

**BELMOND RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 3RD 2024

**REGULAR MEETING
AGENDA PACKAGE**

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Meeting ID: 215 817 490 035 Passcode: 45UmMF



2005 PAN AM CIRLE SUITE 300
TAMPA FL,33607

Belmond Reserve Community Development District

Board of Supervisors

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

District Staff

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

Regular Meeting Agenda

Thursday, December 03, 2024, at 11:00 a.m.

The Regular meeting of the **Belmond Reserve Community Development District** will be held on **December 03, 2024 at 11:00 a.m. at the Belmond Reserve Clubhouse located at 13004 Willow Grove Drive Riverview, FL 33579**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

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

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
 - A. Oath of Office
 - B. Discussion of Drainage/Flooding Concerns & Drainage/Grading Issue
 - C. Discussion of Amenity Rules and Procedures
 - D. Consideration of Yellowstone Landscape Proposal
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the November 05, 2024 Regular Meeting
 - B. Approval of Minutes of the November 05, 2024 Landowners Meeting
 - C. Consideration of Operation and Maintenance October 2024
 - D. Acceptance of the Financials and Approval of the Check Register for October 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 **January 07, 2024, at 11:00 a.m.**

FW: Urgent: Flood and Drainage Issues on Orchid Ash & David Baker Stre...



Bryan Radcliff

To  Carpio, Brittney

Cc  Torres, Aysha



Mon 11:12 AM



Agenda

From: Waag, Tyson <tyson.waag@stantec.com>

Sent: Monday, November 11, 2024 11:04 AM

To: Bryan Radcliff <Bryan.Radcliff@Inframark.com>

Subject: RE: Urgent: Flood and Drainage Issues on Orchid Ash & David Baker Street, CedarBrook Community

Good morning Bryan,

After reviewing the footage provided, it appears that much of the stormwater system was operating as intended. Hurricane Milton was a 100 year to 1,000 year storm event (depending on your location) and the excessive amount of rain caused flooding all throughout the Tampa area. Most stormwater systems are designed for the 100 year event and anything big than that, then you can expect excess water and flooding. Even before Hurricane Milton came through, we had Hurricane Helene and several major storm events that have kept the ponds full and the ground saturated. Much of the flooding that occurred throughout the season subsided within a day or so and its unlikely to see again soon. I can go out and inspect the stormwater system and ponds, but it would be a full day's work (8 hrs) and I don't know if I would be able to provide any alternate reasoning for the flooding that occurred.

Thank you,

Tyson Waag P.E.

Civil Engineer

Direct: 612-516-7798

Mobile: 612-963-3543

tyson.waag@stantec.com

Stantec

777 S Harbour Island Boulevard Suite 600

Tampa FL 33602-5729

Belmond Reserve

Community Development District

Recreational Facilities

Rules & Regulations

Proposed December, 2024

Recreational Facilities Rules & Regulations

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Recreational Facilities Rules & Regulations

General

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

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

Definitions

All capitalized terms shall have the meanings as defined herein.

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

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

Conduct Code

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

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

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

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

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

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

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

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

Lease Procedures and Transfer of Privileges

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

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 16 years old or older.
3. Members and Guests may use the Recreational Facilities as follows:
 - a. Each household/Annual Passholder will be issued one (1) Amenity Access Card or Fob. This card is for use by the cardholder only.
 - b. The Amenity Access Card or Fob is used to access the swimming pool and bathrooms. Age restrictions apply specifically to swimming pool/clubhouse members must be 15 years or older to use swimming pool unaccompanied. All members under the age of 14 are required to be accompanied by a member of household 16 years or older.
 - c. When you use the Amenity Access Card or Fob, your name and time of entry are registered.
 - d. Your Amenity Access Card or Fob is your responsibility. If you misplace your Amenity Access Card or Fob, please contact the District Manager immediately so that it can be deactivated.
 - e. Replacement Amenity Access Cards or Fobs will be issued at a charge of \$25 per Amenity Access Card or Fob.
 - f. Hours for the Community Facilities are from dawn to dusk. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
 - g. When applying for a replacement Amenity Access Card or Fob, State issued identification must be presented (i.e. a driver's license, birth certificate, or passport), along with a copy of a utility statement and or a vehicle registration showing the individual's address of residence. Each cardholder is required to sign an Amenity Access Card Agreement. Tenants must also provide a copy of their lease.
 - h. Skateboarding, scooters, or use of similar equipment will not be permitted anywhere on the Community Facilities. This includes the pool area and pickleball court.
 - i. Shirts and shoes are to be worn in the Recreational Facilities, except for the swimming pool area.

- j. Proper disposal of personal trash is required.
 - k. Profanity and bullying will not be tolerated.
 - l. No vandalizing of Community Facilities.
 - m. Anyone under the age of sixteen (15) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an member 16 years or older while at pickleball court, dog park, picknick area, or playground.
 - n. Diving or flips from the deck into the swimming pool will not be allowed.
 - o. No fighting.
 - p. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
 - q. Members or Guests of any age may not bring or consume alcoholic beverages within the Community Facilities.
 - r. Illegal drugs and paraphernalia are prohibited.
 - s. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area, and playground. With the exception of the Dog Park, all pets must be on a leash when on any Common Area.
 - t. Community Facilities shall be used only for the purpose for which they are designed.
 - u. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.
4. Community property may not be altered or removed from any Community Facility without written consent from the Board of Supervisors or District Manager.
 5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
 6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, guests and invitees.

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

Community Facility Reservation Policies

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

Community Ponds

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

Dog Park Rules (the "Dog Park")

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

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

Playground Rules (the “Park”)

1. Park hours are from dawn to dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times or member of household 16 years or older
4. No glass containers are allowed in area.
5. Use of profanity and/or disruptive behavior will not be tolerated.
6. Report violators, damaged equipment and unsafe conditions to the District Manager.

Swimming Pool Facility (the “Pool Facilities”)

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

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

Violation of Rules and Regulations

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

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

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

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

AMENITY CENTER MEETING ROOM USAGE AGREEMENT RELEASE OF LIABILITY AND INDEMNIFICATION

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

Belmond Reserve CDD

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

Applicant Address: _____

Purpose: _____

Date of Event: _____ Phone: _____

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

Maximum Number of Attendees (NOT TO EXCEED 30): _____

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

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

APPLICANT

Signature

Print Name

Date

**BELMOND RESERVE
COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Print Name & Title

Date

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

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

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

CHECK PAYMENT FORM

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

DATE: ____/ ____/ ____

NAME OF ISSUER: ____

DOB: _____

ADDRESS: _____

HOME PHONE: (____) _____ - _____

CELL PHONE: (____) _____ - _____

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

PLACE OF EMPLOYMENT: _____

WORK PHONE: (____) _____ - _____

AMOUNT OF CHECK: \$

REASON FOR CHECK: _____

Non-Sufficient Funds (NSF) Policy:

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



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 _____

Print Name/Title

Date _____

Belmond Reserve CDD -- Cedarbrook

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

THIS IS NOT AN INVOICE

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

The Public Hearing and regular meeting of the Board of Supervisors of Belmond Reserve Community Development District was held on Tuesday, November 5, 2024, and called to order at 11:09 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
Nicole Hughes	Assistant Secretary
Kimberly Garcia	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Alba Sanchez	District Manager
Cary Allen Webster	District Counsel
Jahyra Rivera	Clubhouse Manager

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

On MOTION by Ms. Hughes seconded by Mr. McPherson, with all in favor, Public Hearing on Adopting Amenity Rules and Procedures, was opened. 4-0

A. Consideration of Resolution 2025-02, Adopting Amenity Rules and Procedures

On MOTION by Mr. Britt seconded by Mr. McPherson, with all in favor, Resolution 2024-02, Adopting Amenity Rules and Procedures, was adopted. 4-0

On MOTION by Ms. Hughes seconded by Ms. Garcia, with all in favor, Public Hearing on Adopting Amenity Rules and Procedures, was closed. 4-0

B. Acceptance of the Financial Report for the Fiscal Year Ending September 2023

On MOTION by Mr. Britt seconded by Ms. Hughes, with all in favor, Financial Report for the Fiscal Year Ending September 2023, was approved. 4-0

C. Consideration of Engagement Letter from Grau & Associates for Auditing Services for FY 2024

On MOTION by Ms. Hughes seconded by Ms. Garcia, with all in favor, Engagement Letter from Grau & Associates for Auditing Services for Fiscal Year 2024, was accepted. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the October 03, 2024 Regular Meeting

B. Consideration of Operation and Maintenance September 2024

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

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

On MOTION by Ms. Hughes seconded by Mr. Britt, with all in favor, Resolution 2024-10, Redesignating Officers with Demitrius Britt remaining as Chairperson and Will McPherson remaining as Vice Chairperson, was adopted. 4-0

On MOTION by Ms. Garcia seconded by Mr. McPherson, with all in favor, Resolution 2024-11, Canvassing and Certifying the results of the Landowners Election, was adopted. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next order of business followed.

i. Field Inspections Report

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

- The Board requested follow up on Tanya Stewarts' report on the flooding occurring on internal streets within the District.

SEVENTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

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EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Hughes seconded by Ms. Garcia, with all in favor, the meeting was adjourned at 11:29 am. 4-0

Bryan Radcliff
District Manager

Demetrious Britt
Chairperson

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

The Landowner's Election meeting of the Board of Supervisors of Belmond Reserve Community Development District was held on Tuesday, November 5, 2024, and called to order at 11:07 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
Nicole Hughes	Assistant Secretary
Kimberly Garcia	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Alba Sanchez	District Manager
Cary Allen Webster	District Counsel
Jahyra Rivera	Clubhouse Manager

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

Appointment of Meeting Chairperson

- The Board appointed Bryan Radcliff as Chairperson.

THIRD ORDER OF BUSINESS

**Announcement of Candidates/Call
for Nominations**

- Mr. Radcliff announced the following seats were expiring and up for election:
 - Seat 1 - Demetrius Britt; Seat 2 - Nicole Hughes; Seat 5 - Zebadiah Rabsatt
- Mr. Radcliff announced the candidates and called for nominations.
 - Demitrious Britt - Kimberly Garcia - Zebadiah Rabsatt
 - Nicole Hughes - Will McPherson

All candidates submitted one vote each with the exception of Mr. Rabsatt who had one vote via proxy.

FOURTH ORDER OF BUSINESS

Election of Supervisors

- Mr. Radcliff announced the appointed seats with the expirations:
 - Demetrious Britt secured Seat 1 with an expiration of four (4) years.
 - Nicole Hughes secured Seat 2 with an expiration of four (4) years.

40 - Zebadiah Rabsatt secured Seat 5 with an expiration of two (2) years.

41

42 **FIFTH ORDER OF BUSINESS** **Owners' Requests**

43 There being none, the next order of business followed.

44

45 **SIXTH ORDER OF BUSINESS** **Adjournment**

46 There being no further business, the meeting was adjourned at 11:09 am.

47

48

49

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51 _____
52 Bryan Radcliff
District Manager

Demetrious Britt
Chairperson

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
AQUATIC WEED CONTROL INC	10/1/2024	101117	\$1,087.00	\$1,087.00	OCT 2024
INFRAMARK LLC	10/23/2024	135947	\$375.00		DISTRICT INVOICE OCT 2024
INFRAMARK LLC	10/23/2024	135947	\$375.00		MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	10/23/2024	135947	\$3,000.00		DISTRICT INVOICE OCT 2024
INFRAMARK LLC	10/23/2024	135947	\$1,000.00		DISTRICT INVOICE OCT 2024
INFRAMARK LLC	10/23/2024	135947	\$250.00		DISTRICT INVOICE OCT 2024
INFRAMARK LLC	10/23/2024	135947	\$5,832.00	\$10,832.00	DISTRICT INVOICE OCT 2024
JNJ CLEANING SERVICES LLC	9/24/2024	0421	\$520.00	\$520.00	AMENITY CLEANING - SEP 2024
JNJ CLEANING SERVICES LLC	10/28/2024	0446	\$520.00	\$520.00	AMENITY CLEANING - OCT 2024
SOUTHEAST WIRING SOLUTIONS INC	10/1/2024	20270807	\$109.99	\$109.99	Oct 24 Access Control Mgmnt
WM CORPORATE SERVICES, INC.	10/1/2024	0087557-2206-6	\$570.58	\$570.58	WASTE OCT 24
YELLOWSTONE LANDSCAPE	10/1/2024	779173	\$11,224.00	\$11,224.00	LANDSCAPE OCT 2024
Monthly Contract Subtotal			\$24,863.57	\$24,863.57	
Utilities					
BOCC	9/23/2024	0433 092324 ACH	\$580.05	\$580.05	WATER
BOCC	10/17/2024	0433 101724 ACH	\$627.22	\$627.22	WATER
TECO	10/17/2024	8939 101724 ACH	\$98.99	\$98.99	ELECTRIC
TECO	10/17/2024	6975 101724 ACH	\$1,287.48	\$1,287.48	ELECTRIC
TECO	10/17/2024	6985 101724 ACH	\$3,671.73	\$3,671.73	ELECTRIC
TECO	10/17/2024	9725 101724 ACH	\$381.47	\$381.47	ELECTRIC
TECO	10/17/2024	6983 101724 ACH	\$101.61	\$101.61	ELECTRIC
TECO	10/17/2024	4244 101724 ACH	\$781.62	\$781.62	ELECTRIC
TECO	10/17/2024	9324 101724 ACH	\$34.52	\$34.52	ELECTRIC
Utilities Subtotal			\$7,564.69	\$7,564.69	
Regular Services					
BLUE LIFE POOL SERVICE LLC	10/1/2024	16198	\$1,200.00	\$1,200.00	POOL OCT 24

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
BLUE LIFE POOL SERVICE LLC	8/1/2024	16196	\$1,200.00	\$1,200.00	POOL AGO 24
BLUE LIFE POOL SERVICE LLC	9/1/2024	16197	\$1,200.00	\$1,200.00	POOL SEP 24
FLORIDA COMMERCE	10/1/2024	91380	\$175.00	\$175.00	ANNUAL FILING FEES
GRAU AND ASSOCIATES	10/15/2024	26438	\$600.00	\$600.00	ARBITRAGE SERIES 2020 FYE 8/31/24
SPEAREM ENTERPRISES	10/16/2024	6145	\$260.00	\$260.00	DOG STATIONS
STRALEY ROBIN VERICKER	10/17/2024	25381	\$1,630.00	\$1,630.00	PROFESSIONAL SERVICES
TAMPA PUBLISHING COMPANY	10/16/2024	361069 100924	\$956.00	\$956.00	AD SERVICES
TAMPA PUBLISHING COMPANY	10/23/2024	102324-3847	\$488.50	\$488.50	LEGAL AD
YELLOWSTONE LANDSCAPE	10/21/2024	787795	\$137.28	\$137.28	IRRIGATION
Regular Services Subtotal			\$7,846.78	\$7,846.78	
Additional Services					
BLUE LIFE POOL SERVICE LLC	9/30/2024	3440	\$686.00	\$686.00	HURRICANE RPRS
Additional Services Subtotal			\$686.00	\$686.00	
TOTAL			\$40,961.04	\$40,961.04	



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
10/1/2024	101117

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/31/2024

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

Thank you for your business.

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

135947

CUSTOMER ID

C2276

PO#

INVOICE

DATE

10/23/2024

NET TERMS

Net 30

DUE DATE

11/22/2024

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: October 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
Subtotal					10,832.00

Subtotal

\$10,832.00

Tax

\$0.00

Total Due

\$10,832.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

INVOICE

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.: 0421
Invoice date: 09/24/2024
Due date: 10/15/2024

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

Total

\$520.00

Ways to pay



Note to customer

Amenity cleaning services for Belmond Reserve CDD -
September 2024.

[View and pay](#)

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.: 0446
Invoice date: 10/28/2024
Due date: 11/15/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Trash	Remove and replace 4 large trash bags. Clean and sanitize trash bins as needed.	4	\$30.00	\$120.00
2.		Trash pickup	Pick up trash around entry and pool deck only. *As needed*	1	\$50.00	\$50.00
3.		Restrooms	Clean and sanitize 6 toilets, 2 urinals, and 6 sinks. Sweep/mop as needed. Supply all toilet paper, paper towels, hand soap and trash bags.	2	\$140.00	\$280.00
4.		Activity room	Clean all windows as needed. Sweep/mop as needed. Clean any tables and/or furniture as needed.	1	\$20.00	\$20.00
5.		Pool Deck	Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in use.	1	\$50.00	\$50.00

Total

\$520.00

Ways to pay



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

Pay invoice



Invoice

PO Box 135093
Clermont, FL 34714

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20270807	PROJ-0108	10/01/2024	10/31/2024	\$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	20270807	10/01/2024		\$109.99

Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL			
ACCESS CONTROL MANAGEMENT, (10/01/2024 - 10/31/2024) :	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



INVOICE

Customer ID:

28-13540-53000

Customer Name:

BELMOND RESERVE

Service Period:

10/01/24-10/31/24

Invoice Date:

10/01/2024

Invoice Number:

0087557-2206-6

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Oct 31, 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

\$570.58

If payment is received after
10/31/2024: **\$ 584.84**

Previous Balance

(5.00)

+

Payments

0.00

+

Adjustments

0.00

+

Current Invoice Charges

575.58

=

Total Account Balance Due

570.58

IMPORTANT MESSAGES

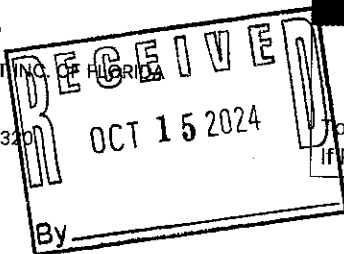
Invoice includes price increase. Due to an increase in disposal, processing and/or transportation costs, your enclosed invoice contains an increase to your service rate (next invoice for some customers billed in arrears). This increase is in accordance with our standard service terms. Check your service agreement for your applicable service terms or contact us if you have any questions.



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

10/01/2024

Invoice Number

0087557-2206-6

Customer ID

(Include with your payment)

28-13540-53000

Payment Terms

Total Due by 10/31/2024
If Received after 10/31/2024

Total Due

\$570.58
\$584.84

Amount

2206000281354053000000875570000005755800000057058 6

0072167 01 MM 0.636 **AUTO T3 0 7275 33607 -C04-P72239-11

10290C56

BELMOND RESERVE
2002 PAN AM CIR STE 300
TAMPA FL 33607



Remit To:

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

405-0336465-2206-1

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	10/01/24		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	10/01/24		1.00	216.58
4 Yard Dumpster 2X Week	10/01/24		1.00	327.00
Total Current Charges				575.58

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

**AutoPay**

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

**Online**

Use wm.com for quick and easy payments

**By Phone**

Pay 24/7 by calling
866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us	Your Payment is Due	Your Total Due
Visit wm.com/mywm	10/25/2022	\$123.45
If payment is received after 10/25/2022 \$128.45		
Previous Balance	Payments	Adjustments
\$123.45	(\$123.45)	0.00
		Current Invoices
		\$123.45
		Total Previous Balance Due
		\$123.45

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

New Payment Platform

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

**Expanded payment options.**

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

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

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

☐ Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment Enrollment

If I enroll in Automatic Payment services, I authorize **WM** to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying **WM** at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email	
Date	
Bank Account Holder Signature	

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

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

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



INVOICE

INVOICE #	INVOICE DATE
779173	10/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Belmond Reserve CDD -- Cedarbrook
c/o Inframark
12330 Rising Oaks Trail

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: October 31, 2024

Invoice Amount: \$11,224.00

Description	Current Amount
Monthly Landscape Maintenance October 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.



Hillsborough
County Florida

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CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	09/23/2024	10/14/2024



Summary of Account Charges

Previous Balance	\$492.17
Net Payments - Thank You	\$-492.17
Total Account Charges	\$580.05

AMOUNT DUE	\$580.05
-------------------	-----------------

Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2024.

Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.67 per month. Visit HCFLGov.net/Water, Water Rates & Fees tab for details

Effective Oct. 1, 2024, Hillsborough County Water Resources will no longer hand-deliver final notices for unpaid bills to customers. Instead, customers will receive a final notice postcard through the U.S. Mail.

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **9634760433**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 494 8
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE	10/14/2024
AMOUNT DUE	\$580.05
AMOUNT PAID	

0096347604330 00000580050



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	09/23/2024	10/14/2024
Service Address: 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR			



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702151774	08/16/2024	1355347	09/17/2024	1402596	47249 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$142.69
Water Base Charge	\$39.66
Water Usage Charge	\$96.87
Total Service Address Charges	\$284.85



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	09/23/2024	10/14/2024
Service Address: 13047 WILLOW GROVE DR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	08/13/2024	2802	09/12/2024	2856	5400 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$16.31
Water Base Charge	\$19.54
Water Usage Charge	\$5.18
Sewer Base Charge	\$47.28
Sewer Usage Charge	\$32.89
Total Service Address Charges	\$126.83

An estimated read was used to calculate your bill





Hillsborough
County Florida

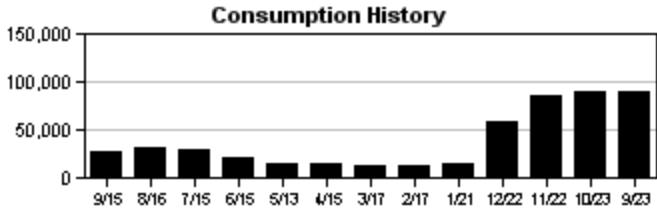
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	09/23/2024	10/14/2024
Service Address: 13098 WILLOW GROVE DR - COMM IRRIG MTR			



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702172008	08/16/2024	1483289	09/15/2024	1509623	26334 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$79.53
Water Base Charge	\$48.09
Water Usage Charge	\$35.12
Total Service Address Charges	\$168.37





Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	10/17/2024	11/07/2024



Summary of Account Charges

Previous Balance	\$580.05
Net Payments - Thank You	\$-580.05
Total Account Charges	\$627.22

AMOUNT DUE	\$627.22
-------------------	-----------------

Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2024.

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Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **9634760433**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 2,124 8
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE	11/07/2024
AMOUNT DUE	\$627.22
AMOUNT PAID	

0096347604330 00000627224



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	10/17/2024	11/07/2024
Service Address: 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR			



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702151774	09/17/2024	1402596	10/17/2024	1452663	50067 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$151.20
Water Base Charge	\$39.66
Water Usage Charge	\$104.36
Total Service Address Charges	\$300.85



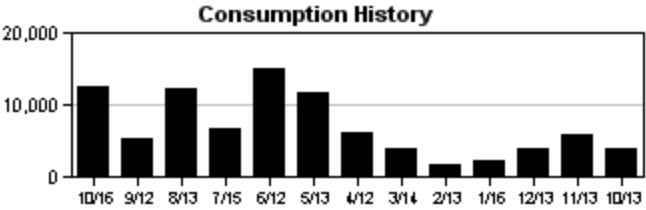
Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	10/17/2024	11/07/2024
Service Address: 13047 WILLOW GROVE DR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	09/12/2024	2856	10/16/2024	2980	12400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$37.45
Water Base Charge	\$19.54
Water Usage Charge	\$18.79
Sewer Base Charge	\$47.28
Sewer Usage Charge	\$75.52
Total Service Address Charges	\$204.21





Hillsborough
County Florida

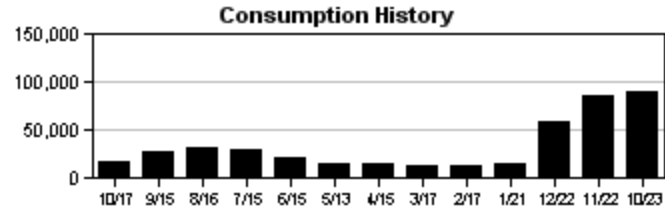
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	10/17/2024	11/07/2024
Service Address: 13098 WILLOW GROVE DR - COMM IRRIG MTR			



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702172008	09/15/2024	1509623	10/17/2024	1526818	17195 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$51.93
Water Base Charge	\$48.09
Water Usage Charge	\$16.51
Total Service Address Charges	\$122.16





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

Statement Date: October 17, 2024

Amount Due: **\$185.08**

Due Date: November 07, 2024

Account #: 221008528939

Past Due – Pay Immediately

Account Summary

Current Service Period: September 13, 2024 - October 11, 2024

Previous Amount Due	\$86.09
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately **\$86.09**

Current Month's Charges – Pay by November 07, 2024 **\$98.99**

Amount Due **\$185.08**

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

Your Energy Insight

Your average daily kWh used was **62.75% lower** than the same period last year.

Your average daily kWh used was **26.67% higher** than it was in your previous period.



Scan here to view your account online.

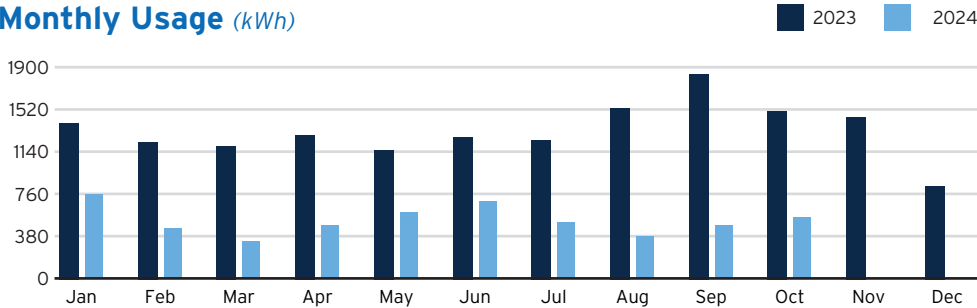
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



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



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

Account #: 221008528939

Due Date: November 07, 2024

Amount Due: **\$185.08**

Payment Amount: \$ 98.99

678544568673

Past Due – \$86.09

Current – \$98.99



Pay your bill online at TampaElectric.com

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

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

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

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

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

6785445686732210085289390000000185086



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

Account #: 221008528939
Statement Date: October 17, 2024
Charges Due: November 07, 2024

Meter Read

Meter Location: WELL

Service Period: Sep 13, 2024 - Oct 11, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551211	10/11/2024	38,933		38,386		547 kWh	1	29 Days

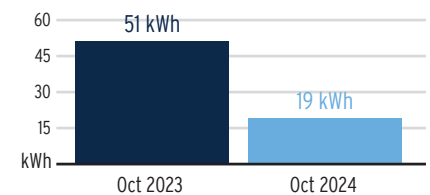
Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	547 kWh @ \$0.08192/kWh	\$44.81
	Fuel Charge	547 kWh @ \$0.03157/kWh	\$17.27
	Storm Protection Charge	547 kWh @ \$0.00775/kWh	\$4.24
	Clean Energy Transition Mechanism	547 kWh @ \$0.00427/kWh	\$2.34
	Storm Surcharge	547 kWh @ \$0.00225/kWh	\$1.23
	Florida Gross Receipt Tax		\$2.35
	Electric Service Cost		\$93.99

	Other Fees and Charges		
	Electric Late Payment Fee		\$5.00
	Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$98.99**

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 17, 2024

Amount Due: **\$2,555.93**

Due Date: November 07, 2024

Account #: 221008516975

Past Due – Pay Immediately

Account Summary

Current Service Period: September 13, 2024 - October 11, 2024

Previous Amount Due	\$1,268.45
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately **\$1,268.45**

Current Month's Charges – Pay by November 07, 2024 **\$1,287.48**

Amount Due **\$2,555.93**

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



Scan here to view
your account online.

SAFETY TIP: Ask for identification

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company badge.



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



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

Account #: 221008516975

Due Date: November 07, 2024

Amount Due: **\$2,555.93**

Payment Amount: \$ 1,287.48

678544568672

Past Due – \$1,268.45

Current – \$1,287.48



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

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

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

6785445686722210085169750000002555930



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

Account #: 221008516975
Statement Date: October 17, 2024
Charges Due: November 07, 2024

Service Period: Sep 13, 2024 - Oct 11, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	13 kWh @ \$0.03406/kWh	\$17.47
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	13 kWh @ \$0.03127/kWh	\$16.04
Storm Protection Charge	13 kWh @ \$0.03877/kWh	\$19.89
Clean Energy Transition Mechanism	13 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	13 kWh @ \$0.00074/kWh	\$0.38
Florida Gross Receipt Tax		\$1.38

Lighting Charges **\$1,268.45**



Other Fees and Charges

Lighting Late Payment Fee	\$19.03
Total Other Fees and Charges	\$19.03

Total Current Month's Charges

\$1,287.48

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TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 17, 2024

Amount Due: \$7,289.20

Due Date: November 07, 2024

Account #: 221008266985

Past Due – Pay Immediately

Account Summary

Current Service Period: September 13, 2024 - October 11, 2024

Previous Amount Due	\$3,617.47
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately \$3,617.47

Current Month's Charges – Pay by November 07, 2024 \$3,671.73

Amount Due \$7,289.20

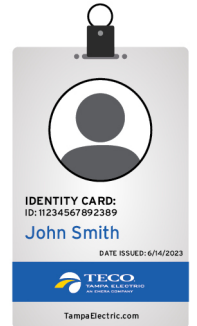
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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of Tampa Electric,
ask to see his or her
company badge.



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



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

Account #: 221008266985

Due Date: November 07, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$7,289.20

Payment Amount: \$ 3,671.73

678544568668

Past Due – \$3,617.47

Current – \$3,671.73

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

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

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

6785445686682210082669850000007289203



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

Account #: 221008266985
Statement Date: October 17, 2024
Charges Due: November 07, 2024

Service Period: Sep 13, 2024 - Oct 11, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages

	Electric Charges	
	Lighting Service Items LS-1 (Bright Choices) for 29 days	
	Lighting Energy Charge	1463 kWh @ \$0.03406/kWh \$49.83
	Fixture & Maintenance Charge	77 Fixtures \$1278.97
	Lighting Pole / Wire	77 Poles \$2180.64
	Lighting Fuel Charge	1463 kWh @ \$0.03127/kWh \$45.75
	Storm Protection Charge	1463 kWh @ \$0.03877/kWh \$56.72
	Clean Energy Transition Mechanism	1463 kWh @ \$0.00036/kWh \$0.53
	Storm Surcharge	1463 kWh @ \$0.00074/kWh \$1.08
	Florida Gross Receipt Tax	\$3.95
	Lighting Charges	\$3,617.47

	Other Fees and Charges	
	Lighting Late Payment Fee	\$54.26
	Total Other Fees and Charges	\$54.26

Total Current Month's Charges		\$3,671.73
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Ways To Pay Your Bill

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

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

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

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

Contact Us

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

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

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

Statement Date: October 17, 2024

Amount Due: \$757.30

Due Date: November 07, 2024

Account #: 221008339725

Past Due – Pay Immediately

Account Summary

Current Service Period: September 13, 2024 - October 11, 2024

Previous Amount Due	\$375.83
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately \$375.83

Current Month's Charges – Pay by November 07, 2024 \$381.47

Amount Due \$757.30

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



Scan here to view
your account online.

SAFETY TIP:

Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



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



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

Account #: 221008339725

Due Date: November 07, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$757.30

Payment Amount: \$ 381.47

678544568669

Past Due – \$375.83

Current – \$381.47

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

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

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

6785445686692210083397250000000757306



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

Account #: 221008339725
Statement Date: October 17, 2024
Charges Due: November 07, 2024

Service Period: Sep 13, 2024 - Oct 11, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages

	Electric Charges	
	Lighting Service Items LS-1 (Bright Choices) for 29 days	
	Lighting Energy Charge	1 2 kWh @ \$0.03406/kWh \$5.18
	Fixture & Maintenance Charge	8 Fixtures \$132.88
	Lighting Pole / Wire	8 Poles \$226.56
	Lighting Fuel Charge	1 2 kWh @ \$0.03127/kWh \$4.75
	Storm Protection Charge	1 2 kWh @ \$0.03877/kWh \$5.89
	Clean Energy Transition Mechanism	1 2 kWh @ \$0.00036/kWh \$0.05
	Storm Surcharge	1 2 kWh @ \$0.00074/kWh \$0.11
	Florida Gross Receipt Tax	\$0.41
	Lighting Charges	\$375.83

	Other Fees and Charges	
	Lighting Late Payment Fee	\$5.64
	Total Other Fees and Charges	\$5.64

Total Current Month's Charges		\$381.47
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Credit or Debit Card
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Phone
Toll Free: **866-689-6469**

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

Contact Us

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

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

Statement Date: October 17, 2024

Amount Due: \$203.04

Due Date: November 07, 2024

Account #: 221008446983

Past Due – Pay Immediately

Account Summary

Current Service Period: September 13, 2024 - October 11, 2024

Previous Amount Due	\$101.43
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately	\$101.43
Current Month's Charges – Pay by November 07, 2024	\$101.61

Amount Due **\$203.04**

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

Your Energy Insight

Your average daily kWh used was **33.33% lower** than the same period last year.

Your average daily kWh used was **5.26% higher** than it was in your previous period.



Scan here to view your account online.

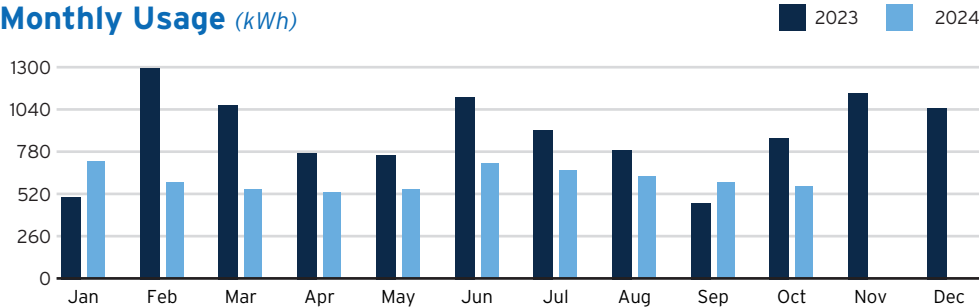
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



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



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

Account #: 221008446983

Due Date: November 07, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$203.04

Payment Amount: \$ 101.61

678544568670

Past Due – \$101.43

Current – \$101.61

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

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

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

6785445686702210084469830000000203049



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

Account #: 221008446983

Statement Date: October 17, 2024

Charges Due: November 07, 2024

Meter Read

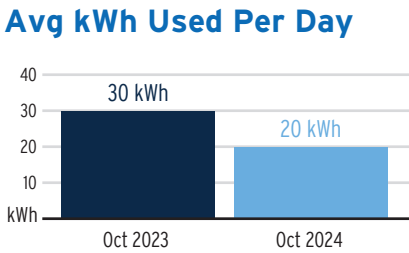
Service Period: Sep 13, 2024 - Oct 11, 2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852710	10/11/2024	27,233		26,666		567 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	567 kWh @ \$0.08192/kWh	\$46.45
Fuel Charge	567 kWh @ \$0.03157/kWh	\$17.90
Storm Protection Charge	567 kWh @ \$0.00775/kWh	\$4.39
Clean Energy Transition Mechanism	567 kWh @ \$0.00427/kWh	\$2.42
Storm Surcharge	567 kWh @ \$0.00225/kWh	\$1.28
Florida Gross Receipt Tax		\$2.42
Electric Service Cost		\$96.61



Important Messages

Other Fees and Charges

Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges

\$101.61

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

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

Statement Date: October 17, 2024

Amount Due: \$1,730.72

Due Date: November 07, 2024

Account #: 221008514244

Past Due – Pay Immediately

Account Summary

Current Service Period: September 13, 2024 - October 11, 2024

Previous Amount Due	\$949.10
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately \$949.10

Current Month's Charges – Pay by November 07, 2024 \$781.62

Amount Due \$1,730.72

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

Your Energy Insight



Your average daily kWh used was **3.45% lower** than the same period last year.



Your average daily kWh used was **14.04% lower** than it was in your previous period.



Scan here to view your account online.

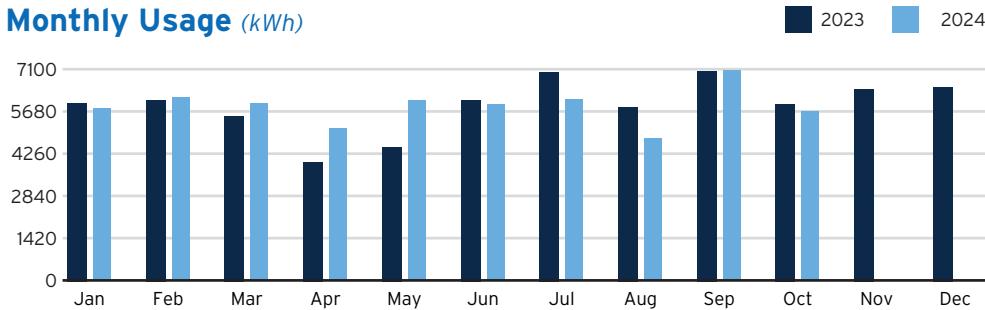
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



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



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

Account #: 221008514244

Due Date: November 07, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,730.72

Payment Amount: \$ 781.62

678544568671

Past Due – \$949.10

Current – \$781.62

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

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

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

6785445686712210085142440000001730729



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

Account #: 221008514244

Statement Date: October 17, 2024

Charges Due: November 07, 2024

Meter Read

Service Period: Sep 13, 2024 - Oct 11, 2024 Rate Schedule: General Service - Non Demand

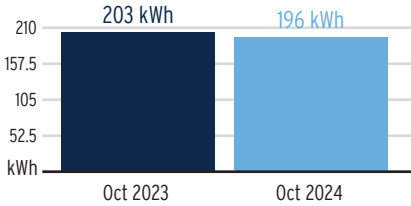
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000838830	10/11/2024	85,527		79,841		5,686 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	5,686 kWh @ \$0.08192/kWh	\$465.80
Fuel Charge	5,686 kWh @ \$0.03157/kWh	\$179.51
Storm Protection Charge	5,686 kWh @ \$0.00775/kWh	\$44.07
Clean Energy Transition Mechanism	5,686 kWh @ \$0.00427/kWh	\$24.28
Storm Surcharge	5,686 kWh @ \$0.00225/kWh	\$12.79
Florida Gross Receipt Tax		\$19.18
Electric Service Cost		\$767.38

Avg kWh Used Per Day



Important Messages

Other Fees and Charges

Electric Late Payment Fee	\$14.24
Total Other Fees and Charges	\$14.24

Total Current Month's Charges

\$781.62

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

Ways To Pay Your Bill

Bank Draft

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

In-Person

Find list of Payment Agents at TampaElectric.com

Mail A Check

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

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

Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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



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

Statement Date: October 17, 2024

Amount Due: \$67.01

Due Date: November 07, 2024

Account #: 221008539324

Past Due – Pay Immediately

Account Summary

Current Service Period: September 13, 2024 - October 11, 2024

Previous Amount Due	\$32.49
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately \$32.49

Current Month's Charges – Pay by November 07, 2024 \$34.52

Amount Due \$67.01

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

Your Energy Insight



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



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

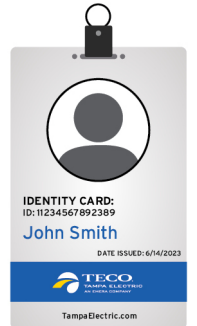


Scan here to view your account online.

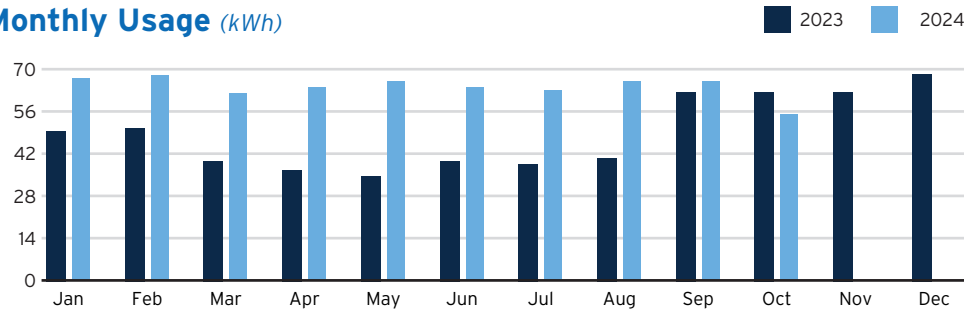
SAFETY TIP:

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Monthly Usage (kWh)



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

Account #: 221008539324

Due Date: November 07, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$67.01

Payment Amount: \$ 34.52

678544568674

Past Due – \$32.49

Current – \$34.52

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

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

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

6785445686742210085393240000000067011



Service For:
13207 RHODINE RD
RIVERVIEW, FL 33579

Account #: 221008539324
Statement Date: October 17, 2024
Charges Due: November 07, 2024

Meter Read

Meter Location: ENTRY
Service Period: Sep 13, 2024 - Oct 11, 2024
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000337420	10/11/2024	1,550		1,495		55 kWh	1	29 Days

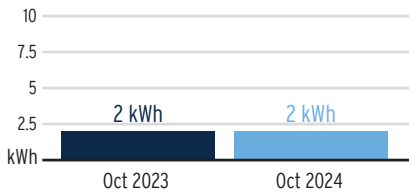
Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	55 kWh @ \$0.08192/kWh	\$4.51
	Fuel Charge	55 kWh @ \$0.03157/kWh	\$1.74
	Storm Protection Charge	55 kWh @ \$0.00775/kWh	\$0.43
	Clean Energy Transition Mechanism	55 kWh @ \$0.00427/kWh	\$0.23
	Storm Surcharge	55 kWh @ \$0.00225/kWh	\$0.12
	Florida Gross Receipt Tax		\$0.74
	Electric Service Cost		\$29.52

	Other Fees and Charges	
	Electric Late Payment Fee	\$5.00
	Total Other Fees and Charges	\$5.00

Total Current Month's Charges \$34.52

Avg kWh Used Per Day



Important Messages

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

Ways To Pay Your Bill

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

In-Person
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Mail A Check
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TECO
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All Other Correspondences:
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Toll Free: **866-689-6469**

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

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

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16198	10/01/2024	\$1,200.00	10/31/2024	Net 30	

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

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

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16196	08/01/2024	\$1,200.00	08/31/2024	Net 30	

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

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

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16197	09/01/2024	\$1,200.00	10/01/2024	Net 30	

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

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

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				Invoice No: 91380
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

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

000112

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 10/14/24**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.**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 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.

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Belmond Reserve Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 26438
Date 10/15/2024

SERVICE	AMOUNT
Project: Arbitrage - Series 2020 FYE 8/31/2024 Arbitrage Services	
	\$ <u>600.00</u>
Subtotal:	<u><u>600.00</u></u>
Total	600.00
Current Amount Due	\$ <u><u>600.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

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 6145
DATE 10/16/2024
TERMS Net 15
DUE DATE 10/31/2024

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

Thank You! We Appreciate Your Business.

BALANCE DUE **\$260.00**

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Belmond Reserve Community Development District

Inframark

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

October 17, 2024

Client: 001542

Matter: 000001

Invoice #: 25381

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
9/4/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
9/4/2024	KCH	REVIEW AGENDA PACKAGE FOR BOS MEETING.	0.4	\$130.00
9/5/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
9/5/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$162.50
9/6/2024	NT	PREPARE CORRESPONDENCES AND MEMOS TO D.BRITT, N. HUGHES, K. GARCIA, W. MCPERSON, ZRABSATT, NEWLY APPOINTED BOARD SUPERVISORS RE FLORIDA'S SUNSHINE LAWS AND PUBLIC RECORDS.	2.5	\$250.00
9/18/2024	MS	FINALIZE AND TRANSMIT PUBLICATION AD FOR LANDOWNERS ELECTION.	0.3	\$52.50
9/19/2024	CAW	REVIEW NOTICE OF HEARING OF LANDOWNERS' MEETING AND ELECTION; REVIEW ELECTION HISTORY, CURRENT SEAT TERMS, AND BOARD SCHEDULE; CORRESPONDENCE WITH DISTRICT MANAGER TO CONFIRM BOARD MEETING SCHEDULE; PREPARE RESOLUTION SETTING LANDOWNERS ELECTION AND MEETING.	1.1	\$357.50
9/24/2024	KCH	EMAILS WITH B.RADCLIFF REGARDING INITIAL BOS MEETING AT AMENITY CENTER.	0.3	\$97.50
9/26/2024	MS	PREPARE RESOLUTION CANVASSING AND CERTIFYING THE ELECTION; PREPARE RESOLUTION DESIGNATION OFFICERS; PREPARE INSTRUCTIONS, PROXY, AND BALLOTS.	1.6	\$280.00

October 17, 2024
Client: 001542
Matter: 000001
Invoice #: 25381

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
		Total Professional Services	7.5	\$1,630.00
		Total Services	\$1,630.00	
		Total Disbursements	\$0.00	
		Total Current Charges		\$1,630.00
		Previous Balance		\$2,085.00
		PAY THIS AMOUNT		\$3,715.00

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	\$3,715.00
Total Remaining Balance Due						\$3,715.00

AGED ACCOUNTS RECEIVABLE

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



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/09/24 - 10/16/24		BELMOND CDD	
Billing Date	Sales Rep	Customer Account	
10/16/2024	Deirdre Bonett	303847	
Total Amount Due		Ad Number	
\$956.00		0000361069	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/09/24	10/16/24	0000361069	Times	Legals CLS	Landowners' Election	2	2x57 L	\$952.00
10/09/24	10/16/24	0000361069	Tampabay.com	Legals CLS	Landowners' Election	2	2x57 L	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/09/24 - 10/16/24		BELMOND CDD	
Billing Date	Sales Rep	Customer Account	
10/16/2024	Deirdre Bonett	303847	
Total Amount Due		Ad Number	
\$956.00		0000361069	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

BELMOND CDD
C/O MERITUS CORP.
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Landowners' Election** was published in said newspaper by print in the issues of: **10/ 9/24, 10/16/24** or by publication on the newspaper's website, if authorized, on

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



Signature Affiant

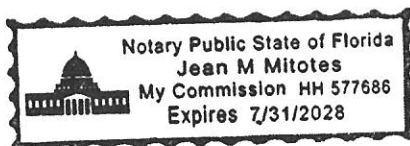
Sworn to and subscribed before me this **10/16/2024**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Belmond Reserve Community Development District**

Notice is hereby given to the public and all landowners within the Belmond Reserve Community Development District (the "District"), comprised of approximately 193 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 5, 2024
Time: 11:00 a.m.
Place: The Belmond Reserve Club House
13004 Willow Grove Drive
Riverview, Florida 33579

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Bryan Radcliff, District Manager
Run Date(s): October 9 and 16, 2024

0000361069



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/23/24		BELMOND CDD	
Billing Date		Sales Rep	Customer Account
10/23/2024		Deirdre Bonett	303847
Total Amount Due			Ad Number
\$488.50			0000362906

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/23/24	10/23/24	0000362906	Times	Legals CLS	Amenities Policies and Procedures	1	2x58 L	\$484.50
10/23/24	10/23/24	0000362906	Tampabay.com	Legals CLS	Amenities Policies and Procedures	1	2x58 L	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/23/24		BELMOND CDD	
Billing Date		Sales Rep	Customer Account
10/23/2024		Deirdre Bonett	303847
Total Amount Due			Ad Number
\$488.50			0000362906

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

BELMOND CDD
C/O MERITUS CORP.
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Amenities Policies and Procedures** was published in said newspaper by print in the issues of: **10/23/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

DRB

Signature Affiant

Sworn to and subscribed before me this 10/23/2024

[Signature]

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced

**Belmond Reserve Community Development District
Notice of Public Hearing on Proposed
Amenities Policies and Procedures**

Belmond Reserve Community Development District (the "District") hereby gives public notice of a public hearing to review and adopt amendments to its amenity rules, policies, and procedures, including revising resident and non-resident rental rates and deposits. The public hearing will take place during the District's Board of Supervisors (the "Board") meeting on Tuesday, November 5, 2024, at 11:00 a.m. (EST) at The Belmond Reserve Club House located at 13004 Willow Grove Drive, Riverview, Florida 33579.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's facilities are borne in a fair manner for all user types. The proposed policies, rates, and fees are available for review by contacting the District Manager Bryan Radcliff at Bryan.Radcliff@Inframark.com or by calling 813-873-7300.

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies and rate and fee schedules as approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically, both of which provide legal authority for establishment of such policies and rate and fee schedules.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: <https://www.belmondreservecdd.com> or by contacting the District Manager at the above contact information.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager.

October 23, 2024

0000362906



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
787795	10/21/2024
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 #480699

Irrigation Contractual Monthly Irrigation Repair
Allowance October 2024

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 20, 2024

Invoice Amount: \$137.28

Description	Current Amount
Irrigation Repairs	\$137.28

Invoice Total **\$137.28**

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

Authorized & Accepted by: (X)

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

Estimate



ADDRESS

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

SHIP TO

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

ESTIMATE #	DATE	
3440	09/30/2024	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	WATER CONTROL VAK	WATER LEVEL CONTROL VALVE VAKPAK SYSTEM	1	160.00	160.00
	TORO VALVE	WATER TORO VALVE	1	140.00	140.00
	Rules Sign	RULES	2	103.00	206.00
	LABOR REPAIR	FULL INSTALLATION	1	180.00	180.00

SUBTOTAL	686.00
TAX	0.00
TOTAL	\$686.00

Accepted By

Accepted Date

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 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	
ASSETS								
Cash - Operating Account	\$ 28,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,619
Cash in Transit	-	(56,989)	(26,458)	-	-	-	-	(83,447)
Due From Developer	159,383	-	-	-	-	-	-	159,383
Due From Other Funds	47,446	-	-	1,359	-	-	-	48,805
Investments:								
Acq. & Construction - Amenity	-	4	-	-	-	-	-	4
Acquisition & Construction Account	-	9,212	-	-	3	-	-	9,215
Cost of Issuance Fund	-	-	-	-	10,120	-	-	10,120
Reserve Fund	-	296,700	17,525	-	-	-	-	314,225
Revenue Fund	-	261,706	62,899	-	-	-	-	324,605
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
TOTAL ASSETS	\$ 235,921	\$ 510,633	\$ 53,966	\$ 1,359	\$ 10,123	\$ 9,547,088	\$ 10,716,000	\$ 21,075,090
LIABILITIES								
Accounts Payable	\$ 79,271	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,271
Accrued Expenses	2,833	-	-	-	-	-	-	2,833
Accounts Payable - Other	(11,701)	-	-	-	-	-	-	(11,701)
Bonds Payable	-	-	-	-	-	-	10,716,000	10,716,000
Due To Other Funds	-	1,718	47,087	-	-	-	-	48,805
Deferred Inflow of Resources	159,383	-	-	-	-	-	-	159,383
TOTAL LIABILITIES	229,786	1,718	47,087	-	-	-	10,716,000	10,994,591

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

		SERIES 2020	SERIES 2023	SERIES 2020	SERIES 2023			
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FIXED ASSET	LONG TERM	TOTAL
				FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>								
Nonspendable:								
Prepaid Trustee Fees	473	-	-	-	-	-	-	473
Restricted for:								
Debt Service	-	508,915	6,879	-	-	-	-	515,794
Capital Projects	-	-	-	1,359	10,123	-	-	11,482
Unassigned:	5,662	-	-	-	-	9,547,088	-	9,552,750
TOTAL FUND BALANCES	6,135	508,915	6,879	1,359	10,123	9,547,088	-	10,080,499
TOTAL LIABILITIES & FUND BALANCES	\$ 235,921	\$ 510,633	\$ 53,966	\$ 1,359	\$ 10,123	\$ 9,547,088	\$ 10,716,000	\$ 21,075,090

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Rental Income	\$ -	\$ 50	\$ 50	0.00%
Special Assmnts- Tax Collector	501,222	-	(501,222)	0.00%
Special Assmnts- CDD Collected	50,202	-	(50,202)	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	551,424	100	(551,324)	0.02%

EXPENDITURES

Administration

Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,500	-	4,500	0.00%
Disclosure Report	8,200	375	7,825	4.57%
District Counsel	10,000	-	10,000	0.00%
District Engineer	4,000	-	4,000	0.00%
District Manager	36,000	3,000	33,000	8.33%
Accounting Services	4,500	375	4,125	8.33%
Auditing Services	6,400	600	5,800	9.38%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	-	250	0.00%
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	1,500	13,500	10.00%
Entry System-Key Fob	2,500	-	2,500	0.00%
Website Administration	3,000	250	2,750	8.33%
Miscellaneous Expenses	300	-	300	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	113,404	7,720	105,684	6.81%

Utility Services

Utility - Water	12,000	1,207	10,793	10.06%
Utility - Electric	3,500	6,357	(2,857)	181.63%
Utility - StreetLights	60,000	6,431	53,569	10.72%
Total Utility Services	75,500	13,995	61,505	18.54%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	6,832	5,168	56.93%
Waterway Management	5,000	1,087	3,913	21.74%
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	-	25,000	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	15,000	4,316	10,684	28.77%
R&M-Pools	3,000	686	2,314	22.87%
Landscape - Mulch	10,000	-	10,000	0.00%
Landscape Maintenance	132,000	11,224	120,776	8.50%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	10,000	137	9,863	1.37%
Dog Waste Station Service & Supplies	3,120	-	3,120	0.00%
Total Other Physical Environment	260,220	27,882	232,338	10.71%
<u>Clubhouse</u>				
Payroll-Pool Monitors	24,000	-	24,000	0.00%
Clubhouse Security Systems	1,500	-	1,500	0.00%
Employee - Clubhouse Staff	65,000	-	65,000	0.00%
Clubhouse Internet, TV, Phone	1,800	113	1,687	6.28%
R&M-Clubhouse	10,000	630	9,370	6.30%
Total Clubhouse	102,300	743	101,557	0.73%
TOTAL EXPENDITURES	551,424	50,340	501,084	9.13%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(50,240)	(50,240)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		45,297		
FUND BALANCE, ENDING		\$ (4,943)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,112	\$ 2,112	0.00%
Special Assmnts- Tax Collector	592,209	-	(592,209)	0.00%
TOTAL REVENUES	592,209	2,112	(590,097)	0.36%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	215,000	-	215,000	0.00%
Interest Expense	377,209	-	377,209	0.00%
Total Debt Service	592,209	-	592,209	0.00%
TOTAL EXPENDITURES	592,209	-	592,209	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,112	2,112	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		506,803		
FUND BALANCE, ENDING		\$ 508,915		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 222	\$ 222	0.00%
Special Assmnts- Tax Collector	35,050	-	(35,050)	0.00%
TOTAL REVENUES	35,050	222	(34,828)	0.63%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	9,000	-	9,000	0.00%
Interest Expense	26,050	-	26,050	0.00%
Total Debt Service	35,050	-	35,050	0.00%
TOTAL EXPENDITURES	35,050	-	35,050	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	222	222	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,657		
FUND BALANCE, ENDING		\$ 6,879		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,359		
FUND BALANCE, ENDING		<u>\$ 1,359</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		10,123		
FUND BALANCE, ENDING		<u>\$ 10,123</u>		

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

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

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346
Statement No. 24_10

Statement Date 10/31/2024

G/L Account No. 101001 Balance	28,619.44	Statement Balance	42,818.99
		Outstanding Deposits	50.00
Positive Adjustments	0.00		
Subtotal	28,619.44	Subtotal	42,868.99
Negative Adjustments	0.00	Outstanding Checks	-14,249.55
Ending G/L Balance	28,619.44	Ending Balance	28,619.44

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
10/23/2024	Payment	BD00013	Deposit No. BD00013	50.00	50.00	0.00
10/31/2024		JE000570	Deposit Adjustment	6,430.86	6,430.86	0.00
10/31/2024		JE000572	Excess Fees	11,077.22	11,077.22	0.00
Total Deposits				17,558.08	17,558.08	0.00
Checks						
						0.00
10/03/2024	Payment	1647	Check for Vendor V00031	-7,557.63	-7,557.63	0.00
10/03/2024	Payment	1648	Check for Vendor V00012	-520.00	-520.00	0.00
10/16/2024	Payment	1649	Check for Vendor V00038	-271.40	-271.40	0.00
10/16/2024	Payment	1650	Check for Vendor V00017	-260.00	-260.00	0.00
10/16/2024	Payment	1651	Check for Vendor V00014	-1,139.00	-1,139.00	0.00
10/16/2024	Payment	1652	Check for Vendor V00021	-13,811.28	-13,811.28	0.00
10/25/2024	Payment	1653	Check for Vendor V00009	-23,075.00	-23,075.00	0.00
10/30/2024	Payment	DD224	Payment of Invoice 001620	-580.05	-580.05	0.00
10/30/2024	Payment	DD225	Payment of Invoice 001621	-627.22	-627.22	0.00
10/06/2024	Payment	DD226	Payment of Invoice 001636	-112.94	-112.94	0.00
10/31/2024		JE000570	Check ##7002207 Adjustment	-6,430.86	-6,430.86	0.00
10/31/2024		JE000570	Check ##7002575 Adjustment	-6,430.86	-6,430.86	0.00
Total Checks				-60,816.24	-60,816.24	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
06/22/2023	Payment	1306	Check for Vendor V00046			-50.00
09/21/2023	Payment	1368	Check for Vendor V00006			-109.99
01/12/2024	Payment	DD142	Payment of Invoice 001086			-156.75
01/12/2024	Payment	DD143	Payment of Invoice 001087			-1,038.01
01/12/2024	Payment	DD144	Payment of Invoice 001088			-374.81
01/12/2024	Payment	DD145	Payment of Invoice 001089			-186.77
01/12/2024	Payment	DD146	Payment of Invoice 001090			-1,264.94

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 24_10

Statement Date

10/31/2024

01/12/2024	Payment	DD147	Payment of Invoice 001091	-3,594.84
01/12/2024	Payment	DD148	Payment of Invoice 001092	-40.15
03/28/2024	Payment	DD163	Payment of Invoice 001280	-30.86
03/28/2024	Payment	DD164	Payment of Invoice 001289	-45.58
03/28/2024	Payment	DD165	Payment of Invoice 001290	-1,272.02
03/28/2024	Payment	DD166	Payment of Invoice 001291	-376.90
03/28/2024	Payment	DD167	Payment of Invoice 001292	-845.58
03/28/2024	Payment	DD168	Payment of Invoice 001293	-3,627.65
03/28/2024	Payment	DD169	Payment of Invoice 001294	-97.97
07/15/2024	Payment	DD184	Payment of Invoice 001476	-542.81
08/01/2024	Payment	1609	Check for Vendor V00019	-193.92
08/09/2024	Payment	1625	Check for Vendor V00033	-200.00
09/12/2024	Payment	1645	Check for Vendor V00033	-200.00
Total Outstanding Checks				-14,249.55

Outstanding Deposits

10/23/2024	Payment	BD00017	Deposit No. BD00017	50.00
Total Outstanding Deposits				50.00

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2024 to 10/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1647	10/03/24	INFRAMARK LLC	133778	MANAGEMENT FEE MAY 2024	ProfServ-Field Management	531016-53908	\$1,725.63
001	1647	10/03/24	INFRAMARK LLC	133783	MANAGEMENT FEE JUN 2024	ProfServ-Field Management	531016-53908	\$5,832.00
001	1648	10/03/24	JNJ CLEANING SERVICES LLC	0421	AMENITY CLEANING - SEP 2024	R&M-Clubhouse	546015-57202	\$520.00
001	1649	10/16/24	HOMETEAM PEST DEFENSE INC	103248879	PEST SERVICES	PEST SERVICE	546015-53908	\$95.40
001	1649	10/16/24	HOMETEAM PEST DEFENSE INC	103248878	PEST SERVICES	R&M-Clubhouse	546015-57202	\$176.00
001	1650	10/16/24	SPEAREM ENTERPRISES	6135	DOG STATIONS	R&M-Other Landscape	546036-53908	\$260.00
001	1651	10/16/24	TAMPA PUBLISHING COMPANY	303847 062624	LEGAL AD	Legal Advertising	548002-51301	\$497.00
001	1651	10/16/24	TAMPA PUBLISHING COMPANY	3030847 092224	AD SERVICES	Legal Advertising	548002-51301	\$642.00
001	1652	10/16/24	YELLOWSTONE LANDSCAPE	TMC 710345	OTHER MAINT.	R&M-Other Landscape	546036-53908	\$114.28
001	1652	10/16/24	YELLOWSTONE LANDSCAPE	TMC 709133	LANDSCAPE JUNE 2024	JUNE 2024	546300-53908	\$10,897.00
001	1652	10/16/24	YELLOWSTONE LANDSCAPE	767746	SOD INSTALLATION	LANDSCAPE	546036-53908	\$2,800.00
001	1653	10/25/24	EGIS INSURANCE	24895	INSURANCE POLICY	INSURANCE POLICY 10/01/23-10/01/24	545009-51301	\$158.00
001	1653	10/25/24	EGIS INSURANCE	25090	INSURANCE POLICY 10/01/24-10/01/25	Insurance -Property & Casualty	545009-51301	\$22,917.00
001	DD224	10/30/24	BOCC	0433 092324 ACH	WATER	Utility - Water	543018-53150	\$580.05
001	DD225	10/30/24	BOCC	0433 101724 ACH	WATER	Utility - Water	543018-53150	\$627.22
001	DD226	10/06/24	CHARTER COMMUNICATIONS	2543561091924	INTERNET	Telephone, Cable & Internet Service	541016-57202	\$112.94
Fund Total								\$47,954.52

Total Checks Paid	\$47,954.52
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BELMOND RESERVE CDD

Field Inspection - November 2024

Thursday, 21 November 2024

Prepared For Belmond Reserve Board of Supervisors

34 Items Identified



Item 1

Assigned To: Yellowstone

Fallen pine has been cut up next to 12684 Hayes Clan Rd. Pending approval for removal.



Item 2

Assigned To: Yellowstone

Large fallen oak behind 12613 Hayes Clan Rd pending approval for removal.



Item 3

Assigned To: Yellowstone

Yellowstone will remove the debris pile on Hayes Clan Rd created by residents.



Item 4

Assigned To: Yellowstone

The leaning pine behind 13027 Willow Grove Dr is pending approval for removal.



Item 5

Assigned To: Yellowstone

The fallen tree/debris behind 13035 Willow Grove Dr is pending approval for removal.



Item 6

Assigned To: Kings Power Washing

CDD sidewalks have been pressure washed.



Item 7

Assigned To: Yellowstone

A stuck irrigation valve was causing the dog park to flood. Issue has been resolved.



Item 8

Assigned To: Yellowstone

Dead Bird Of Paradise by the dog park will be warrantied in the spring.



Item 9

Assigned To: Yellowstone

The newer Jasmine in the Island on Willow Grove Dr is still healthy but growing slowly. Some weeds to be pulled today.



Item 10

Assigned To: Inframark/Yellowstone

The metal railing along Shining Willow St has been assigned to Inframark field techs for repair, currently waiting on materials. The rest of the tree will be removed by Yellowstone upon approval.



Item 11

Assigned To: Yellowstone

All leaning/fallen landscaping trees have been stood back up and strapped or braced throughout the community.



Item 12

Assigned To: Inframark

Section of fence to be repaired along Shining Willow St. Waiting on materials.



Item 13

Assigned To: Yellowstone

Landscaping looks good up front, Red Fountain Grass has been trimmed and debris will be picked up.



Item 14

Assigned To: Yellowstone

Annuals, landscaping, and west monument look good.



Item 15

Assigned To: Inframark

Damaged monument has been assigned to Inframark field techs for repair. Waiting on materials.



Item 16

Assigned To: Yellowstone

Tile panels cracked and new ones are on order.



Item 17

Assigned To: Yellowstone

Trees are straightened at the Orchid Ash St pocket park.



Item 18

Assigned To: Yellowstone

Variegated Ginger, Ti Plants, and Firebush look good at the Orchid Ash St pocket park. There are some empty spots in the landscaping beds that should be considered for enhancement in the spring.



Item 19

Assigned To: Aquatic Weed Control
Pond F looks good.

Item 20

Assigned To: Kings Power Washing
More CDD sidewalks that have been pressure washed.



Item 21

Assigned To: Yellowstone
Most of the fallen tree at the end of David Baker Rd is not on CDD property, though Yellowstone will cut and move it as a courtesy.



Item 22

Assigned To: Yellowstone

The fallen limb at the end of David Baker Rd on CDD property is pending approval for removal.



Item 23

Assigned To: Aquatic Weed Control

Pond G looks good.



Item 24

Assigned To: Yellowstone

More trees that have been stood up and braced along Shining Willow St.



Item 25

Assigned To: Aquatic Weed Control

The wetland along Shining Willow St looks good.

Item 26

Assigned To: Inframark

Multiple perimeter fences are still down. Materials are on order. Most of the fences are behind Shining Willow St and Sage Hollow Ave. A few panels are also down at Hayes Clan Rd.





Item 27

Assigned To: Yellowstone

Grass clippings need to be blown away from pond E.



Item 28

Assigned To: Yellowstone

Landscaping looks good around the parking lot at the amenity center.





Item 30

Assigned To: Inframark

New windscreen for the Pickleball courts has been approved and should be put up now that hurricane season has passed.



Item 31

Assigned To: Aquatic Weed Control

Pond A looks good.



Item 32

Assigned To: Cordell Maintenance

The damaged metal fence around the pool has been assigned to Cordell Maintenance. Parts are on order or being fabricated.

Item 33

Assigned To: Inframark

Some painting/drywall repair is recommended at the clubhouse.



Item 34

Assigned To: Resident

Resident will be laying sod to patch up where the turf is damaged behind 12976 Willow Grove Dr.



Item 35

Assigned To: Yellowstone

The island on Brookside Moss Dr looks good.