2,329	0.00%
Legal Advertising	2,500	1,445	1,055	57.80%
Bank Fees	250	-	250	0.00%
Misc-Contingency	15,000	5,309	9,691	35.39%
Entry System-Key Fob	2,500	110	2,390	4.40%
Website Administration	3,000	750	2,250	25.00%
Miscellaneous Expenses	300	-	300	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
<b>Total Administration</b>	<b>113,404</b>	<b>25,903</b>	<b>87,501</b>	<b>22.84%</b>
<b><u>Utility Services</u></b>				
Utility - Water	12,000	1,207	10,793	10.06%
Utility - Electric	3,500	1,954	1,546	55.83%
Utility - StreetLights	60,000	23,583	36,417	39.31%
<b>Total Utility Services</b>	<b>75,500</b>	<b>26,744</b>	<b>48,756</b>	<b>35.42%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
ProfServ-Field Management	12,000	3,000	9,000	25.00%
Waterway Management	5,000	3,261	1,739	65.22%
Contracts-Janitorial Services	9,000	-	9,000	0.00%
Contracts-Aquatic Control	13,200	-	13,200	0.00%
Contracts-Pools	16,000	3,600	12,400	22.50%
Contract-Dumpster Rental	2,400	-	2,400	0.00%
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	30,230	(15,230)	201.53%
R&M-Pools	3,000	686	2,314	22.87%
Landscape - Mulch	10,000	-	10,000	0.00%
Landscape Maintenance	132,000	33,672	98,328	25.51%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	10,000	1,244	8,756	12.44%
Dog Waste Station Service & Supplies	3,120	-	3,120	0.00%
<b>Total Other Physical Environment</b>	<b>260,220</b>	<b>98,768</b>	<b>161,452</b>	<b>37.96%</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	17,496	47,504	26.92%
Clubhouse Internet, TV, Phone	1,800	113	1,687	6.28%
R&M-Clubhouse	10,000	1,347	8,653	13.47%
<b>Total Clubhouse</b>	<b>102,300</b>	<b>18,956</b>	<b>83,344</b>	<b>18.53%</b>
<b>TOTAL EXPENDITURES</b>	<b>551,424</b>	<b>170,371</b>	<b>381,053</b>	<b>30.90%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	172,475	172,475	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>83,716</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 256,191</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,790	\$ 5,790	0.00%
Special Assmnts- Tax Collector	592,209	380,553	(211,656)	64.26%
Special Assmnts- CDD Collected	-	58,217	58,217	0.00%
<b>TOTAL REVENUES</b>	<b>592,209</b>	<b>444,560</b>	<b>(147,649)</b>	<b>75.07%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></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	-	254,544	254,544	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>506,803</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 761,347</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 728	\$ 728	0.00%
Special Assmnts- Tax Collector	35,050	8,373	(26,677)	23.89%
Special Assmnts- CDD Collected	-	25,231	25,231	0.00%
<b>TOTAL REVENUES</b>	<b>35,050</b>	<b>34,332</b>	<b>(718)</b>	<b>97.95%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></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	-	13,127	13,127	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>6,657</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 19,784</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 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 December 31, 2024  
Series 2023 Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<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><u>\$ 3</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>9,547,088</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 9,547,088</u></b>		

# Bank Account Statement

Belmond Reserve CDD

<b>Bank Account No.</b>	6346		
<b>Statement No.</b>	24_12	<b>Statement Date</b>	12/31/2024
<hr/>			
<b>G/L Account No. 101001 Balance</b>	235,598.79	<b>Statement Balance</b>	256,527.18
		<b>Outstanding Deposits</b>	960.65
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	257,487.83
<b>Subtotal</b>	235,598.79	<b>Outstanding Checks</b>	-21,889.04
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	235,598.79
<b>Ending G/L Balance</b>	235,598.79		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
12/05/2024	Payment	BD00018		Deposit No. BD00018	75.00	75.00	0.00
12/06/2024		JE000584	Special Assmnts-Tax Collector	Debt Service-Tax Revenue	630,532.66	630,532.66	0.00
12/03/2024		JE000585	Special Assmnts-Tax Collector	Debt Service-Tax Revenue	12,693.56	12,693.56	0.00
12/10/2024	Payment	BD00019	Rental Income	CK#209 Clubhouse Rental	50.00	50.00	0.00
12/17/2024	Payment	BD00020	Rental Income	CK#148 Clubhouse Rental	50.00	50.00	0.00
12/31/2024		JE000620	Utility - Electric	Utility electric Adj JE	61.61	61.61	0.00
12/31/2024		JE000621	Special Assmnts-Tax Collector	DS Payment tax collected	63,464.77	63,464.77	0.00
<b>Total Deposits</b>					706,927.60	706,927.60	0.00
<b>Checks</b>							
							0.00
12/04/2024	Payment	1658	BELMOND RESERVE CDD	Check for Vendor V00023	-13,137.75	-13,137.75	0.00
12/04/2024	Payment	1660	FLORIDA COMMERCE	Check for Vendor V00004	-175.00	-175.00	0.00
12/04/2024	Payment	1667	AQUATIC WEED CONTROL INC	Check for Vendor V00040	-1,087.00	-1,087.00	0.00
12/04/2024	Payment	1668	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-1,200.00	-1,200.00	0.00
12/04/2024	Payment	1669	JNJ CLEANING SERVICES LLC	Check for Vendor V00012	-520.00	-520.00	0.00
12/04/2024	Payment	1670	SPEAREM ENTERPRISES TAMPA	Check for Vendor V00017	-260.00	-260.00	0.00
12/04/2024	Payment	1671	PUBLISHING COMPANY	Check for Vendor V00014	-1,444.50	-1,444.50	0.00
12/04/2024	Payment	1672	ZEBADIAH RABSATT	Check for Vendor V00068	-200.00	-200.00	0.00
12/10/2024	Payment	1674	JNJ CLEANING SERVICES LLC	Check for Vendor V00012	-520.00	-520.00	0.00
12/06/2024	Payment	DD227	TECO	Payment of Invoice 001641	-3,617.47	-3,617.47	0.00
12/06/2024	Payment	DD228	TECO	Payment of Invoice 001642	-1,268.45	-1,268.45	0.00
12/06/2024	Payment	DD229	TECO	Payment of Invoice 001644	-852.12	-852.12	0.00

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 6346

**Statement No.** 24\_12

**Statement Date**

12/31/2024

12/06/2024	Payment	DD230	TECO	Payment of Invoice 001645	-141.13	-141.13	0.00
12/06/2024	Payment	DD231	TECO	Payment of Invoice 001646	-375.83	-375.83	0.00
12/06/2024	Payment	DD232	TECO	Payment of Invoice 001648	-32.76	-32.76	0.00
12/18/2024	Payment	1675	AQUATIC WEED CONTROL INC	Check for Vendor V00040	-2,174.00	-2,174.00	0.00
12/18/2024	Payment	1676	BELMOND RESERVE CDD	Check for Vendor V00023	-375,788.37	-375,788.37	0.00
12/18/2024	Payment	1677	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-3,086.00	-3,086.00	0.00
12/18/2024	Payment	1681	HOMETEAM PEST DEFENSE INC	Check for Vendor V00038	-271.40	-271.40	0.00
12/18/2024	Payment	1682	INFRAMARK LLC	Check for Vendor V00031	-32,508.51	-32,508.51	0.00
12/18/2024	Payment	1683	KINGS POWER WASHING SERVICES	Check for Vendor V00067	-2,100.00	-2,100.00	0.00
12/18/2024	Payment	1685	SPEAREM ENTERPRISES STANTEC	Check for Vendor V00017	-260.00	-260.00	0.00
12/18/2024	Payment	1686	CONSULTING SERVICES INC.	Check for Vendor V00005	-1,201.50	-1,201.50	0.00
12/18/2024	Payment	1687	STRALEY ROBIN VERICKER	Check for Vendor V00020	-6,460.00	-6,460.00	0.00
12/18/2024	Payment	1688	WILL MCPHERSON	Check for Vendor V00069	-200.00	-200.00	0.00
12/18/2024	Payment	1689	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-59,449.40	-59,449.40	0.00
12/06/2024	Payment	DD233	TECO	Payment of Invoice 001698	-275.44	-275.44	0.00
12/26/2024	Payment	DD234	BOCC	Payment of Invoice 001694	-474.96	-474.96	0.00
12/26/2024	Payment	DD235	WM CORPORATE SERVICES, INC. CHARTER	Payment of Invoice 001654	-589.84	-589.84	0.00
12/06/2024	Payment	DD242	COMMUNICATION S	Payment of Invoice 001707	-279.97	-279.97	0.00
12/31/2024		JE000619	R&M-Other Landscape	Waste management Adj JE	-1,146.16	-1,146.16	0.00
<b>Total Checks</b>					-511,097.56	-511,097.56	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

06/22/2023	Payment	1306	MANMOHAN KUMAR	Check for Vendor V00046		-50.00
09/21/2023	Payment	1368	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006		-109.99
01/12/2024	Payment	DD142	TECO	Payment of Invoice 001086		-156.75
01/12/2024	Payment	DD143	TECO	Payment of Invoice 001087		-1,038.01
01/12/2024	Payment	DD144	TECO	Payment of Invoice 001088		-374.81
01/12/2024	Payment	DD145	TECO	Payment of Invoice 001089		-186.77
01/12/2024	Payment	DD146	TECO	Payment of Invoice 001090		-1,264.94
01/12/2024	Payment	DD147	TECO	Payment of Invoice 001091		-3,594.84
01/12/2024	Payment	DD148	TECO	Payment of Invoice 001092		-40.15
03/28/2024	Payment	DD163	TECO	Payment of Invoice 001280		-30.86
03/28/2024	Payment	DD164	TECO	Payment of Invoice 001289		-45.58

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 6346

**Statement No.** 24\_12

**Statement Date**

12/31/2024

03/28/2024	Payment	DD165	TECO	Payment of Invoice 001290	-1,272.02
03/28/2024	Payment	DD166	TECO	Payment of Invoice 001291	-376.90
03/28/2024	Payment	DD167	TECO	Payment of Invoice 001292	-845.58
03/28/2024	Payment	DD168	TECO	Payment of Invoice 001293	-3,627.65
03/28/2024	Payment	DD169	TECO	Payment of Invoice 001294	-97.97
			CHARTER		
07/15/2024	Payment	DD184	COMMUNICATION	Payment of Invoice 001476	-542.81
			S		
			CHARTER		
08/01/2024	Payment	1609	COMMUNICATION	Check for Vendor V00019	-193.92
			S		
			SOUTHEAST		
12/04/2024	Payment	1659	WIRING	Check for Vendor V00006	-329.97
			SOLUTIONS INC		
12/01/2024		JE000606	Utility - Electric	Late Fee/State tax Chgs	-108.17
			DISCLOSURE		
12/18/2024	Payment	1678	TECHNOLOGY	Check for Vendor V00063	-1,500.00
			SERVICES, LLC		
12/18/2024	Payment	1679	FLORIDA	Check for Vendor V00004	-25.00
			COMMERCE		
12/18/2024	Payment	1680	GRAU AND	Check for Vendor V00025	-1,400.00
			ASSOCIATES		
12/30/2024	Payment	1690	DEMETRIUS BRITT	Check for Vendor V00042	-200.00
12/30/2024	Payment	1691	HOMETEAM PEST	Check for Vendor V00038	-271.40
			DEFENSE INC		
12/30/2024	Payment	1692	INFRAMARK LLC	Check for Vendor V00031	-6.45
			STANTEC		
12/30/2024	Payment	1693	CONSULTING	Check for Vendor V00005	-673.50
			SERVICES INC.		
12/30/2024	Payment	1694	YELLOWSTONE	Check for Vendor V00021	-180.00
			LANDSCAPE		
12/30/2024	Payment	1695	COURTCO. LLC	Check for Vendor V00072	-3,345.00
<b>Total Outstanding Checks</b>					-21,889.04

## 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 12/01/2024 to 12/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1659	12/04/24	SOUTHEAST WIRING SOLUTIONS INC	20270807	Oct 24 Access Control Mgmt	R&M-Clubhouse	546015-57202	\$109.99
001	1659	12/04/24	SOUTHEAST WIRING SOLUTIONS INC	20271586	Nov. Access Control Mgmt	November	546015-57202	\$109.99
001	1659	12/04/24	SOUTHEAST WIRING SOLUTIONS INC	20272352	ACCESS CONTROL MGMT DEC 2024	ACCESS CONTROL MGMT	546998-57202	\$109.99
001	1660	12/04/24	FLORIDA COMMERCE	91380	ANNUAL FILING FEES	Dues, Licenses, Subscriptions	554020-51301	\$175.00
001	1667	12/04/24	AQUATIC WEED CONTROL INC	101117	OCT 2024	Waterway Management	531085-53908	\$1,087.00
001	1668	12/04/24	BLUE LIFE POOL SERVICE LLC	16198	POOL OCT 24	Contracts-Pools	534078-53908	\$1,200.00
001	1669	12/04/24	JNJ CLEANING SERVICES LLC	0465	AMENITY MAINT	CLUBHOUSE CLEANING	546015-57202	\$520.00
001	1670	12/04/24	SPEAREM ENTERPRISES	6145	DOG STATIONS	R&M-Other Landscape	546036-53908	\$260.00
001	1671	12/04/24	TAMPA PUBLISHING COMPANY	361069 100924	AD SERVICES	Legal Advertising	548002-51301	\$956.00
001	1671	12/04/24	TAMPA PUBLISHING COMPANY	102324-3847	LEGAL AD	Legal Advertising	548002-51301	\$488.50
001	1672	12/04/24	ZEBADIAH RABSATT	ZR 110524	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1674	12/10/24	JNJ CLEANING SERVICES LLC	0446	AMENITY CLEANING - OCT 2024	R&M-Clubhouse	546015-57202	\$520.00
001	1675	12/18/24	AQUATIC WEED CONTROL INC	102178	WATERWAY MAINT.	NOV. 2024	531085-53908	\$1,087.00
001	1675	12/18/24	AQUATIC WEED CONTROL INC	103241	WATERWAY MAINT.	DEC. 2024	531085-53908	\$1,087.00
001	1677	12/18/24	BLUE LIFE POOL SERVICE LLC	16196	POOL AGO 24	Contracts-Pools	534078-53908	\$1,200.00
001	1677	12/18/24	BLUE LIFE POOL SERVICE LLC	16197	POOL SEP 24	Contracts-Pools	534078-53908	\$1,200.00
001	1677	12/18/24	BLUE LIFE POOL SERVICE LLC	16256	HURRICANE RPRS	R&M-Pools	546074-53908	\$686.00
001	1678	12/18/24	DISCLOSURE TECHNOLOGY SERVICES, LLC	1200	DUES	Dues, Licenses, Subscriptions	554020-51301	\$1,500.00
001	1679	12/18/24	FLORIDA COMMERCE	91380 LF	Late Fees FY25 Special District Fees	Dues, Licenses, Subscriptions	554020-51301	\$25.00
001	1680	12/18/24	GRAU AND ASSOCIATES	26438	ARBITRAGE - SERIES 2020 FYE 8/31/24	ARBITRAGE SERIES 2020 FYE 8/31/24	532002-51301	\$600.00
001	1680	12/18/24	GRAU AND ASSOCIATES	26440	ARBITRAGE - FYE 9/30/23	Auditing Services	532002-51301	\$800.00
001	1681	12/18/24	HOMETEAM PEST DEFENSE INC	104713992/993	PEST CONTROL	PEST CONROL	546015-57202	\$271.40
001	1682	12/18/24	INFRAMARK LLC	135947	DISTRICT INVOICE OCT 2024	Accounting Services	532001-51301	\$375.00
001	1682	12/18/24	INFRAMARK LLC	135947	DISTRICT INVOICE OCT 2024	MANAGEMENT FEE APRIL 2024	531142-51301	\$375.00
001	1682	12/18/24	INFRAMARK LLC	135947	DISTRICT INVOICE OCT 2024	District Manager	531150-51301	\$3,000.00
001	1682	12/18/24	INFRAMARK LLC	135947	DISTRICT INVOICE OCT 2024	ProfServ-Field Management	531016-53908	\$1,000.00
001	1682	12/18/24	INFRAMARK LLC	135947	DISTRICT INVOICE OCT 2024	Website Administration	549936-51301	\$250.00
001	1682	12/18/24	INFRAMARK LLC	135947	DISTRICT INVOICE OCT 2024	ProfServ-Field Management	531016-53908	\$5,832.00
001	1682	12/18/24	INFRAMARK LLC	136675	DISTRICT INVOICE NOV 2024	Accounting Services	532001-51301	\$375.00
001	1682	12/18/24	INFRAMARK LLC	136675	DISTRICT INVOICE NOV 2024	Disclosure Report	531142-51301	\$375.00
001	1682	12/18/24	INFRAMARK LLC	136675	DISTRICT INVOICE NOV 2024	District Manager	531150-51301	\$3,000.00
001	1682	12/18/24	INFRAMARK LLC	136675	DISTRICT INVOICE NOV 2024	ProfServ-Field Management	531016-51301	\$1,000.00
001	1682	12/18/24	INFRAMARK LLC	136675	DISTRICT INVOICE NOV 2024	Website Administration	549936-51301	\$250.00
001	1682	12/18/24	INFRAMARK LLC	136675	DISTRICT INVOICE NOV 2024	ProfServ-Field Management	531016-51301	\$5,832.00
001	1682	12/18/24	INFRAMARK LLC	137420	DISTRICT INVOICE OCT 2024	Postage, Phone, Faxes, Copies	541024-51301	\$9.75
001	1682	12/18/24	INFRAMARK LLC	137420	DISTRICT INVOICE OCT 2024	Postage, Phone, Faxes, Copies	541024-51301	\$2.76
001	1682	12/18/24	INFRAMARK LLC	138991	DEC MGMT FEES	ACCT SVCS	532001-51301	\$375.00
001	1682	12/18/24	INFRAMARK LLC	138991	DEC MGMT FEES	DISSEMINATION	531142-51301	\$375.00
001	1682	12/18/24	INFRAMARK LLC	138991	DEC MGMT FEES	DISTRICT MGMT	531150-51301	\$3,000.00
001	1682	12/18/24	INFRAMARK LLC	138991	DEC MGMT FEES	FIELD MGMT	531016-51301	\$1,000.00
001	1682	12/18/24	INFRAMARK LLC	138991	DEC MGMT FEES	PERSONNEL SVCS	531016-51301	\$5,832.00
001	1682	12/18/24	INFRAMARK LLC	138991	DEC MGMT FEES	WEB MAINT/ ADMIN	549936-51301	\$250.00
001	1683	12/18/24	KINGS POWER WASHING SERVICES	1081	SIDEWALKS	R&M-Other Landscape	546036-53908	\$2,100.00
001	1685	12/18/24	SPEAREM ENTERPRISES	6160	DOG WASTE STATIONS	DOG WASTE	546036-53908	\$260.00
001	1686	12/18/24	STANTEC CONSULTING SERVICES INC.	2313478	DISTRICT ENGINEER	District Engineer	531147-51301	\$1,201.50
001	1687	12/18/24	STRALEY ROBIN VERICKER	25280	PROFESSIONAL SERVICES	District Counsel	531146-51401	\$2,085.00
001	1687	12/18/24	STRALEY ROBIN VERICKER	25381	PROFESSIONAL SERVICES	District Counsel	531146-51401	\$1,630.00
001	1687	12/18/24	STRALEY ROBIN VERICKER	25530	PROFESSIONAL SERVICES	District Counsel	531146-51401	\$2,030.00
001	1687	12/18/24	STRALEY ROBIN VERICKER	25702	PROFESSIONAL SERVICES	District Counsel	531146-51401	\$715.00
001	1688	12/18/24	WILL MCPHERSON	WM 110524	SUPERVISOR FEE 11052024	SUPERVISOR FEE	511100-51101	\$200.00

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2024 to 12/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1689	12/18/24	YELLOWSTONE LANDSCAPE	779173	LANDSCAPE OCT 2024	Landscape Maintenance	546300-53908	\$11,224.00
001	1689	12/18/24	YELLOWSTONE LANDSCAPE	787795	IRRIGATION	Irrigation Maintenance	546930-53908	\$137.28
001	1689	12/18/24	YELLOWSTONE LANDSCAPE	792566	TREE INSTALLED	LANDSCAPE	546036-53908	\$1,385.70
001	1689	12/18/24	YELLOWSTONE LANDSCAPE	794436	LANDSCAPE NOV 2024	Landscape Maintenance	546300-53908	\$11,224.00
001	1689	12/18/24	YELLOWSTONE LANDSCAPE	801576	HURRICANE PREP/CLEAN-UP	R&M-Other Landscape	546036-53908	\$7,328.11
001	1689	12/18/24	YELLOWSTONE LANDSCAPE	805461	IRRIGATION	Irrigation Maintenance	546930-53908	\$497.90
001	1689	12/18/24	YELLOWSTONE LANDSCAPE	805462	IRRIGATION	Irrigation Maintenance	546930-53908	\$267.91
001	1689	12/18/24	YELLOWSTONE LANDSCAPE	815858	LANDSCAPE DEC 2024	Landscape Maintenance	546300-53908	\$11,224.00
001	1689	12/18/24	YELLOWSTONE LANDSCAPE	821234	HURRICANE MILTON CLEANUP	R&M-Other Landscape	546036-53908	\$16,000.00
001	1689	12/18/24	YELLOWSTONE LANDSCAPE	821789	Irrigation Repairs	Irrigation Maintenance	546930-53908	\$160.50
001	1690	12/30/24	DEMETRIUS BRITT	DB 110524	SUPERVISOR FEE 11.05.2024	SUPERVISOR FEE	511100-51101	\$200.00
001	1691	12/30/24	HOMETEAM PEST DEFENSE INC	104713992	PEST CONTROL	R&M-Clubhouse	546015-57202	\$176.00
001	1691	12/30/24	HOMETEAM PEST DEFENSE INC	104713993	PEST CONTROL	R&M-Clubhouse	546015-57202	\$95.40
001	1692	12/30/24	INFRAMARK LLC	139817	B/W Copies November 2024	November 2024 B/W Copies	541024-51301	\$6.45
001	1694	12/30/24	YELLOWSTONE LANDSCAPE	823856	Irrigation Repairs	Irrigation Maintenance	546930-53908	\$180.00
001	1695	12/30/24	COURTCO. LLC	000596	Deposit Invoice Windscreen and Net	WIND SCREEN	549999-53908	\$3,345.00
001	DD227	12/06/24	TECO	6985 111524 ACH	ELECTRIC	Utility - Electric	543041-53150	\$3,617.47
001	DD228	12/06/24	TECO	6975 111524 ACH	ELECTRIC	Utility - Electric	543041-53150	\$1,268.45
001	DD229	12/06/24	TECO	4244 111524 ACH	ELECTRIC	Utility - Electric	543041-53150	\$852.12
001	DD230	12/06/24	TECO	6983 111524 ACH	ELECTRIC	Utility - Electric	543041-53150	\$141.13
001	DD231	12/06/24	TECO	9725 111524 ACH	ELECTRIC	Utility - Electric	543041-53150	\$375.83
001	DD232	12/06/24	TECO	9324 111524 ACH	ELECTRIC	Utility - Electric	543041-53150	\$32.76
001	DD233	12/06/24	TECO	8939 111524 ACH	ELECTRIC	Utility - Electric	543041-53150	\$275.44
001	DD234	12/26/24	BOCC	0433 121624 ACH	WATER	Utility - Water	543018-53150	\$474.96
001	DD235	12/26/24	WM CORPORATE SERVICES, INC.	0102933-2206-0	Service 12/01/2024 - 12/31/2024	REFUSE REMOVAL	546036-53908	\$589.84
001	DD242	12/06/24	CHARTER COMMUNICATIONS	2543561111924 ACH	BILL PRD 11/19-12/18/24	INTERNET	541036-57202	\$279.97
<b>Fund Total</b>								<b>\$128,283.10</b>

**SERIES 2020 DEBT SERVICE FUND - 200**

200	1658	12/04/24	BELMOND RESERVE CDD	BR 111424 1	SERIES 2020 FY 25 697	Cash in Transit	103200	\$5,169.02
200	1658	12/04/24	BELMOND RESERVE CDD	BR 110624 1	SERIES 2020 FY 25 695	SERIES 2020	103200	\$2,804.29
200	1658	12/04/24	BELMOND RESERVE CDD	112224-01	SERIES 2020 FY 25 698	Cash in Transit	103200	\$4,881.58
200	1676	12/18/24	BELMOND RESERVE CDD	120624-1	SERIES 2020 FY 25 706	Cash in Transit	103200	\$328,071.99
200	1676	12/18/24	BELMOND RESERVE CDD	120324-1	SERIES 2020 FY 25 700	Cash in Transit	103200	\$6,604.58
200	1676	12/18/24	BELMOND RESERVE CDD	12162024-707	Series 2020 & 2023 FY25 Tax Dist ID 707	Series 2020 FY25 Tax Dist ID 707	103200	\$33,021.31
<b>Fund Total</b>								<b>\$380,552.77</b>

**SERIES 2023 DEBT SERVICE FUND - 201**

201	1658	12/04/24	BELMOND RESERVE CDD	BR 111424 2	SERIES 2023 FY25	SERIE 2023	103200	\$113.75
201	1658	12/04/24	BELMOND RESERVE CDD	BR 110624 2	SERIES 2023 FY 25 695	SERIES 2023 - FY 2025	103200	\$61.70
201	1658	12/04/24	BELMOND RESERVE CDD	112224-02	SERIES 2023 FY 25 698	Cash in Transit	103200	\$107.41
201	1676	12/18/24	BELMOND RESERVE CDD	120324-2	SERIES 2023 FY 25 700	Cash in Transit	103200	\$145.32
201	1676	12/18/24	BELMOND RESERVE CDD	120624-2	SERIES 2023 FY 25 706	Cash in Transit	103200	\$7,218.60
201	1676	12/18/24	BELMOND RESERVE CDD	12162024-707	Series 2020 & 2023 FY25 Tax Dist ID 707	Series 2023 FY25 Tax Dist ID 707	103200	\$726.57
201	1693	12/30/24	STANTEC CONSULTING SERVICES INC.	2332277	DISTRICT ENGG	District Engineer	531147-51301	\$673.50

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

### Payment Register by Fund

For the Period from 12/01/2024 to 12/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**Fund Total**

**\$9,046.85**

<b>Total Checks Paid</b>	<b>\$517,882.72</b>
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# **BELMOND RESERVE CDD**

**Field Inspection - January 2025**

**Thursday, January 16, 2025**

**Prepared For Belmond Reserve Board Of Supervisors**

**28 Items Identified**



### Item 1

Assigned To: Inframark

Roof tiles need to be repaired.



### Item 2

Assigned To: Inframark

Drain cover has been installed by the Pickleball courts.



### Item 3

Assigned To: Aquatic Weed Control

Pond A looks good.



#### **Item 4**

Assigned To: Yellowstone

Pull out any dead Bulbine.



#### **Item 5**

Assigned To: Inframark

Concrete footer has been poured to fix the broken playground equipment.



#### **Item 6**

Assigned To: Yellowstone

New sod recommended in the spring by the parking lot.



### Item 7

Assigned To: Inframark

Awaiting Pickleball windscreen installation.



### Item 8

Assigned To: Yellowstone

Brush pile has been picked up behind Willow Grove Dr.



### Item 9

Assigned To: Aquatic Weed Control

Slight depression on the bank of pond D.



### Item 10

Assigned To: Yellowstone

Muhly grass around the dog park has been trimmed.



### Item 11

Assigned To: Yellowstone

Weed treatment needed in the dog park.

## Item 12

Assigned To: Aquatic Weed Control

Some slight depressions around pond. Any exposed trash needs to be picked up.



## Item 13

Assigned To: Inframark

Parking on CDD property, recommend installing towing signs at the end of Rosepine PL.

### Item 14

Assigned To: Aquatic Weed Control

Remove trash at the wetland on Shining Willow St.



### Item 15

Assigned To: Aquatic Weed Control

Pond G looks good.



### Item 16

Assigned To: Inframark

Fence needs to be fabricated on Shining Willow St. Vendor is taking measurements.

## Item 17

Assigned To: Inframark

The additional fences behind Shining Willow St have been determined not to be CDD responsibility.



## Item 18

Assigned To: Yellowstone

Monument, annuals, and landscaping look good at the entrance.





### Item 19

Assigned To: Yellowstone

Some turf damage by the valve boxes near the entrance.



### Item 20

Assigned To: Yellowstone

Leaning maple on Orchid Ash St. Provide proposal to straighten and brace.



### Item 21

Assigned To: Aquatic Weed Control

Pond F looks good.



### Item 22

Assigned To: Yellowstone

Remove Spanish moss from oak tree at the Orchid Ash St pocket park.

### Item 23

Assigned To: Yellowstone

Overgrown area has been cleared out at the end of pond H. Provide proposal to remove Brazilian Pepper, dead tree, and logs.





### Item 24

Assigned To: Aquatic Weed Control

Pond H looks good.



### Item 25

Assigned To: Aquatic Weed Control

Pond C looks good.



### Item 26

Assigned To: Yellowstone

Islands look good throughout the community.

## Item 27

Assigned To: Aquatic Weed Control

Spray out invasive weeds in pond OSW 13. Makeshift bridge to the island has been constructed by residents.



## Item 28

Assigned To: Yellowstone

Provide a proposal to remove debris and trash from the easement that intersects with Hayes Clan Rd.

