

**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

MAY 6, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Belmond Reserve Community Development District

Board of Supervisors:

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

Staff:

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

Regular Meeting Agenda Tuesday, May 6, 2025 – 6:00 p.m.

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

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

Meeting ID: 223 186 422 120 5

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

Passcode: Kx7tY3Cx

Phone Conference ID: 496 753 013#

1. Call to Order and Roll Call

2. Audience Comments – *Three – (3) Minutes Time Limit*

3. Oath of Office - Mark Schroepfel

4. Financial Report

A. Acceptance of the March 2025 Financials

B. Acceptance of the March 2025 Check Register and O&M Report

5. Staff Reports

A. District Engineer

1. Field Report - Pond Erosion

2. Pond Erosion Proposals

3. Flooding Report

4. Illicit Discharge Presentation

5. Field Report - Resident Concern from Dog Park

B. District Counsel

C. District Manager

1. Field Report

6. Business Items

District Office:

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

Meeting Location:

In person: 13004 Willow Grove Drive, Riverview, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 223 186 422 120 5
Passcode: Kx7tY3Cx

- A. Consideration of the Belmond Reserve FY2026 Proposed Budget
- B. Consideration of Resolution 2025-04; Approving Proposed Budget and Setting Public Hearing
- C. Consideration of Registered Voter Count
- D. Pressure Washing Proposals
 - 1. Inframark Pressure Washing Proposal
 - 2. Rosado's House Wash LLC Proposal
 - 3. Tactical Pressure Washing & Paver Sealing Proposal
- E. Ratification of #545672 Yellowstone Proposal for Well Investigation
- F. Discussion of Well/Pump Status/Approved Well Excavation Proposal
- 7. Business Administration**
 - A. Approval of April 1, 2025 Regular Meeting Minutes
- 8. Supervisor Requests**
- 9. Audience Comments – Three – (3) Minutes Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Tuesday, June 3, 2025, at 6:00 p.m. at the Belmond Reserve Clubhouse located at 13004 Willow Grove Drive Riverview, FL 33579.

Third Order of Business

#3

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature

Sworn to and subscribed before me by means of ____ physical presence or
____ online notarization, this ____ day of _____, ____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

Fourth Order of Business

4A

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

Prepared by:



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

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 287,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,978
Cash in Transit	-	-	2,097	-	-	-	-	2,097
Due From Other Funds	34,307	12,369	-	1,356	-	-	-	48,032
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	14,862	-	-	3	-	-	14,865
Reserve Fund	-	296,700	17,525	-	-	-	-	314,225
Revenue Fund	-	625,259	64,852	-	-	-	-	690,111
Fixed Assets								
Construction Work In Process	-	-	-	-	-	9,547,088	-	9,547,088
Amount To Be Provided	-	-	-	-	-	-	10,279,000	10,279,000
TOTAL ASSETS	\$ 322,285	\$ 949,190	\$ 84,474	\$ 1,360	\$ 3	\$ 9,547,088	\$ 10,279,000	\$ 21,183,400
<u>LIABILITIES</u>								
Accounts Payable	\$ 27,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,279
Bonds Payable	-	-	-	-	-	-	10,279,000	10,279,000
Due To Other Funds	-	-	48,032	-	-	-	-	48,032
TOTAL LIABILITIES	27,279	-	48,032	-	-	-	10,279,000	10,354,311
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	949,190	36,442	-	-	-	-	985,632
Capital Projects	-	-	-	1,360	3	-	-	1,363
Unassigned:	295,006	-	-	-	-	9,547,088	-	9,842,094
TOTAL FUND BALANCES	295,006	949,190	36,442	1,360	3	9,547,088	-	10,829,089
TOTAL LIABILITIES & FUND BALANCES	\$ 322,285	\$ 949,190	\$ 84,474	\$ 1,360	\$ 3	\$ 9,547,088	\$ 10,279,000	\$ 21,183,400

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 1,355	\$ 1,355	0.00%
Rental Income	-	675	675	0.00%
Special Assmnts- Tax Collector	501,222	503,382	2,160	100.43%
Special Assmnts- CDD Collected	50,202	3,347	(46,855)	6.67%
Other Miscellaneous Revenues	-	125	125	0.00%
TOTAL REVENUES	551,424	508,884	(42,540)	92.29%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,800	8,200	31.67%
ProfServ-Trustee Fees	4,500	8,297	(3,797)	184.38%
Disclosure Report	8,200	2,250	5,950	27.44%
District Counsel	10,000	6,695	3,305	66.95%
District Engineer	4,000	2,942	1,058	73.55%
District Manager	36,000	18,000	18,000	50.00%
Accounting Services	4,500	2,250	2,250	50.00%
Auditing Services	6,400	1,400	5,000	21.88%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	94	156	37.60%
Public Officials Insurance	2,329	-	2,329	0.00%
Legal Advertising	2,500	1,906	594	76.24%
Bank Fees	250	-	250	0.00%
Misc-Contingency	15,000	9,568	5,432	63.79%
Entry System-Key Fob	2,500	548	1,952	21.92%
Website Administration	3,000	1,500	1,500	50.00%
Miscellaneous Expenses	300	-	300	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	113,404	60,950	52,454	53.75%
<u>Utility Services</u>				
Utility - Water	12,000	3,627	8,373	30.23%
Utility - Electric	3,500	5,379	(1,879)	153.69%
Utility - StreetLights	60,000	39,478	20,522	65.80%
Total Utility Services	75,500	48,484	27,016	64.22%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	16,811	(4,811)	140.09%
Waterway Management	5,000	6,772	(1,772)	135.44%
Contracts-Janitorial Services	9,000	1,635	7,365	18.17%
Contracts-Aquatic Control	13,200	-	13,200	0.00%
Contracts-Pools	16,000	6,060	9,940	37.88%
Contract-Dumpster Rental	2,400	1,151	1,249	47.96%
Insurance -Property & Casualty	25,000	23,075	1,925	92.30%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	15,000	34,904	(19,904)	232.69%
R&M-Pools	3,000	1,886	1,114	62.87%
Landscape - Mulch	10,000	-	10,000	0.00%
Landscape Maintenance	132,000	68,048	63,952	51.55%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	10,000	1,682	8,318	16.82%
Dog Waste Station Service & Supplies	3,120	780	2,340	25.00%
Total Other Physical Environment	260,220	162,804	97,416	62.56%
<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	34,992	30,008	53.83%
Clubhouse Internet, TV, Phone	1,800	1,881	(81)	104.50%
R&M-Clubhouse	10,000	3,532	6,468	35.32%
Total Clubhouse	102,300	40,405	61,895	39.50%
TOTAL EXPENDITURES	551,424	312,643	238,781	56.70%
Excess (deficiency) of revenues				
Over (under) expenditures	-	196,241	196,241	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		98,765		
FUND BALANCE, ENDING		\$ 295,006		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
Series 2020 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,066	\$ 13,066	0.00%
Special Assmnts- Tax Collector	592,209	559,356	(32,853)	94.45%
Special Assmnts- CDD Collected	-	59,981	59,981	0.00%
TOTAL REVENUES	592,209	632,403	40,194	106.79%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	215,000	-	215,000	0.00%
Interest Expense	377,209	190,016	187,193	50.37%
Total Debt Service	592,209	190,016	402,193	32.09%
TOTAL EXPENDITURES	592,209	190,016	402,193	32.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	442,387	442,387	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		506,803		
FUND BALANCE, ENDING		\$ 949,190		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
Series 2023 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,395	\$ 1,395	0.00%
Special Assmnts- Tax Collector	35,050	12,308	(22,742)	35.12%
Special Assmnts- CDD Collected	-	37,287	37,287	0.00%
TOTAL REVENUES	35,050	50,990	15,940	145.48%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	9,000	8,000	1,000	88.89%
Interest Expense	26,050	13,205	12,845	50.69%
Total Debt Service	35,050	21,205	13,845	60.50%
TOTAL EXPENDITURES	35,050	21,205	13,845	60.50%
Excess (deficiency) of revenues				
Over (under) expenditures	-	29,785	29,785	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,657		
FUND BALANCE, ENDING		\$ 36,442		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
Series 2020 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,360		
FUND BALANCE, ENDING		<u>\$ 1,360</u>		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
Series 2023 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		3		
FUND BALANCE, ENDING		<u>\$ 3</u>		

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_03

Statement Date 03/31/2025

G/L Account No. 101001 Balance	287,977.83	Statement Balance	291,014.04
		Outstanding Deposits	960.65
Positive Adjustments	0.00	Subtotal	291,974.69
Subtotal	287,977.83	Outstanding Checks	-3,996.86
Negative Adjustments	0.00	Ending Balance	287,977.83
Ending G/L Balance	287,977.83		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/10/2025		JE000681	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	6,220.81	6,220.81	0.00
03/19/2025		JE000685	Special Assmnts-CDD Collected	Off roll Deposit	3,899.14	3,899.14	0.00
03/31/2025		JE000725	Rental Income	Rental Income	100.00	100.00	0.00
03/31/2025		JE000726	Other	Miscellaneous Revenue	25.00	25.00	0.00
03/31/2025		JE000727	Miscellaneous Revenues	Teco Adj JE	2.91	2.91	0.00
Total Deposits					10,247.86	10,247.86	0.00
Checks							
							0.00
01/21/2025	Payment	1707	WILL MCPHERSON	Check for Vendor V00069	-200.00	-200.00	0.00
02/10/2025	Payment	1721	DEMETRIUS BRITT	Check for Vendor V00042	-200.00	-200.00	0.00
02/18/2025	Payment	1731	DEMETRIUS BRITT	Check for Vendor V00042	-200.00	-200.00	0.00
02/20/2025	Payment	1734	BELMOND RESERVE CDD	Check for Vendor V00023	-1,764.01	-1,764.01	0.00
02/26/2025	Payment	1736	SPEAREM ENTERPRISES	Check for Vendor V00017	-260.00	-260.00	0.00
02/26/2025	Payment	1737	US BANK	Check for Vendor V00034	-4,040.63	-4,040.63	0.00
02/26/2025	Payment	1738	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-150.00	-150.00	0.00
02/27/2025	Payment	1739	US BANK	Check for Vendor V00034	-4,256.13	-4,256.13	0.00
03/04/2025	Payment	1740	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-1,260.00	-1,260.00	0.00
03/04/2025	Payment	1741	COMPLETE I.T. CORP	Check for Vendor V00076	-99.00	-99.00	0.00
03/04/2025	Payment	1742	INFRAMARK LLC	Check for Vendor V00031	-10,349.31	-10,349.31	0.00
03/04/2025	Payment	1743	JNJ CLEANING SERVICES LLC	Check for Vendor V00012	-520.00	-520.00	0.00
03/04/2025	Payment	1744	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-109.99	-109.99	0.00
03/05/2025	Payment	1745	INFRAMARK LLC	Check for Vendor V00031	-10,832.00	-10,832.00	0.00
03/03/2025	Payment	DD258	BOCC ACH	Payment of Invoice 001744	-348.00	-348.00	0.00

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_03

Statement Date

03/31/2025

03/10/2025	Payment	1746	AQUATIC WEED CONTROL INC	Check for Vendor V00040	-1,087.00	-1,087.00	0.00
03/10/2025	Payment	1747	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00077	-2,462.50	-2,462.50	0.00
03/10/2025	Payment	1748	CORLIN SERVICES LLC	Check for Vendor V00047	-400.00	-400.00	0.00
03/10/2025	Payment	1750	FIELDS CONSULTING GROUP, LLC	Check for Vendor V00048	-150.00	-150.00	0.00
03/10/2025	Payment	1751	NICOLE ADRIAN HUGHES	Check for Vendor V00073	-200.00	-200.00	0.00
03/10/2025	Payment	1752	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-217.95	-217.95	0.00
03/10/2025	Payment	1754	ZEBADIAH RABSATT CHARTER	Check for Vendor V00068	-200.00	-200.00	0.00
03/06/2025	Payment	DD259	COMMUNICATION S ACH	Payment of Invoice 001743	-280.00	-280.00	0.00
03/11/2025	Payment	DD261	TECO ACH	Payment of Invoice 001747	-139.56	-139.56	0.00
03/11/2025	Payment	DD262	TECO ACH	Payment of Invoice 001748	-824.58	-824.58	0.00
03/11/2025	Payment	DD263	TECO ACH	Payment of Invoice 001749	-1,331.94	-1,331.94	0.00
03/11/2025	Payment	DD264	TECO ACH	Payment of Invoice 001750	-394.66	-394.66	0.00
03/11/2025	Payment	DD265	TECO ACH	Payment of Invoice 001751	-3,798.52	-3,798.52	0.00
03/11/2025	Payment	DD266	TECO ACH	Payment of Invoice 001752	-29.95	-29.95	0.00
03/13/2025		JE000684	Due to Other FIELDS	Transfer to Palmetto Ridge-	-2,479.50	-2,479.50	0.00
03/17/2025	Payment	1758	CONSULTING GROUP, LLC	Check for Vendor V00048	-300.00	-300.00	0.00
03/17/2025	Payment	1759	BELMOND RESERVE CDD	Check for Vendor V00023	-3,307.97	-3,307.97	0.00
03/17/2025	Payment	1760	STRALEY ROBIN VERICKER	Check for Vendor V00020	-1,847.50	-1,847.50	0.00
03/17/2025	Payment	1762	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-11,362.50	-11,362.50	0.00
03/20/2025	Payment	1765	COURTCO. LLC	Check for Vendor V00072	-3,345.00	-3,345.00	0.00
03/20/2025	Payment	1766	FIELDS CONSULTING GROUP, LLC	Check for Vendor V00048	-150.00	-150.00	0.00
03/18/2025	Payment	DD268	WM CORPORATE SERVICES, INC. ACH	Payment of Invoice 001762	-575.58	-575.58	0.00
03/21/2025	Payment	1770	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00077	-2,462.50	-2,462.50	0.00
03/26/2025	Payment	1772	JNJ CLEANING SERVICES LLC	Check for Vendor V00012	-520.00	-520.00	0.00
03/31/2025	Payment	DD269	BOCC ACH	Payment of Invoice 001782	-464.06	-464.06	0.00
Total Checks					-72,920.34	-72,920.34	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/01/2024	JE000606	Utility - Electric	Late Fee/State tax Chgs	-108.17
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Bank Account Statement

Belmond Reserve CDD

Bank Account No.6346

Statement No.25_03

Statement Date03/31/2025

02/05/2025	Payment	1717	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-109.99
02/21/2025	Payment	DD257	BOCC ACH	Payment of Invoice 001695	-627.34
03/10/2025	Payment	1749	DEMETRIUS BRITT	Check for Vendor V00042	-200.00
03/10/2025	Payment	1753	WILL MCPHERSON	Check for Vendor V00069	-200.00
03/11/2025	Payment	DD260	TECO ACH	Payment of Invoice 001746	-137.73
03/20/2025	Payment	1763	BELMOND RESERVE CDD	Check for Vendor V00023	-2,097.01
03/26/2025	Payment	1771	INFRAMARK LLC	Check for Vendor V00031	-516.62
Total Outstanding Checks					-3,996.86
Outstanding Deposits					
11/11/2024	Payment	BD00015		Deposit No. BD00015	50.00
10/23/2024	Payment	BD00017		Deposit No. BD00017	50.00
12/01/2024		JE000602		Reverse Spectrum Adj JE	233.31
12/01/2024		JE000604		BOCC Adj JE	627.34
Total Outstanding Deposits					960.65

Fourth Order of Business

4B

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1740	03/04/25	BLUE LIFE POOL SERVICE LLC	17318	pool maintenance	Contracts-Pools	534078-53908	\$1,260.00
001	1741	03/04/25	COMPLETE I.T. CORP	15822	Email Service	Clubhouse Internet, TV, Phone	541036-51301	\$99.00
001	1742	03/04/25	INFRAMARK LLC	143763	Fence Repairs	DISTRICT INVOICE NOV 2024	541024-51301	\$14.31
001	1742	03/04/25	INFRAMARK LLC	143763	Fence Repairs	DISTRICT INVOICE NOV 2024	531016-53908	\$10,335.00
001	1743	03/04/25	JNJ CLEANING SERVICES LLC	0503	janitorial service	R&M-Clubhouse	546015-57202	\$520.00
001	1744	03/04/25	SOUTHEAST WIRING SOLUTIONS INC	20274702	Access Control	Access Control Maintenance & Repair	546998-57202	\$109.99
001	1745	03/05/25	INFRAMARK LLC	144873	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	532001-51301	\$375.00
001	1745	03/05/25	INFRAMARK LLC	144873	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	531142-51301	\$375.00
001	1745	03/05/25	INFRAMARK LLC	144873	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	531150-51301	\$3,000.00
001	1745	03/05/25	INFRAMARK LLC	144873	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	531016-51301	\$1,000.00
001	1745	03/05/25	INFRAMARK LLC	144873	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	541036-57202	\$250.00
001	1745	03/05/25	INFRAMARK LLC	144873	Inframark Management Invoice	DISTRICT INVOICE NOV 2024	549999-51301	\$5,832.00
001	1746	03/10/25	AQUATIC WEED CONTROL INC	106531	pond maintenance	NOV. 2024	531085-53908	\$1,087.00
001	1747	03/10/25	BIG SUN FENCING & BIG SUN PRODUCTS	SB-1411	DEPOSIT FOR FENCING JOB	DEPOSIT FENCING JOB	546036-51301	\$2,462.50
001	1748	03/10/25	CORLIN SERVICES LLC	0000206	fence repair	Miscellaneous Expenses	549999-53908	\$400.00
001	1749	03/10/25	DEMETRIUS BRITT	DB 030425	BOARD 3/4/25	Supervisor Fees	511100-51101	\$200.00
001	1750	03/10/25	FIELDS CONSULTING GROUP, LLC	3496	Sign purchase	Miscellaneous Expenses	549999-53908	\$150.00
001	1751	03/10/25	NICOLE ADRIAN HUGHES	NH 030425	BOARD 3/4/25	Supervisor Fees	511100-51101	\$200.00
001	1752	03/10/25	SOUTHEAST WIRING SOLUTIONS INC	20274793	Access Cards	Access Control Maintenance & Repair	546998-57202	\$217.95
001	1753	03/10/25	WILL MCPHERSON	WM 030425	BOARD 3/4/25	Supervisor Fees	511100-51101	\$200.00
001	1754	03/10/25	ZEBADIAH RABSATT	ZR 030425	BOARD 3/4/25	BOARD 3/3/25	511100-51101	\$200.00
001	1758	03/17/25	FIELDS CONSULTING GROUP, LLC	3502	INSTALL SIGNAGE	Sign Installation	549999-53908	\$300.00
001	1760	03/17/25	STRALEY ROBIN VERICKER	26164	legal	District Counsel	531146-51401	\$1,847.50
001	1762	03/17/25	YELLOWSTONE LANDSCAPE	871125	landscape service	Monthly Landscaping	546300-53908	\$11,224.00
001	1762	03/17/25	YELLOWSTONE LANDSCAPE	875807	Irrigation Repairs	Landscape Maintenance	546300-53908	\$138.50
001	1765	03/20/25	COURTCO. LLC	INV-000674	Final half of invoice	Final half of invoice after completion	549999-53908	\$3,345.00
001	1766	03/20/25	FIELDS CONSULTING GROUP, LLC	3512	Sign Installation	Miscellaneous Expenses	549999-53908	\$150.00
001	1770	03/21/25	BIG SUN FENCING & BIG SUN PRODUCTS	SB-1411A	BALANCE DUE	Final half of invoice after completion	549999-53908	\$2,462.50
001	1771	03/26/25	INFRAMARK LLC	145920	Multiple Repairs (see notes)	Fence Repair	531016-53908	\$150.00
001	1771	03/26/25	INFRAMARK LLC	145920	Multiple Repairs (see notes)	Repair of Landscape Drain Cap	531016-53908	\$75.00
001	1771	03/26/25	INFRAMARK LLC	145920	Multiple Repairs (see notes)	Playground Repair to slide steps and balance beam	531016-53908	\$250.67
001	1771	03/26/25	INFRAMARK LLC	145920	Multiple Repairs (see notes)	Copies / Postage	541024-51301	\$40.95
001	1772	03/26/25	JNJ CLEANING SERVICES LLC	0519	March Janitorial	Janitorial Service	546015-57202	\$520.00
001	DD258	03/03/25	BOCC ACH	021725-0433	Water bill	Water	543018-53150	\$348.00
001	DD259	03/06/25	CHARTER COMMUNICATIONS ACH	2543561021925	Service from 2/29-3/18/25	INTERNET	541036-57202	\$280.00
001	DD260	03/11/25	TECO ACH	021825 8939	ELECTRIC 01/14-02/12/25	ELECTRIC	543041-53150	\$137.73
001	DD261	03/11/25	TECO ACH	021825 6983	ELECTRIC 01/14-02/12/25	ELECTRIC	543041-53150	\$139.56
001	DD262	03/11/25	TECO ACH	021825 4244	ELECTRIC 01/14-02/12/25	ELECTRIC	543041-53150	\$824.58
001	DD263	03/11/25	TECO ACH	021825 6975	ELECTRIC 01/14-02/12/25	ELECTRIC	543041-53150	\$1,331.94
001	DD264	03/11/25	TECO ACH	021824 9725	ELECTRIC 01/14-02/12/25	ELECTRIC	543041-53150	\$394.66
001	DD265	03/11/25	TECO ACH	021825-6985	ELECTRIC 01/14-02/12/25	ELECTRIC	543041-53150	\$3,798.52
001	DD266	03/11/25	TECO ACH	021825 9324	ELECTRIC 01/14-02/12/25	ELECTRIC	543041-53150	\$29.95
001	DD268	03/18/25	WM CORPORATE SERVICES, INC. ACH	0131936-2206-8	SERVICES 03/01-03/31/25	REFUSE REMOVAL	546036-53908	\$575.58
001	DD269	03/31/25	BOCC ACH	031825 0433	SERVICE 02/14/25 - 03/18/2025	SERVICE 02/14/25 - 03/18/25	543018-53150	\$464.06
Fund Total								\$57,116.45

SERIES 2020 DEBT SERVICE FUND - 200

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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200	1759	03/17/25	BELMOND RESERVE CDD	03102025 - 716	FY25 TAX DIST ID 716	SERIES 2020 FY 25 TAX DIST ID DIST 716	103200	\$3,236.75
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Fund Total	\$3,236.75
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SERIES 2023 DEBT SERVICE FUND - 201

201	1759	03/17/25	BELMOND RESERVE CDD	03102025 - 716	FY25 TAX DIST ID 716	SERIES 2023 FY 25 TAX DIST ID DIST 716	103200	\$71.22
201	1763	03/20/25	BELMOND RESERVE CDD	03192025 - 01	FY25 OFF ROLL DS	SERIES 2023 FY25 OFF ROLL DS	103200	\$2,097.01

Fund Total	\$2,168.23
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Total Checks Paid	\$62,521.43
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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	3/1/2025	106531	\$1,087.00	\$1,087.00	NOV. 2024
BLUE LIFE POOL SERVICE LLC	3/1/2025	17318	\$1,260.00	\$1,260.00	pool maintenance
COMPLETE I.T. CORP	3/1/2025	15822	\$99.00	\$99.00	Email Service
INFRAMARK LLC	3/3/2025	144873	\$375.00		DISTRICT INVOICE NOV 2024
INFRAMARK LLC	3/3/2025	144873	\$375.00		DISTRICT INVOICE NOV 2024
INFRAMARK LLC	3/3/2025	144873	\$3,000.00		DISTRICT INVOICE NOV 2024
INFRAMARK LLC	3/3/2025	144873	\$1,000.00		DISTRICT INVOICE NOV 2024
INFRAMARK LLC	3/3/2025	144873	\$5,832.00		
INFRAMARK LLC	3/3/2025	144873	\$250.00	\$10,832.00	DISTRICT INVOICE NOV 2024
JNJ CLEANING SERVICES LLC	2/25/2025	0503	\$520.00	\$520.00	Janitorial Service
JNJ CLEANING SERVICES LLC	3/24/2025	0519	\$520.00	\$520.00	Janitorial Service
SOUTHEAST WIRING SOLUTIONS INC	3/1/2025	20274702	\$109.99	\$109.99	access control
WM CORPORATE SERVICES, INC. ACH	2/26/2025	0131936-2206-8	\$575.58	\$575.58	REFUSE REMOVAL
YELLOWSTONE LANDSCAPE	3/3/2025	871125	\$11,224.00	\$11,224.00	Monthly Landscaping
Monthly Contract Subtotal			\$26,227.57	\$26,227.57	
Variable Contract					
DEMETRIUS BRITT	3/4/2025	DB 030425	\$200.00	\$200.00	BOARD 3/4/25
NICOLE ADRIAN HUGHES	3/4/2025	NH 030425	\$200.00	\$200.00	BOARD 3/4/25
WILL MCPHERSON	3/4/2025	WM 030425	\$200.00	\$200.00	BOARD 3/4/25
ZEBADIAH RABSATT	3/4/2025	ZR 030425	\$200.00	\$200.00	BOARD 3/3/25
Variable Contract Subtotal			\$800.00	\$800.00	
Utilities					
BOCC ACH	1/21/2025	012125 0433	\$505.32	\$505.32	WATER
BOCC ACH	3/18/2025	031825 0433	\$464.06	\$464.06	SERVICE 02/14/25 - 03/18/25
TECO ACH	3/19/2025	031925 4244	\$853.72	\$853.72	ELECTRIC
TECO ACH	3/19/2025	031925 6983	\$67.88	\$67.88	ELECTRIC
TECO ACH	3/19/2025	040925 5975	\$1,338.89	\$1,338.89	ELECTRIC
TECO ACH	3/19/2025	031925 8939	\$137.58	\$137.58	ELECTRIC
TECO ACH	3/19/2025	031925 6985	\$3,818.34	\$3,818.34	ELECTRIC
TECO ACH	3/19/2025	031925 9725	\$396.71	\$396.71	ELECTRIC

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	3/19/2025	031925 9324	\$31.30	\$31.30	ELECTRIC
Utilities Subtotal			\$7,613.80	\$7,613.80	
Regular Services					
ADA SITE COMPLIANCE - DO NOT USE	3/28/2025	INV8679	\$1,500.00	\$1,500.00	ADA Website Compliance
INFRAMARK LLC	2/18/2025	143763	\$14.31	\$14.31	DISTRICT INVOICE NOV 2024
STRALEY ROBIN VERICKER	3/12/2025	26164	\$1,847.50	\$1,847.50	Legal
Regular Services Subtotal			\$3,361.81	\$3,361.81	
Additional Services					
BIG SUN FENCING & BIG SUN PRODUCTS	2/28/2025	SB-1411	\$2,462.50	\$2,462.50	DEPOSIT FENCING JOB
BIG SUN FENCING & BIG SUN PRODUCTS	2/28/2025	SB-1411A	\$2,462.50	\$2,462.50	Final half of invoice after completion
CORLIN SERVICES LLC	11/25/2024	0000206	\$400.00	\$400.00	fence repair
COURTCO. LLC	3/7/2025	INV-000674	\$3,345.00	\$3,345.00	Final half of invoice after completion
FIELDS CONSULTING GROUP, LLC	3/5/2025	3496	\$150.00	\$150.00	sign purchase
FIELDS CONSULTING GROUP, LLC	3/11/2025	3502	\$300.00	\$300.00	Sign Installation
FIELDS CONSULTING GROUP, LLC	3/18/2025	3512	\$150.00	\$150.00	Sign Installation
HOMETEAM PEST DEFENSE INC	2/27/2025	107383863	\$193.60	\$193.60	Pest Control - Service Date: 02/27/25
INFRAMARK LLC	2/18/2025	143763	\$10,335.00	\$10,335.00	DISTRICT INVOICE NOV 2024
INFRAMARK LLC	3/20/2025	145920	\$150.00		Fence Repair
INFRAMARK LLC	3/20/2025	145920	\$75.00		Repair of Landscape Drain Cap
INFRAMARK LLC	3/20/2025	145920	\$250.67		Playground Repair to slide steps and balance beam
INFRAMARK LLC	3/20/2025	145920	\$40.95	\$516.62	Copies / Postage
OWENS ELECTRIC INC	3/25/2025	32382275	\$264.00	\$264.00	Inspection of Well/Pump
SOUTHEAST WIRING SOLUTIONS INC	3/5/2025	20274793	\$217.95	\$217.95	Access Cards
YELLOWSTONE LANDSCAPE	3/11/2025	875807	\$138.50	\$138.50	Irrigation Repairs
Additional Services Subtotal			\$20,935.67	\$20,935.67	
TOTAL			\$58,938.85	\$58,938.85	



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
3/1/2025	106531

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/31/2025

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

Thank you for your business.

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

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17318	03/01/2025	\$1,260.00	03/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,200.00	1,200.00
	CYA	CYA FEE 3 TIMES A YEAR ONLY	1	60.00	60.00

Pay invoice

SUBTOTAL 1,260.00
TAX 0.00
TOTAL 1,260.00
BALANCE DUE **\$1,260.00**

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2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

144873

CUSTOMER ID

C2276

PO#

INVOICE

DATE

3/3/2025

NET TERMS

Net 30

DUE DATE

4/2/2025

BILL TO

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

Services provided for the Month of: March 2025

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

Subtotal

\$10,832.00

Tax

\$0.00

Total Due

\$10,832.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

INVOICE

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.: 0503
Invoice date: 02/25/2025
Due date: 03/15/2025

Date	Product or service	Description	Amount
	Services		\$520.00
	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.	\$0.00
	Trash	Remove and replace trash bags on pool deck, restrooms, and near park/court. Clean and sanitize trash bins as needed.	\$0.00
	Activity room	Clean all windows as needed. Sweep/mop as needed. Clean any tables and/or furniture as needed.	\$0.00
	Pool Deck	Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in use.	\$0.00

Total \$520.00

Ways to pay



Note to customer
Amenity cleaning services for Belmond Reserve CDD - February 2025.

INVOICE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540-2205

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.: 0519
Invoice date: 03/24/2025
Due date: 04/15/2025

Date	Product or service	Description	Amount
	Amenity cleaning services		\$520.00
Total			\$520.00

Ways to pay



Note to customer
Amenity cleaning services for Belmond Reserve CDD - March 2025.

View and pay



Invoice

PO Box 135093
Clermont, FL 34714

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20274702	PROJ-0108	03/01/2025	03/31/2025	\$109.99	\$

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

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

Detach and return with your payment.

Customer Name	Customer #	Invoice #	Invoice Date	PO Number	Amount Due
BELMOND RESERVE CDD	PROJ-0108	20274702	03/01/2025		\$109.99

Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL			
ACCESS CONTROL MANAGEMENT, (03/01/2025 - 03/31/2025) :	1.00	109.99	109.99
SUBSCRIBER REMOTE ACCESS - \$50, SWS REMOTE ACCESS - \$50			

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

CONTACT US

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

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



INVOICE

Page 1 of 2

Customer ID:

28-13540-53000

Customer Name:

BELMOND RESERVE

Service Period:

03/01/25-03/31/25

Invoice Date:

02/26/2025

Invoice Number:

0131936-2206-8

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

Mar 28, 2025

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

Your Total Due

\$575.58

If payment is received after
03/28/2025: **\$ 589.97**

Previous Balance

575.58

+

Payments

(575.58)

+

Adjustments

0.00

+

Current Invoice Charges

575.58

=

Total Account Balance Due

575.58

IMPORTANT MESSAGES

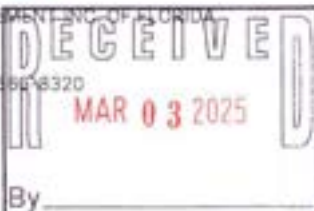
***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



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 53590-8320
(813) 621-3055
(800) 255-7172



By _____

Invoice Date

02/26/2025

Invoice Number

0131936-2206-8

Customer ID

(Include with your payment)

28-13540-53000

Payment Terms

Total Due by 03/28/2025
If Received after 03/28/2025

Total Due

\$575.58
\$589.97

Amount

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

2206000281354053000001319360000005755800000057558 7

0048059 01 N41 0.63 **AUTO T 4 0 7056 33607 -C04-P48107-IT 80290C07



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	03/01/25		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	03/01/25		1.00	216.58
4 Yard Dumpster 2X Week	03/01/25		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

Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Amount Due
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45

Your Total Due
\$123.45

Excludes interest due on previous balance

Service Location: 13004 Willow Grove Dr, Riverview, FL 33579-6876

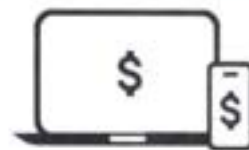
1 Your Total Due is the total amount of current charges and any previous unpaid balances combined. This also states the date payment is due to WM. Anything beyond that date may incur additional charges.

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
871125	3/3/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Belmond Reserve CDD -- Cedarbrook

Address: 12330 Rising Oaks Trail
Riverview, FL 33579

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 2, 2025

Invoice Amount: \$11,224.00

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

Invoice Total **\$11,224.00**

Excellence

IN COMMERCIAL LANDSCAPING

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

BELMOND RESERVE CDD

MEETING DATE: 3-4-2025

DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓	Salary Accepted	\$200.00
Nicole Hughes	✓	Salary Accepted	\$200.00
Will McPherson	✓	Salary Accepted	\$200.00
Zebadiah Rabsatt	✓	Salary Accepted	\$200.00
VACANT		Salary Waived	

BELMOND RESERVE CDDMEETING DATE: 3-4-2025DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓	Salary Accepted	\$200.00
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Will McPherson	✓	Salary Accepted	\$200.00
Zebadiah Rabsatt	✓	Salary Accepted	\$200.00
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VACANT		Salary Waived	

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Will McPherson	✓	Salary Accepted	\$200.00
Zebadiah Rabsatt	✓	Salary Accepted	\$200.00
VACANT		Salary Waived	



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	01/21/2025	02/11/2025

S-Page 1 of 3



Summary of Account Charges

Previous Balance	\$474.96
Net Payments - Thank You	\$-474.96
Total Account Charges	\$505.32

AMOUNT DUE	\$505.32
-------------------	-----------------

Important Message

This account has ACH payment method

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



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 477 8
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE	02/11/2025
AMOUNT DUE	\$505.32
AMOUNT PAID	

0096347604330 00000505321



Hillsborough
County Florida

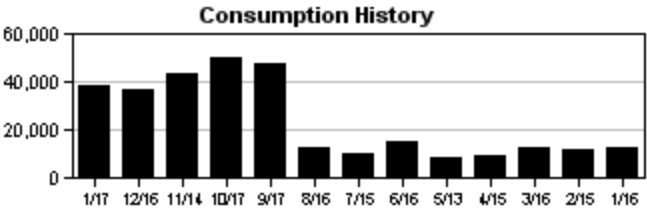
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	01/21/2025	02/11/2025
Service Address: 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR			



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702151774	12/16/2024	1532479	01/17/2025	1570637	38158 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$115.24
Water Base Charge	\$42.44
Water Usage Charge	\$77.90
Total Service Address Charges	\$241.61



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	01/21/2025	02/11/2025
Service Address: 13047 WILLOW GROVE DR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	12/12/2024	3171	01/13/2025	3251	8000 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$24.16
Water Base Charge	\$20.91
Water Usage Charge	\$8.24
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$52.16
Total Service Address Charges	\$162.10

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	01/21/2025	02/11/2025
Service Address: 13098 WILLOW GROVE DR - COMM IRRIG MTR			



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702172008	12/16/2024	1555447	01/17/2025	1566342	10895 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$32.90
Water Base Charge	\$51.46
Water Usage Charge	\$11.22
Total Service Address Charges	\$101.61





CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	03/18/2025	04/08/2025

S-Page 1 of 3



Summary of Account Charges

Previous Balance	\$348.00
Net Payments - Thank You	\$-348.00
Total Account Charges	\$464.06
AMOUNT DUE	\$464.06

Important Message

This account has ACH payment method

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



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 2,027 8
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE	04/08/2025
AMOUNT DUE	\$464.06
AMOUNT PAID	

0096347604330 00000464065



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
---------------	----------------	-----------	----------

BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT

9634760433

03/18/2025

04/08/2025

Service Address: 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702151774	02/14/2025	1600756	03/18/2025	1637293	36537 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$110.34
Water Base Charge	\$42.44
Water Usage Charge	\$73.28
Total Service Address Charges	\$232.09



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
---------------	----------------	-----------	----------

BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT

9634760433

03/18/2025

04/08/2025

Service Address: 13047 WILLOW GROVE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	02/12/2025	3230	03/14/2025	3279	4900 GAL	ACTUAL	WATER

Service Address Charges

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





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	03/18/2025	04/08/2025

Service Address: 13098 WILLOW GROVE DR - COMM IRRIG MTR



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702172008	02/14/2025	1576402	03/17/2025	1587549	11147 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$33.66
Water Base Charge	\$51.46
Water Usage Charge	\$11.48
Total Service Address Charges	\$102.63





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

Statement Date: March 19, 2025

Amount Due: \$853.72

Due Date: April 09, 2025
Account #: 221008514244

DO NOT PAY. Your account will be drafted on April 09, 2025

Account Summary

Current Service Period: February 13, 2025 - March 13, 2025

Previous Amount Due	\$824.58
Payment(s) Received Since Last Statement	-\$821.67
Miscellaneous Credits	-\$2.91
Current Month's Charges	\$853.72

Amount Due by April 09, 2025 \$853.72

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 **11.56% lower** than the same period last year.



Your average daily kWh used was **10.66% lower** than it was in your previous period.



Scan here to view your account online.

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

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: April 09, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$853.72

Payment Amount: \$ _____

692124807788

Your account will be drafted on April 09, 2025

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

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

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



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

Account #: 221008514244
Statement Date: March 19, 2025
Charges Due: April 09, 2025

Meter Read

Service Period: Feb 13, 2025 - Mar 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000838830	03/13/2025	12,621	7,524	5,097 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	5,097 kWh @ \$0.08641/kWh	\$440.43
Fuel Charge	5,097 kWh @ \$0.03083/kWh	\$157.14
Storm Protection Charge	5,097 kWh @ \$0.00577/kWh	\$29.41
Clean Energy Transition Mechanism	5,097 kWh @ \$0.00418/kWh	\$21.31
Storm Surcharge	5,097 kWh @ \$0.02121/kWh	\$108.11
Florida Gross Receipt Tax		\$19.86
Electric Service Cost		\$794.53
State Tax		\$59.19
Total Electric Cost, Local Fees and Taxes		\$853.72

Avg kWh Used Per Day



Important Messages

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Total Current Month's Charges

\$853.72



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$2.91
Total Current Month's Credits	-\$2.91

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: March 19, 2025

Amount Due: \$67.88

Due Date: April 09, 2025
Account #: 221008446983

DO NOT PAY. Your account will be drafted on April 09, 2025

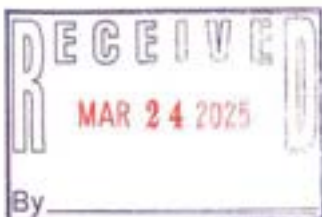
Account Summary

Current Service Period: February 13, 2025 - March 13, 2025

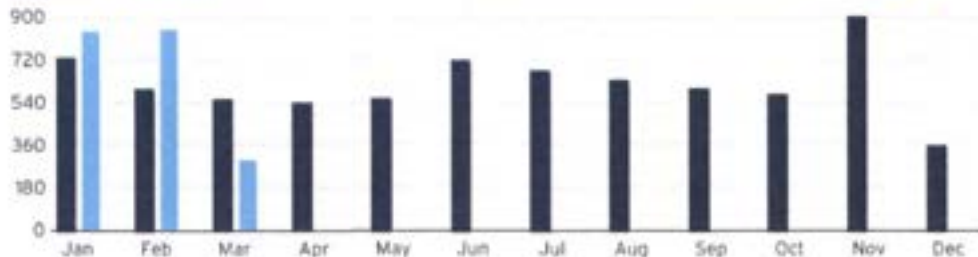
Previous Amount Due	\$139.56
Payment(s) Received Since Last Statement	-\$139.56
Current Month's Charges	\$67.88

Amount Due by April 09, 2025 \$67.88

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



Monthly Usage (kWh)



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

Your Energy Insight



Your average daily kWh used was **47.37% lower** than the same period last year.



Your average daily kWh used was **64.29% lower** than it was in your previous period.



Scan here to view your account online.

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless



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

Account #: 221008446983
Due Date: April 09, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$67.88

Payment Amount: \$ _____

692124807787

Your account will be drafted on April 09, 2025

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

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

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



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

Account #: 221008446983
Statement Date: March 19, 2025
Charges Due: April 09, 2025

Meter Read

Service Period: Feb 13, 2025 - Mar 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852710	03/13/2025	30,454		30,162		292 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	292 kWh @ \$0.08641/kWh		\$25.23
Fuel Charge	292 kWh @ \$0.03083/kWh		\$9.00
Storm Protection Charge	292 kWh @ \$0.00577/kWh		\$1.68
Clean Energy Transition Mechanism	292 kWh @ \$0.00418/kWh		\$1.22
Storm Surcharge	292 kWh @ \$0.02121/kWh		\$6.19
Florida Gross Receipt Tax			\$1.58
Electric Service Cost			\$63.17
State Tax			\$4.71
Total Electric Cost, Local Fees and Taxes			\$67.88

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$67.88

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

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.

All Other

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



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



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866-689-6469

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TampaElectric.com

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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: March 19, 2025

Amount Due: \$1,338.89

Due Date: April 09, 2025

Account #: 221008516975

DO NOT PAY. Your account will be drafted on April 09, 2025

Account Summary

Current Service Period: February 13, 2025 - March 13, 2025

Previous Amount Due \$1,331.94

Payment(s) Received Since Last Statement -\$1,331.94

Current Month's Charges \$1,338.89

Amount Due by April 09, 2025 \$1,338.89

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



Scan here to view
your account online.

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless



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: April 09, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,338.89

Payment Amount: \$ _____

692124807789

Your account will be
drafted on April 09, 2025

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

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

Make check payable to: TECO

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



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

Account #: 221008516975
Statement Date: March 19, 2025
Charges Due: April 09, 2025

Service Period: Feb 13, 2025 - Mar 13, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	513 kWh @ \$0.03412/kWh	\$17.50
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03059/kWh	\$15.69
Storm Protection Charge	513 kWh @ \$0.00559/kWh	\$2.87
Clean Energy Transition Mechanism	513 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	513 kWh @ \$0.01230/kWh	\$6.31
Florida Gross Receipt Tax		\$1.09
State Tax		\$82.10

Lighting Charges

\$1,338.89

Total Current Month's Charges

\$1,338.89

00000011-00000008-Page 8 of 30

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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



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

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

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

Statement Date: March 19, 2025

Amount Due: \$137.58

Due Date: April 09, 2025
Account #: 221008528939

DO NOT PAY. Your account will be drafted on April 09, 2025

Account Summary

Current Service Period: February 13, 2025 - March 13, 2025

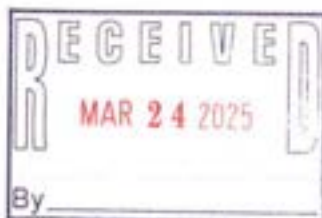
Previous Amount Due	\$137.73
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$174.67
Credit balance after payments and credits	-\$36.94
Current Month's Charges	\$174.52

Amount Due by April 09, 2025

\$137.58

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

Monthly Usage (kWh)



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



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

Account #: 221008528939

Due Date: April 09, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$137.58

Payment Amount: \$ _____

692124807790

Your account will be
drafted on April 09, 2025

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

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

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



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

Account #: 221008528939
Statement Date: March 19, 2025
Charges Due: April 09, 2025

Meter Read

Meter Location: WELL

Service Period: Feb 13, 2025 - Mar 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551211	03/13/2025	44,516	43,572		944 kWh	1	29 Days

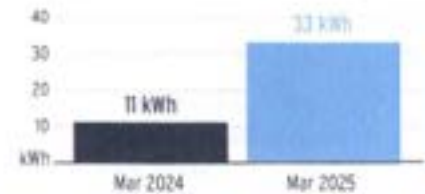
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	944 kWh @ \$0.08641/kWh	\$81.57
Fuel Charge	944 kWh @ \$0.03083/kWh	\$29.10
Storm Protection Charge	944 kWh @ \$0.00577/kWh	\$5.45
Clean Energy Transition Mechanism	944 kWh @ \$0.00418/kWh	\$3.95
Storm Surcharge	944 kWh @ \$0.02121/kWh	\$20.02
Florida Gross Receipt Tax		\$4.06
Electric Service Cost		\$162.42
State Tax		\$12.10
Total Electric Cost, Local Fees and Taxes		\$174.52

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges

\$174.52



Miscellaneous Credits

Deposit Refund	-\$174.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	

Billing information continues on next page →

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

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

Account #: 221008528939
Statement Date: March 19, 2025
Charges Due: April 09, 2025

Charge Details Continued...



Interest for Cash Security Deposit - Electric	-\$0.67
Total Current Month's Credits	-\$174.67



OUR BUSINESS IS TO HELP Your Business Save.

FREE COMMERCIAL ENERGY AUDIT

We'll evaluate your electric usage and provide you with the tools to understand your business's energy usage, equipment, and processes. Whether a restaurant, retail, or manufacturer, we are here to provide you with solutions to reduce your energy costs. In addition, we'll explain the many rebate programs available to you.

PAID ENERGY AUDIT

In addition to the measures you'll receive with the free audit, we'll sub-meter and monitor* energy-consuming equipment. Our analyst will evaluate equipment size and operating hours, identify process inefficiencies and more. Once monitoring is complete, we'll recommend steps you can take to maximize your energy efficiency. A typical paid audit starts at \$75.

*Available on equipment or panels < 480 volts.

OTHER ENERGY-SAVING PROGRAMS THAT OFFER MONEY-BACK REBATES

Lighting:

Earn a rebate when you install energy-efficient lighting technology and systems that help reduce your demand for electricity.

Variable Frequency Drive Control for Compressors:

Maximize your production efficiency and reduce your electricity for compressor-based electric equipment.

Water Heating:

Receive a rebate when you install a high-efficiency water heating system at your facility.



Visit TampaElectric.com/BizSave to learn more about all our energy-saving programs.



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

Statement Date: March 19, 2025

Amount Due: \$3,818.34

Due Date: April 09, 2025
Account #: 221008266985

DO NOT PAY. Your account will be drafted on April 09, 2025

Account Summary

Current Service Period: February 13, 2025 - March 13, 2025

Previous Amount Due	\$3,798.52
Payment(s) Received Since Last Statement	-\$3,798.52
Current Month's Charges	\$3,818.34

Amount Due by April 09, 2025 \$3,818.34

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



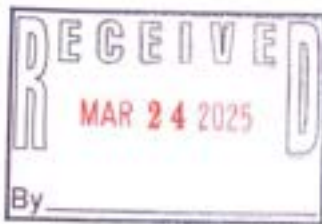
Scan here to view
your account online.

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless



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: April 09, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,818.34

Payment Amount: \$ _____

692124807785

Your account will be
drafted on April 09, 2025

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

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

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



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

Account #: 221008266985
Statement Date: March 19, 2025
Charges Due: April 09, 2025

Service Period: Feb 13, 2025 - Mar 13, 2025

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 @ \$0.03412/kWh	\$49.92
Fixture & Maintenance Charge	77 Fixtures	\$1278.97
Lighting Pole / Wire	77 Poles	\$2180.64
Lighting Fuel Charge	1463 kWh @ \$0.03059/kWh	\$44.75
Storm Protection Charge	1463 kWh @ \$0.00559/kWh	\$8.18
Clean Energy Transition Mechanism	1463 kWh @ \$0.00043/kWh	\$0.63
Storm Surcharge	1463 kWh @ \$0.01230/kWh	\$17.99
Florida Gross Receipt Tax		\$3.11
State Tax		\$234.15
Lighting Charges		\$3,818.34

Total Current Month's Charges

\$3,818.34

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: March 19, 2025

Amount Due: \$396.71

Due Date: April 09, 2025
Account #: 221008339725

DO NOT PAY. Your account will be drafted on April 09, 2025

Account Summary

Current Service Period: February 13, 2025 - March 13, 2025

Previous Amount Due	\$394.66
Payment(s) Received Since Last Statement	-\$394.66
Current Month's Charges	\$396.71

Amount Due by April 09, 2025 \$396.71

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



Scan here to view
your account online.

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless



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: April 09, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$396.71

Payment Amount: \$ _____

692124807786

Your account will be
drafted on April 09, 2025

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

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

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



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

Account #: 221008339725
Statement Date: March 19, 2025
Charges Due: April 09, 2025

Service Period: Feb 13, 2025 - Mar 13, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	152 kWh @ \$0.03412/kWh	\$5.19
Fixture & Maintenance Charge	8 Fixtures	\$132.88
Lighting Pole / Wire	8 Poles	\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03059/kWh	\$4.65
Storm Protection Charge	152 kWh @ \$0.00559/kWh	\$0.85
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	152 kWh @ \$0.01230/kWh	\$1.87
Florida Gross Receipt Tax		\$0.32
State Tax		\$24.32
Lighting Charges		\$396.71

Total Current Month's Charges

\$396.71

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

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

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BELMOND RESERVE CDD
13207 RHODINE RD
RIVERVIEW, FL 33579

Statement Date: March 19, 2025

Amount Due: \$31.30

Due Date: April 09, 2025

Account #: 221008539324

DO NOT PAY. Your account will be drafted on April 09, 2025

Account Summary

Current Service Period: February 13, 2025 - March 14, 2025

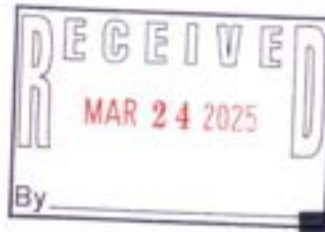
Previous Amount Due \$29.95

Payment(s) Received Since Last Statement -\$29.95

Current Month's Charges \$31.30

Amount Due by April 09, 2025 \$31.30

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



Monthly Usage (kWh)



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

Your Energy Insight

Your average daily kWh used was **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.

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless



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

Account #: 221008539324

Due Date: April 09, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$31.30

Payment Amount: \$ _____

692124807791

Your account will be drafted on April 09, 2025

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

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

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



Service For:
13207 RHODINE RD
RIVERVIEW, FL 33579

Account #: 221008539324
Statement Date: March 19, 2025
Charges Due: April 09, 2025

Meter Read

Meter Location: ENTRY

Service Period: Feb 13, 2025 - Mar 14, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000337420	03/14/2025	1,882	1,818	64 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	64 kWh @ \$0.08641/kWh	\$5.53
Fuel Charge	64 kWh @ \$0.03083/kWh	\$1.97
Storm Protection Charge	64 kWh @ \$0.00577/kWh	\$0.37
Clean Energy Transition Mechanism	64 kWh @ \$0.00418/kWh	\$0.27
Storm Surcharge	64 kWh @ \$0.02121/kWh	\$1.36
Florida Gross Receipt Tax		\$0.73
Electric Service Cost		\$29.13
State Tax		\$2.17
Total Electric Cost, Local Fees and Taxes		\$31.30

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$31.30

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**
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- **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

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an
AudioEye
company

Invoice

5210 E Williams Circle
Suite 750
Tucson AZ 85711
United States

Date	Invoice #
03/28/2025	INV8679

Bill To
Belmond Reserve CDD 2005 Pan Am Circle, Suite 300 Tampa FL 33607 United States

Terms	Due Date	PO #
Net 14	04/11/2025	

Memo:					
Item	Quantity	Service Start	Service End	Rate	Amount
SaaS Support Services - ADA SC	1	02/28/2025	02/27/2026		\$1,500.00
Sales Tax				0%	\$0.00
				Tax Total	\$0.00
				Total	\$1,500.00

PLEASE NOTE OUR BANK DETAILS HAVE CHANGED

If you have any billing questions, contact: ar@audioeye.com

ACH / Wire Payments

Bank Account Name:	Audio Eye, Inc.
Bank Name:	JP Morgan
Bank City and State:	New York, NY
Wire Routing Number:	021000021
ACH Routing Number:	122100024
Account Number:	729516705
SWIFT CODE:	CHASUS33

Check Payments

USPS Delivery
AudioEye Inc
Dept # 880461
PO Box 29650
Phoenix, AZ 85038

Overnight Courier Service

AudioEye Inc
JP Morgan Chase (AZ1-2170)
Attn: AudioEye Inc & Dept # 880461
2108 E Elliot Rd
Tempe, AZ 85284

By paying the amount referenced in the invoice, client agrees to the renewal of the term referenced in the invoice.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

143763

CUSTOMER ID

C2276

PO#

INVOICE

DATE

2/18/2025

NET TERMS

Net 30

DUE DATE

3/20/2025

BILL TO

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

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	8	Ea	0.15		1.20
Work Order #: BRCDD01132025 \$10,335	159	Ea	65.00		10,335.00
Postage	19	Ea	0.69		13.11
Subtotal					10,349.31

Subtotal	\$10,349.31
-----------------	-------------

Tax	\$0.00
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Total Due	\$10,349.31
------------------	-------------

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.

Work Order: BRCDD01132025

Customer ID: Belmond Reserve

Kerry Satterwhite

FENCE REPAIR-HURRICANE



407 566-1935



501 S Falkenburg Road, Tampa

Total hours Dec 2024

\$65 P/H

159 HRS \$10,335

Terms & Conditions:

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

TOTAL: \$10,335

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 12, 2025

Client: 001542

Matter: 000001

Invoice #: 26164

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
2/3/2025	CAW	REVIEW AGENDA AND PREPARE FOR FEBRUARY 4TH BOARD MEETING; CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.5	\$162.50
2/4/2025	CAW	PREPARE FOR AND ATTEND FEBRUARY 4TH BOARD MEETING IN PERSON.	2.9	\$942.50
2/6/2025	CAW	REVIEW CORRESPONDENCE FROM B. RADCLIFF REGARDING EXISTING YELLOWSTONE AGREEMENTS AND RESIDENT'S SUGGESTIONS FOR CHANGES TO THE AMENITY RULES.	0.2	\$65.00
2/11/2025	LC	REVIEW CORRESPONDENCE FROM J. GASKINS RE FAILURE TO FILE FISCAL YEAR 2022-2023 ANNUAL FINANCIAL REPORT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE STATUS OF SAME.	0.3	\$52.50
2/12/2025	CAW	REVIEW EMAIL CORRESPONDENCE FROM J. GASKINS AND N. SOWANI REGARDING OUTSTANDING ANNUAL FINANCIAL REPORT; REVIEW RESPONSE LETTER TO J. GASKINS WITH STATUS OF FILED REPORT.	0.2	\$65.00
2/12/2025	LC	CORRESPONDENCE TO AND FROM N. SOWANI RE STATUS OF FILING ANNUAL FINANCIAL REPORT (AFR) FOR FISCAL YEAR ENDED SEPTEMBER 30, 2023; REVIEW AFR AND DATE FILED; PREPARE DRAFT CORRESPONDENCE TO J. GASKINS RE SAME.	0.6	\$105.00
2/25/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM B. RADCLIFF REGARDING ITEMS FOR DISCUSSION AT UPCOMING MEETING; REVIEW YELLOWSTONE AGREEMENTS; EMAIL TO EGIS REQUESTING GUIDANCE ON AGE RESTRICTION POLICIES.	0.5	\$162.50

SERVICES

Date	Person	Description of Services	Hours	Amount
2/26/2025	CAW	EMAIL CORRESPONDENCE TO EPG REGARDING PLATTED TRACTS IN BELMOND PHASE 1 RESERVED FOR PRIVATE DEVELOPMENT; PREPARE MARKED UP PLAT FOR REFERENCE.	0.6	\$195.00
2/28/2025	CAW	REVIEW AGENDA AND PREPARE FOR FEBRUARY 4TH BOARD MEETING.	0.3	\$97.50
Total Professional Services			6.1	\$1,847.50
Total Services			\$1,847.50	
Total Disbursements			\$0.00	
Total Current Charges				\$1,847.50
Previous Balance				\$997.50
Less Payments				(\$997.50)
PAY THIS AMOUNT				\$1,847.50

Please Include Invoice Number on all Correspondence

BIG SUN EQUINE PRODUCTS, INC. dba

BIG SUN FENCING

1883 NW 58th Lane, Ocala, FL 34475

(352) 629-9645 * (800) 366-9645

<http://www.bigsunfencing.com>

Invoice

Date	Invoice #
2/28/2025	SB-1411

Bill To:

Belmond Reserve Community
Development District
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Ship To

Belmont Reserve
2005 Pan Am Circle STe 300
Tampa Fl

P.O. Number		Terms	Rep	Ship	Via
I215092		50% Dep on Order, Bal on Comp.	DW	3/28/2025	Our Truck
Quantity	U/M	Description	Price Each		Amount
1		Deposit for Job(Balance Upon Completion of Job(2,462.50	2,462.50		2,462.50
Thank You For Your Business!!			Total		
			\$2,462.50		
			Payments/Credits		
			\$0.00		
			Balance Due		
			\$2,462.50		

BIG SUN FENCING

1883 NW 58th Lane, Ocala, FL 34475

(352) 629-9645 * (800) 366-9645

<http://www.bigsunfencing.com>

Invoice

Date	Invoice #
2/28/2025	SB-1411

Bill To:

Belmond Reserve Community
Development District
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Ship To

CedarBrook Sud Division
Shinning Willow Dr
Riverview Fl

P.O. Number		Terms	Rep	Ship	Via
I215092		50% Dep on Order, Bal on Comp.	DW	3/28/2025	Our Truck
Quantity	U/M	Description	Price Each		Amount
25		42" H D.O T Railing	75.00		1,875.00
25		Labor to Demo & Haul Away	6.00		150.00
25		L.F. Fence Installation w/Concrete	20.00		500.00
1		Job Diff	375.00		375.00
2		Trip Charges	800.00		1,600.00
1		Overage Dean and Big Sun Split 50/50	425.00		425.00
Thank You For Your Business!!			Total		
			\$4,925.00		
			Payments/Credits		
			-\$2,462.50		
			Balance Due		
			\$2,462.50		



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
Belmond Reserve CDD

Date of Issue
11/25/2024

Invoice Number
0000206

Amount Due (USD)
\$400.00

Due Date
12/25/2024

Description	Rate	Qty	Line Total
removal and replacement of two aluminum fence posts (secured with concrete) lifting of one fence post that has settled below initial grade. reinstalling three sections of fence	\$400.00	1	\$400.00

Subtotal 400.00

Tax 0.00

Total 400.00

Amount Paid 0.00

Amount Due (USD) \$400.00



INVOICE

INV-000674

Balance Due
\$3,345.00

CourtCo

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

Bill To
Belmond Cedar Brook at Riverview
13004 Willow Cedar Brook at Riverview
Riverview
33579 Florida

Invoice Date : 03.07.2025
Terms : Net 30
Due Date : 04.06.2025
P.O.# : Final Invoice

#	Item & Description	Qty	Rate	Amount
1	Windscreen The Contractor will supply and install approximately 240lf of 9' tall Vinyl Coated Polyester MAX windscreen with die-cut air vents every 10' on center. All fabrics are hemmed with 3-ply extra-strong hems with seemed solid vinyl inserts that are double sewn to 1½" wide. VCP windscreens are sewn with 18oz. vinyl and grommets are placed every 18" to secure screen to the fence. 9' windscreens have a center tab for extra reinforcement and to help prevent billowing. VCP MAX provides an 85% windbreak.	0.50	6,690.00	3,345.00

Sub Total 3,345.00

Total \$3,345.00

Balance Due \$3,345.00

Notes

Thanks for your business.

Fields
Consulting Group, LLC
11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
3/5/2025	3496

Bill To
Inframark Belmond Reserve CDD Attn: Jahrya Rivera 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	"Belmond Reserve CDD Cedarbrook No Trespassing" (12x18) metal sign; Installed with (2) chainlink fence washers. 13004 Willow Grove Dr., Riverview	1	150.00	150.00

Subtotal	\$150.00
Sales Tax (7.0%)	\$0.00
Total	\$150.00
Payments/Credits	\$0.00
Balance Due	\$150.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

Fields
Consulting Group, LLC
11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
3/11/2025	3502

Bill To
Inframark Belmond Reserve CDD Attn: Jahrya Rivera 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	"One Way - Right Arrow" (36x12) metal sign; Installed with 10-ft u-channel galvanized post (Painted black?) 13004 Willow Grove Dr., Riverview	2	150.00	300.00

Subtotal	\$300.00
Sales Tax (7.0%)	\$0.00
Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

Fields
Consulting Group, LLC
11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
3/18/2025	3512

Bill To
Inframark Belmond Reserve CDD Attn: Jahrya Rivera 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	"One Way - Right Arrow" (36x12) metal sign; Installed with 10-ft u-channel galvanized post (Painted black?) 13004 Willow Grove Dr., Riverview	1	150.00	150.00

Subtotal	\$150.00
Sales Tax (7.0%)	\$0.00
Total	\$150.00
Payments/Credits	\$0.00
Balance Due	\$150.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

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

Service Slip / Invoice

INVOICE: 107383863
DATE: 02/27/25
ORDER: 107383863

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

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
02/27/25	09:54 AM		ASHIVER		
Purchase Order		Terms	Last Service	Map Code	Sub/Dev
		DUE UPON RECEIPT	02/27/25	N/A	N/A
					Time Out

Service	Description	Amount
PS	Pest Control Service	\$193.60

Hello, Today's 6-Point Advantage Service: 1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach 3. Provided conventional pest control treatments 4. Treated pest entry points around doors and windows 5. Applied pest control materials around the outside perimeter of your home 6. Provided this detailed service report. Today's Service Comments: What I saw: Large fire ant colonies What I did: Baited in the affected areas. What to expect: A possibility of an initial increase over the first 2-3 days, followed by a sharp decrease in activity. Curbside Call was completed, Yes. Thank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in May. Thank you, Ari HomeTeam Pest Defense Office: 813-437-6591 www.pestdefense.com Exceptional Service Is the best defense

SUBTOTAL	\$193.60
TAX	\$0.00
TOTAL	\$193.60
AMT. PAID	\$176.00
BALANCE	\$17.60

TECHNICIAN SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

145920

DATE

3/20/2025

BILL TO

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

CUSTOMER ID

C2276

NET TERMS

Net 30

PO#**DUE DATE**

4/19/2025

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	66	Ea	0.15		9.90
Work Order # 010225 \$150 / 010825 \$75 / 010925 \$250.67	1	Ea	475.67		475.67
Postage	45	Ea	0.69		31.05
Subtotal					516.62

Subtotal \$516.62

Tax \$0.00

Total Due \$516.62

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.

**Inframark**

501 N. Falkenburg Rd, Tampa FL 33619

Phone: 813-295-5455

Date **1/2/2025****Proposal For: Belmond Reserve CDD**

Description		Unit Price	Quantity	Amount
Fence repair 1 man 2 hours		\$75.00	2	\$150.00
Total	Labor and Materials			\$150.00

Full payment is due within 60 days of finalizing the project.If you have any questions concerning this quote, contact Mark Vega at mark.vega@Inframark.comBy: Mark VegaBy: Bryan RadcliffDate: 1/2/2025Date: 1/2/2025Inframark

Inframark - Tampa, FL 33619

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

**Inframark**

501 N. Falkenburg Rd, Tampa FL 33619

Phone: 813-295-5455

Date **1/8/2025****Proposal For: Belmond Reserve CDD**

Description		Unit Price	Quantity	Amount
Belmond Reserve CDD man 1 hours Eliminate safety issue repair to landscape drain cap, Reset Pickleball light timer		\$75.00	1	\$75.00
Total	Labor and Materials			\$75.00

Full payment is due within 60 days of finalizing the project.If you have any questions concerning this quote, contact Mark Vega at mark.vega@Inframark.comBy: Mark VegaBy: Gary SchwartzDate: 1/8/2025Date: 1/8/2025Inframark



Phone: 813-295-5455

Date 1/9/2025

Proposal For: Belmond Reserve CDD

Description		Unit Price	Quantity	Amount
	Belmond Reserve CDD 1 man 2 hours	\$75.00	2	\$150.00
	Playground repair to steps at slide and balance beam area Repairs (work performed on 1/9 and 1/10)			
	Materials: Caution Tape, Husky 1-1/2 12PT CMB, 1 Qt Motor Oil for Generator use in area	\$100.67	1	\$100.67
Total	Labor and Materials			\$250.67

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

If you have any questions concerning this quote, contact Mark Vega at mark.vega@Inframark.com

By: Mark Vega

By: Gary Schwartz

Date: 1/9/2025

Date: 1/9/2025

Inframark

Inframark - Tampa, FL 33619
We are proud to provide a range of services for your community.



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 32382275
Invoice Date 3/25/2025
Completed Date 3/25/2025
Payment Term Due Upon Receipt
Due Date 3/25/2025

Billing Address

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

Job Address

Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, FL 33579 USA

Description of work

VFD has corect voltage and is providing power to the well pump. The well pump seems to be working properly. Explained to Clay we could temporarily install a power recording monitoring device at the power source. This would give a print out of any power related issues if there are any.

Service #	Description	Quantity	Your Price	Total
ELEC-DIA-100	Regular call for evaluation of the client request; includes travel.	1.00	\$99.00	\$99.00
LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	\$165.00	\$165.00

Sub-Total	\$264.00
Tax	\$0.00
Total	<u>\$264.00</u>
Payment	\$0.00
Balance Due	\$264.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!



Invoice

PO Box 135093
Clermont, FL 34714

(407) 290-5911

Invoice # 20274793	Customer # PROJ-0108	Invoice Date 03/05/2025	Due Date 04/04/2025	Amount Due \$217.95	Amount Enclosed \$
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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 BELMOND RESERVE CDD	Customer # PROJ-0108	Invoice # 20274793	Invoice Date 03/05/2025	PO Number KEYCARDS	Amount Due \$217.95
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Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL			
Shipping & Handling - 25-100 Access Cards/Fob	1.00	17.95	17.95
25 pack CDVI format access control cards	2.00	100.00	200.00

SWS WILL PRE-PROGRAM AND SHIP 50 KEYCARDS. REQUESTED BY JAHYRA. MUST BE PAID IN FULL PRIOR TO SHIPPING.	Sub Total:	217.95
	Total Sales Tax:	0.00
	Invoice Total:	217.95
	Payments/Credits Applied:	(0.00)
	Invoice Amount Due:	217.95
	Amount Due:	\$217.95

CONTACT US

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



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Belmond Reserve CDD --
Cedarbrook

Opp #527989

Irrigation Contractual Monthly Irrigation Repair
Allowance March 2025

INVOICE

INVOICE #	INVOICE DATE
875807	3/11/2025
TERMS	PAID WITHIN
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 10, 2025

Invoice Amount: \$138.50

Description	Current Amount
Irrigation Repairs	\$138.50

Invoice Total **\$138.50**

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



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

Invoice Date #

IRRIGATION WORK AUTHORIZATION

☐ New Customer (no job#)

FAX # _____

Phone #:

Billing Address:

Job Address:

Please Print All Information

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

3-10-25

Date: _____

** Post To Accounting Code #

Manager Approval:

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

Date:

Please Print Name:

Authorized & Accepted by: (X)



an
AudioEye
company

Invoice

5210 E Williams Circle
Suite 750
Tucson AZ 85711
United States

Date	Invoice #
03/28/2025	INV8679

Bill To
Belmond Reserve CDD 2005 Pan Am Circle, Suite 300 Tampa FL 33607 United States

Terms	Due Date	PO #
Net 14	04/11/2025	

Memo:					
Item	Quantity	Service Start	Service End	Rate	Amount
SaaS Support Services - ADA SC	1	02/28/2025	02/27/2026		\$1,500.00
Sales Tax				0%	\$0.00
				Tax Total	\$0.00
				Total	\$1,500.00

PLEASE NOTE OUR BANK DETAILS HAVE CHANGED

If you have any billing questions, contact: ar@audioeye.com

ACH / Wire Payments

Bank Account Name:	Audio Eye, Inc.
Bank Name:	JP Morgan
Bank City and State:	New York, NY
Wire Routing Number:	021000021
ACH Routing Number:	122100024
Account Number:	729516705
SWIFT CODE:	CHASUS33

Check Payments

USPS Delivery
AudioEye Inc
Dept # 880461
PO Box 29650
Phoenix, AZ 85038

Overnight Courier Service

AudioEye Inc
JP Morgan Chase (AZ1-2170)
Attn: AudioEye Inc & Dept # 880461
2108 E Elliot Rd
Tempe, AZ 85284

By paying the amount referenced in the invoice, client agrees to the renewal of the term referenced in the invoice.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

143763

CUSTOMER ID

C2276

PO#

INVOICE

DATE

2/18/2025

NET TERMS

Net 30

DUE DATE

3/20/2025

BILL TO

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

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	8	Ea	0.15		1.20
Work Order #: BRCDD01132025 \$10,335	159	Ea	65.00		10,335.00
Postage	19	Ea	0.69		13.11
Subtotal					10,349.31

Subtotal	\$10,349.31
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Tax	\$0.00
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Total Due	\$10,349.31
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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.

Work Order: BRCDD01132025

Customer ID: Belmond Reserve

Kerry Satterwhite

FENCE REPAIR-HURRICANE



407 566-1935



501 S Falkenburg Road, Tampa

Total hours Dec 2024

\$65 P/H

159 HRS \$10,335

Terms & Conditions:

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

TOTAL: \$10,335

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 12, 2025

Client: 001542

Matter: 000001

Invoice #: 26164

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
2/3/2025	CAW	REVIEW AGENDA AND PREPARE FOR FEBRUARY 4TH BOARD MEETING; CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.5	\$162.50
2/4/2025	CAW	PREPARE FOR AND ATTEND FEBRUARY 4TH BOARD MEETING IN PERSON.	2.9	\$942.50
2/6/2025	CAW	REVIEW CORRESPONDENCE FROM B. RADCLIFF REGARDING EXISTING YELLOWSTONE AGREEMENTS AND RESIDENT'S SUGGESTIONS FOR CHANGES TO THE AMENITY RULES.	0.2	\$65.00
2/11/2025	LC	REVIEW CORRESPONDENCE FROM J. GASKINS RE FAILURE TO FILE FISCAL YEAR 2022-2023 ANNUAL FINANCIAL REPORT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE STATUS OF SAME.	0.3	\$52.50
2/12/2025	CAW	REVIEW EMAIL CORRESPONDENCE FROM J. GASKINS AND N. SOWANI REGARDING OUTSTANDING ANNUAL FINANCIAL REPORT; REVIEW RESPONSE LETTER TO J. GASKINS WITH STATUS OF FILED REPORT.	0.2	\$65.00
2/12/2025	LC	CORRESPONDENCE TO AND FROM N. SOWANI RE STATUS OF FILING ANNUAL FINANCIAL REPORT (AFR) FOR FISCAL YEAR ENDED SEPTEMBER 30, 2023; REVIEW AFR AND DATE FILED; PREPARE DRAFT CORRESPONDENCE TO J. GASKINS RE SAME.	0.6	\$105.00
2/25/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM B. RADCLIFF REGARDING ITEMS FOR DISCUSSION AT UPCOMING MEETING; REVIEW YELLOWSTONE AGREEMENTS; EMAIL TO EGIS REQUESTING GUIDANCE ON AGE RESTRICTION POLICIES.	0.5	\$162.50

SERVICES

Date	Person	Description of Services	Hours	Amount
2/26/2025	CAW	EMAIL CORRESPONDENCE TO EPG REGARDING PLATTED TRACTS IN BELMOND PHASE 1 RESERVED FOR PRIVATE DEVELOPMENT; PREPARE MARKED UP PLAT FOR REFERENCE.	0.6	\$195.00
2/28/2025	CAW	REVIEW AGENDA AND PREPARE FOR FEBRUARY 4TH BOARD MEETING.	0.3	\$97.50
Total Professional Services			6.1	\$1,847.50
Total Services			\$1,847.50	
Total Disbursements			\$0.00	
Total Current Charges				\$1,847.50
Previous Balance				\$997.50
Less Payments				(\$997.50)
PAY THIS AMOUNT				\$1,847.50

Please Include Invoice Number on all Correspondence

BIG SUN EQUINE PRODUCTS, INC. dba

BIG SUN FENCING

1883 NW 58th Lane, Ocala, FL 34475

(352) 629-9645 * (800) 366-9645

<http://www.bigsunfencing.com>

Invoice

Date	Invoice #
2/28/2025	SB-1411

Bill To:

Belmond Reserve Community
Development District
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Ship To

Belmont Reserve
2005 Pan Am Circle STe 300
Tampa Fl

P.O. Number		Terms	Rep	Ship	Via
I215092		50% Dep on Order, Bal on Comp.	DW	3/28/2025	Our Truck
Quantity	U/M	Description	Price Each		Amount
1		Deposit for Job(Balance Upon Completion of Job(2,462.50	2,462.50		2,462.50
Thank You For Your Business!!			Total		
			\$2,462.50		
			Payments/Credits		
			\$0.00		
			Balance Due		
			\$2,462.50		

BIG SUN FENCING

1883 NW 58th Lane, Ocala, FL 34475

(352) 629-9645 * (800) 366-9645

<http://www.bigsunfencing.com>

Invoice

Date	Invoice #
2/28/2025	SB-1411

Bill To:

Belmond Reserve Community
Development District
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Ship To

CedarBrook Sud Division
Shinning Willow Dr
Riverview Fl

P.O. Number		Terms	Rep	Ship	Via
I215092		50% Dep on Order, Bal on Comp.	DW	3/28/2025	Our Truck
Quantity	U/M	Description	Price Each		Amount
25		42" H D.O T Railing	75.00		1,875.00
25		Labor to Demo & Haul Away	6.00		150.00
25		L.F. Fence Installation w/Concrete	20.00		500.00
1		Job Diff	375.00		375.00
2		Trip Charges	800.00		1,600.00
1		Overage Dean and Big Sun Split 50/50	425.00		425.00
Thank You For Your Business!!			Total		
			\$4,925.00		
			Payments/Credits		
			-\$2,462.50		
			Balance Due		
			\$2,462.50		



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
Belmond Reserve CDD

Date of Issue
11/25/2024

Invoice Number
0000206

Amount Due (USD)
\$400.00

Due Date
12/25/2024

Description	Rate	Qty	Line Total
removal and replacement of two aluminum fence posts (secured with concrete) lifting of one fence post that has settled below initial grade. reinstalling three sections of fence	\$400.00	1	\$400.00

Subtotal 400.00

Tax 0.00

Total 400.00

Amount Paid 0.00

Amount Due (USD) \$400.00



INVOICE

INV-000674

Balance Due
\$3,345.00

CourtCo

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

Bill To
Belmond Cedar Brook at Riverview
13004 Willow Cedar Brook at Riverview
Riverview
33579 Florida

Invoice Date : 03.07.2025
Terms : Net 30
Due Date : 04.06.2025
P.O.# : Final Invoice

#	Item & Description	Qty	Rate	Amount
1	Windscreen The Contractor will supply and install approximately 240lf of 9' tall Vinyl Coated Polyester MAX windscreen with die-cut air vents every 10' on center. All fabrics are hemmed with 3-ply extra-strong hems with seemed solid vinyl inserts that are double sewn to 1½" wide. VCP windscreens are sewn with 18oz. vinyl and grommets are placed every 18" to secure screen to the fence. 9' windscreens have a center tab for extra reinforcement and to help prevent billowing. VCP MAX provides an 85% windbreak.	0.50	6,690.00	3,345.00

Sub Total 3,345.00

Total \$3,345.00

Balance Due \$3,345.00

Notes

Thanks for your business.

Fields
Consulting Group, LLC
11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
3/5/2025	3496

Bill To
Inframark Belmond Reserve CDD Attn: Jahrya Rivera 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	"Belmond Reserve CDD Cedarbrook No Trespassing" (12x18) metal sign; Installed with (2) chainlink fence washers. 13004 Willow Grove Dr., Riverview	1	150.00	150.00

Subtotal	\$150.00
Sales Tax (7.0%)	\$0.00
Total	\$150.00
Payments/Credits	\$0.00
Balance Due	\$150.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

Fields
Consulting Group, LLC
11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
3/11/2025	3502

Bill To
Inframark Belmond Reserve CDD Attn: Jahrya Rivera 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	"One Way - Right Arrow" (36x12) metal sign; Installed with 10-ft u-channel galvanized post (Painted black?) 13004 Willow Grove Dr., Riverview	2	150.00	300.00

Subtotal	\$300.00
Sales Tax (7.0%)	\$0.00
Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

Fields
Consulting Group, LLC
11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
3/18/2025	3512

Bill To
Inframark Belmont Reserve CDD Attn: Jahrya Rivera 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	"One Way - Right Arrow" (36x12) metal sign; Installed with 10-ft u-channel galvanized post (Painted black?) 13004 Willow Grove Dr., Riverview	1	150.00	150.00

Subtotal	\$150.00
Sales Tax (7.0%)	\$0.00
Total	\$150.00
Payments/Credits	\$0.00
Balance Due	\$150.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

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

Service Slip / Invoice

INVOICE: 107383863
DATE: 02/27/25
ORDER: 107383863

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

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
02/27/25	09:54 AM		ASHIVER		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	02/27/25	N/A	N/A	

Service	Description	Amount
PS	Pest Control Service	\$193.60

Hello, Today's 6-Point Advantage Service: 1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach 3. Provided conventional pest control treatments 4. Treated pest entry points around doors and windows 5. Applied pest control materials around the outside perimeter of your home 6. Provided this detailed service report. Today's Service Comments: What I saw: Large fire ant colonies What I did: Baited in the affected areas. What to expect: A possibility of an initial increase over the first 2-3 days, followed by a sharp decrease in activity. Curbside Call was completed, Yes. Thank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in May. Thank you, Ari HomeTeam Pest Defense Office: 813-437-6591 www.pestdefense.com Exceptional Service Is the best defense

SUBTOTAL	\$193.60
TAX	\$0.00
TOTAL	\$193.60
AMT. PAID	\$176.00
BALANCE	\$17.60

TECHNICIAN SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

145920

CUSTOMER ID

C2276

PO#

INVOICE

DATE

3/20/2025

NET TERMS

Net 30

DUE DATE

4/19/2025

BILL TO

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

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	66	Ea	0.15		9.90
Work Order # 010225 \$150 / 010825 \$75 / 010925 \$250.67	1	Ea	475.67		475.67
Postage	45	Ea	0.69		31.05
Subtotal					516.62

Subtotal	\$516.62
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Tax	\$0.00
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Total Due	\$516.62
------------------	----------

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.

**Inframark**

501 N. Falkenburg Rd, Tampa FL 33619

Phone: 813-295-5455

Date **1/2/2025****Proposal For: Belmond Reserve CDD**

Description		Unit Price	Quantity	Amount
Fence repair 1 man 2 hours		\$75.00	2	\$150.00
Total	Labor and Materials			\$150.00

Full payment is due within 60 days of finalizing the project.If you have any questions concerning this quote, contact Mark Vega at mark.vega@Inframark.comBy: Mark VegaBy: Bryan RadcliffDate: 1/2/2025Date: 1/2/2025Inframark

Inframark - Tampa, FL 33619

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

**Inframark**

501 N. Falkenburg Rd, Tampa FL 33619

Phone: 813-295-5455

Date **1/8/2025****Proposal For: Belmond Reserve CDD**

Description		Unit Price	Quantity	Amount
Belmond Reserve CDD man 1 hours Eliminate safety issue repair to landscape drain cap, Reset Pickleball light timer		\$75.00	1	\$75.00
Total	Labor and Materials			\$75.00

Full payment is due within 60 days of finalizing the project.If you have any questions concerning this quote, contact Mark Vega at mark.vega@Inframark.comBy: Mark VegaBy: Gary SchwartzDate: 1/8/2025Date: 1/8/2025Inframark



Phone: 813-295-5455

Date 1/9/2025

Proposal For: Belmond Reserve CDD

Description		Unit Price	Quantity	Amount
Belmond Reserve CDD 1 man 2 hours		\$75.00	2	\$150.00
Playground repair to steps at slide and balance beam area Repairs (work performed on 1/9 and 1/10)				
Materials: Caution Tape, Husky 1-1/2 12PT CMB, 1 Qt Motor Oil for Generator use in area		\$100.67	1	\$100.67
Total	Labor and Materials			\$250.67

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

If you have any questions concerning this quote, contact Mark Vega at mark.vega@Inframark.com

By: Mark Vega

By: Gary Schwartz

Date: 1/9/2025

Date: 1/9/2025

Inframark

Inframark - Tampa, FL 33619
We are proud to provide a range of services for your community.



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 32382275
Invoice Date 3/25/2025
Completed Date 3/25/2025
Payment Term Due Upon Receipt
Due Date 3/25/2025

Billing Address

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

Job Address

Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, FL 33579 USA

Description of work

VFD has corect voltage and is providing power to the well pump. The well pump seems to be working properly. Explained to Clay we could temporarily install a power recording monitoring device at the power source. This would give a print out of any power related issues if there are any.

Service #	Description	Quantity	Your Price	Total
ELEC-DIA-100	Regular call for evaluation of the client request; includes travel.	1.00	\$99.00	\$99.00
LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	\$165.00	\$165.00

Sub-Total	\$264.00
Tax	\$0.00
Total	<u>\$264.00</u>
Payment	\$0.00
Balance Due	\$264.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!



Invoice

PO Box 135093
Clermont, FL 34714

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20274793	PROJ-0108	03/05/2025	04/04/2025	\$217.95	\$

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	20274793	03/05/2025	KEYCARDS	\$217.95

Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL			
Shipping & Handling - 25-100 Access Cards/Fob	1.00	17.95	17.95
25 pack CDVI format access control cards	2.00	100.00	200.00

SWS WILL PRE-PROGRAM AND SHIP 50 KEYCARDS. REQUESTED BY JAHYRA. MUST BE PAID IN FULL PRIOR TO SHIPPING.	Sub Total:	217.95
	Total Sales Tax:	0.00
	Invoice Total:	217.95
	Payments/Credits Applied:	(0.00)
	Invoice Amount Due:	217.95
	Amount Due:	\$217.95

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



YELLOWSTONE LANDSCAPE

Bill To:

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

Property Name: Belmond Reserve CDD --
Cedarbrook

Opp #527989

Irrigation Contractual Monthly Irrigation Repair
Allowance March 2025

INVOICE

INVOICE #	INVOICE DATE
875807	3/11/2025
TERMS	PAID WITHIN
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 10, 2025

Invoice Amount: \$138.50

Description	Current Amount
Irrigation Repairs	\$138.50

Invoice Total **\$138.50**

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



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

Invoice Date #

IRRIGATION WORK AUTHORIZATION

☐ New Customer (no job#)

FAX # _____

Phone #:

Billing Address:

Job Address:

Please Print All Information

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

3-10-25

Date: _____

** Post To Accounting Code #

Manager Approval:

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

Date:

Please Print Name:

Authorized & Accepted by: (X)

Fifth Order of Business

5A



FIELD REPORT

PROJECT NAME: Belmond Reserve CDD
PROJECT NUMBER: 238202114
COUNTY: Hillsborough County
OBSERVATION DATE(s): March 18, 2025
RECORDED BY: Tyson Waag, P.E.

Description of weather over period covered:

Mid 80s, Sunny and clear sky.

Activities:

Tyson Waag, P.E. with Stantec arrived on site to view the erosion concerns with Pond D and Pond E. The District's pond maintenance vendor presented concerns of erosion at the March board meeting. The observation began at Pond D and there were several spots where erosion is occurring. The erosion was not severe, and grass was growing at each spot. For most of the areas that were eroding, the resident homes had gutter systems and downspouts. The downspouts create a point source of water flow instead of sheet flow over an entire section of roof. Normally, the sheet flow off the roof has a larger area for infiltration, whereas the point source discharges the entire amount of water in one location, which can increase the likelihood for erosion to occur. This was not for every case of erosion but can explain much of the examples observed.

One last thing to mention, several residents along Pond D have pools and illicit discharge from residents can also be a contributing factor to the erosion that is occurring. This was not personally observed but could be happening in some cases. Residents can discharge their pools into or toward the ponds and can be a contributing factor to pond bank erosion. Educational documentation has been provided on illicit discharge to be distributed to the community.

At Pond E, an observation was conducted of the south and west shoreline and the situation was similar to Pond D with one exception. Much of the erosion can be attributed to downspout erosion and the one exception was severe erosion at the back side of a Mitered End Section (MES) drain outlet. Water has come into contact with the back side of the concrete slab associated with the MES drain and eroded around and underneath the concrete edge. The storm system itself is intact, in good working order and the current erosion has no effect on the operation of the system. The concrete slab is intended to help with erosion and stop water from eroding around the pipe outlet but can also cause unintentional erosion on the back side of the concrete slab. The north and west side of the pond are in excellent condition.

Photos are provided below in the gallery.

Contractors, subcontractors, and county/district officials: N/A

Required actions and issues observed at inspection:

At this time, the District Engineer, Tyson Waag, P.E., would recommend:

1. That District provide their residence with educational information on how to help dissipate the water coming from their downspouts. A few residences had their gutter systems piped out to the roadway instead of releasing at the downspout end (Seen in photo gallery).
2. That the District seek proposals to repair the erosion at the banks edge and to implement the 2017 pond slope maintenance program provided in the educational documentation. Specifically pertaining to the "No mow bank slope zone" to ensure increased pond bank stabilization.

Photo 1- Displays images of the erosion occurring at Pond D.



Photo 2 – Displays images of the gutter systems and pools at resident lots. A few of the residents have their gutter system piped out to the street and that greatly helps with erosion prevention. The northwest corner of the pond had some algae growing that could be addressed.



Photo 3 - Displays images of the erosion occurring at Pond E, erosion around the MES drain inlet and gutter system examples.





Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
4/29/2025	00000334

Name / Address

Belmond Reserve CDD
C/O Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Project

Pond D

Description	Qty	U/M	Rate	Total
Pond D: Point Discharge Eroded Locations along Pond Bank behind homes at Moss Dr. and Peachleaf Ave. CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will re-grade, backfill, compact and re-stabilize eroded areas in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-in Trench in order to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Once completed, the restored area will be re-vegetated with sod. 1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-In Trench 4. Re-vegetate with Sod 5. De-mobilize *Track mat systems will be utilized to minimize disturbances to access points and work areas. Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided. *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided. *One (1) year Manufacturing Warranty applies to all product materials.	1	ea	5,798.91	5,798.91
Approved by:		<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>		
		Total \$5,798.91		



Consolidated Land Services, Inc.

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Estimate

Date	Estimate #
4/29/2025	00000335

Name / Address

Belmond Reserve CDD
C/O Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Project

Pond E

Description	Qty	U/M	Rate	Total
Pond E: Mitered End Erosion Repair and Point Discharge Eroded locations behind homes along Orchid Ash St. CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will re-grade, backfill, compact and re-stabilize eroded areas in order to return to pre-existing design grade surrounding Mitered End Section cap and pipe, and point discharge eroded locations. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-in Trench in order to reinforce, and increase the longevity of the Mitered End Structure to mitigate future erosion and damage. Once completed, the restored area will be re-vegetated with sod. 1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-In Trench 4. Re-vegetate with Sod 5. De-mobilize *Track mat systems will be utilized to minimize disturbances to access points and work areas. Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided. *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided. *One (1) year Manufacturing Warranty applies to all product materials.	1	ea	5,896.18	5,896.18
Approved by:				
<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>				
Total				\$5,896.18

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Belmond Reserve CDD

Pond Erosion Repairs

5/1/2025

**Remediate erosion on pond banks and at storm pipe ends at
8 locations on Pond D and at 3 locations on Pond E.**

**Pond bank repairs will consist of filling voids with new soil,
covering with coconut mesh fabric, and restoring with Bahia sod**

**Pipe end repair will consist of filling void under slab with new soil,
laying geo-fabric, and placing rubble rip-rap in 18" wide border
on sides and across top of MES slab. Rip-rap to slope from slab
to existing ground at 18" away from the slab**

Pond D	\$14,400
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Pond E	\$6,000
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TOTAL	\$20,400
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NOTE:

watering of new sod is not included

Site Masters of Florida, LLC

5551 Bloomfield Blvd.

Lakeland, FL 33810

Phone: (813) 917-9567

Email: tim.sitemastersofflorida@yahoo.com

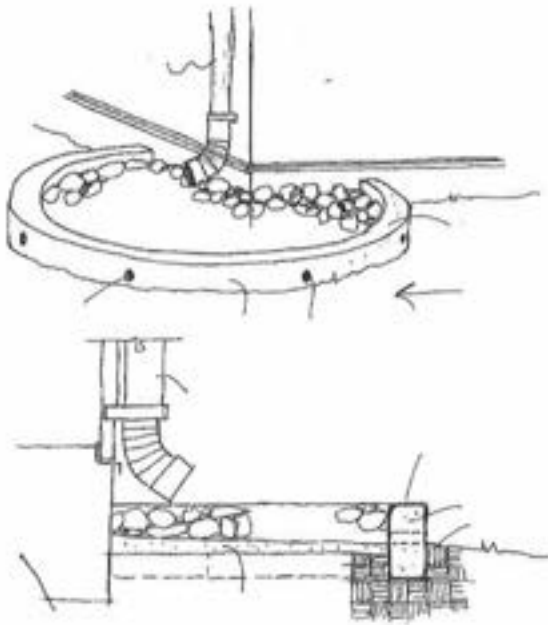
STORMWATER POND SLOPE EROSION

The slopes of the community's stormwater ponds must be maintained with proper vegetation in order to control and prevent *erosion*, or loss of the soil. Erosion of the slopes can be extremely expensive to repair and can sometimes also add unwanted sediment to the water that can negatively affect the water quality in the pond. In addition, eroded banks make it difficult to access and maintain the ponds and unchecked erosion may cause damage to the properties of homeowners next to the affected pond.

The slopes are susceptible to erosion due to

- wave action in the ponds
- the normal fluctuation of the groundwater levels between the rainy and dry seasons
- direct discharge of water from roofs or drains, such as through a roof downspout, a pool overflow pipe, or a water conditioner outflow pipe, that is very concentrated and can carry away soil in its path
- direct discharges from pool drains and water conditioners that contain chemicals such as chlorine or salt that can kill the grass and/or plants that keep the soil in place
- lack of grass and/or plants since vegetation helps keep the soil in place.

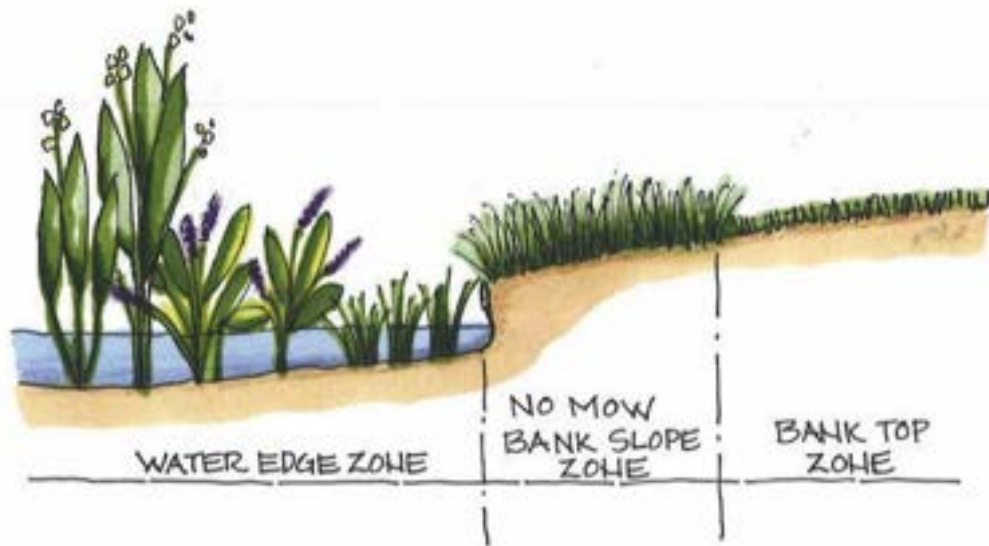
Discharges of water from roofs, pools, and water conditioners can significantly damage pond berms and slopes due to the quality of the water and the concentrated flow of water. Residents who have, or plan to create, a concentrated discharge of water must contact the CDD office to discuss ways to reduce the erosion potential. One way to avoid a concentrated discharge is shown in the illustration below:

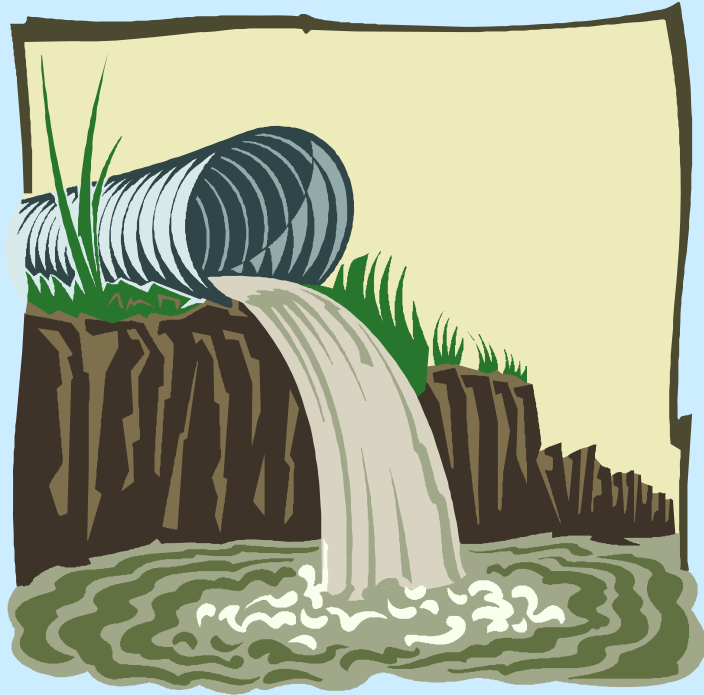


It is also very important for vegetation to be established and maintained, on both private and CDD properties, within the pond berms and slopes so that bare soil doesn't lead to erosion. Any aquatic plants that the CDD may plant along the pond slopes should be protected to help stabilize the pond slope along and below the grass line and normal water level.

The District (CDD) performs regular inspections of the ponds to assess their conditions and identify any areas that have eroded or show potential for erosion. These areas are then scheduled for appropriate maintenance.

The CDD is implementing a new pond slope maintenance program in 2017 in accordance with guidelines from the University of Florida/IFAS Environmental Horticulture Department's Center for Landscape Conservation and Ecology. The program will use a Moderate to Gentle Slope with a cut bank for the ponds. Turf is planted to the water's edge and a no-mow zone will be established around the perimeter of the ponds. The no-mow strip will be groomed appropriately by the district's landscape maintenance company and will be left taller than a lawn. Homeowners must not mow, nor allow their landscape companies to mow, in the no-mow zone as this interferes with the proper functioning of the system. The following illustration provides more detail:





IDENTIFICATION AND ELIMINATION OF *ILLICIT* *DISCHARGES*

FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
NPDES STORMWATER SECTION

PURPOSE...

- Educate staff and contractors to recognize, report, and stop illicit discharges.
- Create a culture of Pollution Prevention (P²) within OUR agency and community to prevent “pointless personal pollution.”



WHY AM I HERE?

- **YOU are in the field as part of your job**
- **YOU are the “eyes” of our local government or agency**
- **YOU are part of the front lines in preventing illicit discharges**
- **YOU need to know what to look for and what to do if you see illicit discharges**

WHAT IS THE MS4?

- **“Municipal Separate Storm Sewer System”**
- **It is your “Master Drainage System”**
- **The “system” includes road drainage, catch basins, channels, detention ponds, swales, ditches, pipes, etc.**
- **Owned by local governments, WCDs, special districts**
- **Ultimately discharges to surface waters (lakes, rivers, bays, ocean, wetlands)**

HOW STORMWATER REACHES SURFACE WATER

- Sanitary sewer
- Storm sewer



WHAT IS A NPDES MS4 PERMIT?

- **Required by Federal Clean Water Act and by 403.0885, Florida Statutes**
- **NPDES = “National Pollutant Discharge Elimination System”**
 - **Implement Stormwater Management Program (SWMP) to minimize stormwater pollutant loadings.**
 - **Prohibit non-stormwater discharge to the MS4 through education, rules, policies, and inspections.**
 - **Improve and restore impaired waters by reducing stormwater loads.**

ALLOWABLE DISCHARGES INCLUDE...

- **Flows from emergency fire fighting activities.**
- **Water line flushing.**
- **Irrigation from lawn watering.**
- **Air conditioning condensate**
- **Rising ground waters.**
- **Dechlorinated/desalinated swimming pool water.**
- **Residential car washing.**



WHO IS RESPONSIBLE?

- *Everyone is!*
- We have a permit and moral obligation to future generations.
- Contact your MS4 staff for assistance in identifying a possible illicit discharge you have observed and how to prevent it.



WHY BE CONCERNED WITH ILLICIT DISCHARGES?



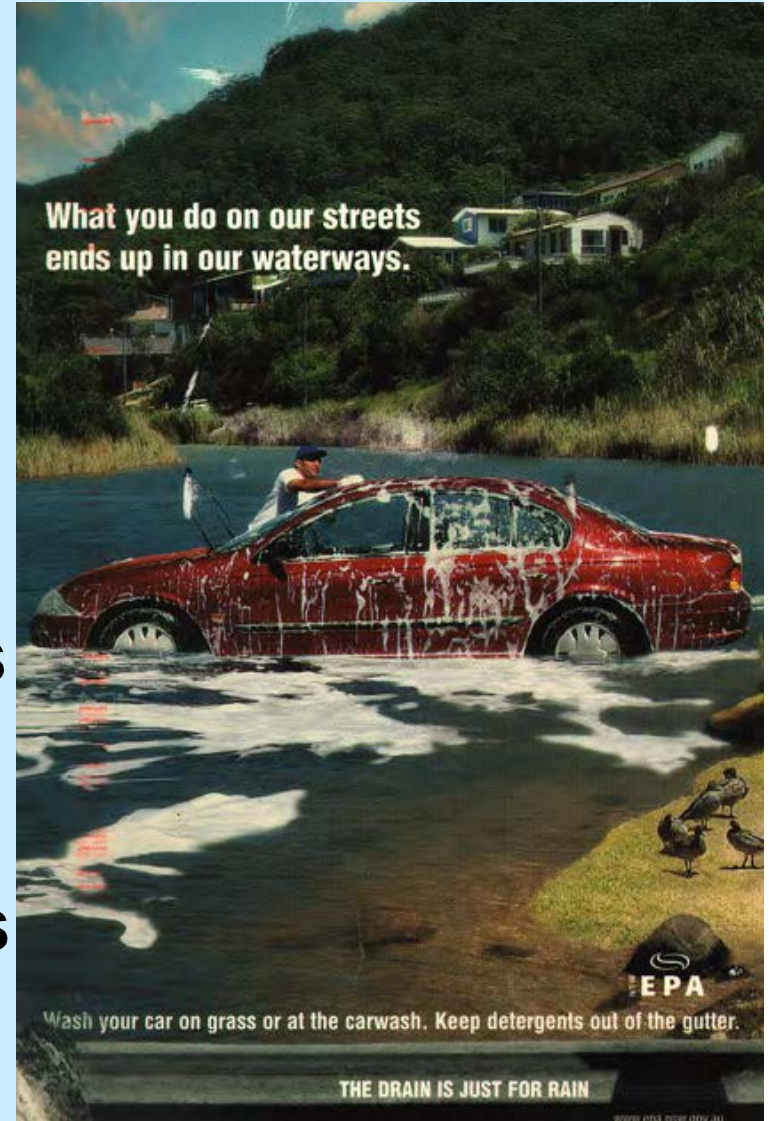
- To ensure that only stormwater goes into our MS4.
- To protect our lakes, rivers, estuaries, and wetlands from pollution.

ILLICIT DISCHARGES ARE...

- **Any discharge to an MS4, surface water, or ground water that is not composed entirely of stormwater runoff.**
- **Illicit Discharges may include:**
 - **Deliberate discharges or dumping**
 - **Incidental runoff from sites with chemicals, raw materials, or bare soil.**

What are Examples of Illicit Discharges?

- Raw Sewage/ Septic Effluent
- Washing machine wastewater
- Car wash wastewater
- Improper oil or household toxics disposal
- Improper radiator flushing
- Paints, pesticides, herbicides
- Construction and other debris
- Pressure washing with soaps
- Grass clippings or yard waste
- Spills from roadway accidents



Types of Illicit Discharges

- **Illegal Dumping**
- **Illicit Connections**
- **Construction-related Discharges**
- **Pipe Defects (sanitary sewer)**
- **Accidental Discharge or Spills**



Illegal Dumping

Discharge of pollutants or non-stormwater materials into the storm sewer system



REPORT IMMEDIATELY

Illicit Connection

An improper physical connection to the stormwater system which can include non-permitted connection(s) to our MS4.

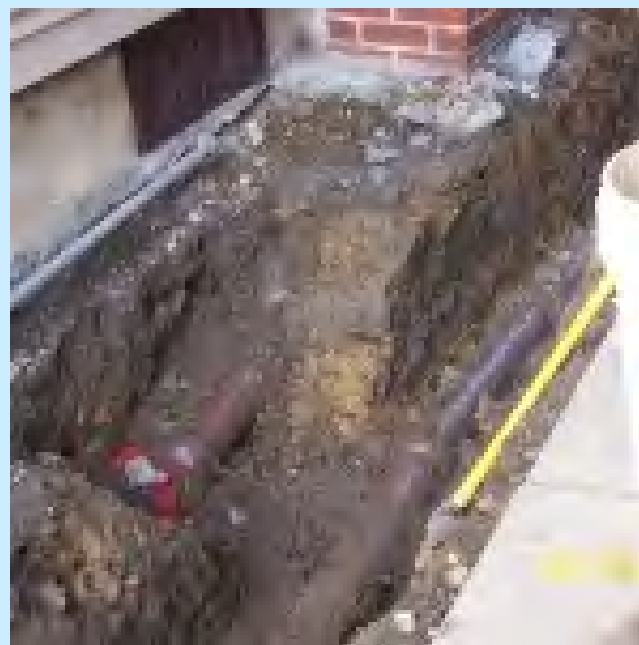
Direct Connection

- Wastewater piping
- Sewage from residential property
- Washing machine discharge
- Pipes to a stormwater drain



Indirect Connection

- Cracked sanitary systems
- Spills collected by drain outlets
- Paint or used oil dumped into drainage systems



Construction-Related Discharges

These are discharges into the MS4 or right-of-way from adjacent construction projects.

Some examples are:

- **Turbid water from dewatering and other construction activities.**
- **Contamination from discharges associated with remediation projects.**
- **Non-permitted dewatering discharges**



Sanitary Sewage

- Sanitary sewage may be present if there is black staining inside the drainage pipe; visible evidence of sanitary waste, floating debris, or opaque or gray water.
- Sewage may originate from septic tank overflow pipes or improperly dumped travel trailer waste.



Failing septic tank

Accidental Discharge or Spills

Reporting a discharge or spill

- The reporting requirements for spills are 25 gallons or more of petroleum or petroleum based products.



Florida State Warning Point 1-800-320-0519

DOCUMENTING & REPORTING ILLICIT DISCHARGES

- Each MS4 has it's own SOPs – Part 2 of training
- Typically use inspection checklist
- Need to know to whom and how to report possible illicit discharge

FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT FIVE
ILLICIT DISCHARGE DETECTION INSPECTION REPORT
NPDES MS4 STORMWATER PROGRAM

Date: _____ Time: _____ Current Weather Condition: _____
Firm or Agency: _____ Name: _____ Phone #: _____
Illicit Discharge Location (Address/Location): _____
Mile Post: _____ (or) Station #: _____
Receiving Water Body: _____ Ultimate Receiving Water Body (if Known): _____

Physical Hydrologic/Hydraulic Data
Time since last rain event: ☐ > 72 hours ☐ < 72 hours Quantity of last rain event: _____ inches
Connection Type: ☐ Circular ☐ Elliptical ☐ Ditch or Swale ☐ Weir ☐ Culvert ☐ Arched ☐ Canal ☐ Unknown
Description: _____
Connection Material: ☐ RCP (Reinforced Concrete Pipe) ☐ CMP (Corrugated Metal Pipe) ☐ PVC (Polyvinyl Chloride Pipe)
and/or: ☐ Concrete ☐ Earthen ☐ Ductile Iron (DIP) ☐ Fiberglass ☐ Asphalt ☐ Unknown ☐ Other
Description: _____
Connection/Outfall Size/Diameter: _____ feet and/or _____ inches

General Observation of Illicit Discharge
Water Present: ☐ Yes ☐ No Abandoned Drums/Containers or Material Present: ☐ Yes ☐ No (If Yes Describe Below)
Water Color: ☐ Clear ☐ Red ☐ Yellow ☐ Brown ☐ Green ☐ Grey ☐ Dark ☐ Tannin ☐ Other _____
Odor: ☐ None ☐ Musty ☐ Sewage ☐ Sulfur/Rotten Eggs ☐ Sour Milk ☐ Fishy ☐ Other _____
Floatables: ☐ None ☐ Oil ☐ Sheen ☐ Garbage/Trash ☐ Sewage/Milt ☐ Other _____
Sedimentation: ☐ None ☐ Slight ☐ Moderate ☐ Heavy ☐ Suspended Solids ☐ Other _____
Turbidity: ☐ Clear ☐ Slightly Turbid ☐ Moderately Turbid ☐ Heavily Turbid ☐ Other _____
Incident Description/Observation: _____

Source: Ownership/Area Characteristics (Illicit connections only)
Municipality (City/County), if known: _____
Immediate upstream property owner's name and/or address: _____
Type of Facility/Operated or Property Description: _____
CC: () D5: Patrick Muench P.E. (386) 943-5434 Fax: (386) 736-5302

***** This section to be completed by Environmental Permitting Engineer *****
Follow-up inspection required? ☐ Yes ☐ No Date Scheduled: _____ Time: _____
Referred to _____ for further ☐ Investigation only, and/or ☐ Corrective action, by _____
Comments/Instructions: _____

FOR YOUR SAFETY ALWAYS REMEMBER: NEVER INHALE, TOUCH OR COME IN CONTACT WITH ANY UNKNOWN SUBSTANCES
Revised 7/12/2005

Spill Response Procedures

Information needed when reporting a spill

- Name, address and phone number of person reporting the spill
- Name, address and phone number of responsible party for the discharge (if known)
- Date and time of the spill and status of spill (ongoing or ceased)
- Estimated amount of the spill
- Location or address of the spill
- Source or cause of the spill
- Description of area affected by the spill
- Provide as much information as possible

What to look for – common signs of illicit discharges



Common Signs of Discharges

- Staining from paints or solvents on outfalls pipes, inlets and grates, and around pond bank
- Turbidity, oil/gas sheen, foam and/or suds
- Abandoned oil and gas containers, barrels, and paint cans
- Discoloration of water or vegetation
- Floatables and debris
- Pungent odors or other smells



Oil / Gas

- Recognized as a sheen on the water = rainbow
- Natural sheens may be differentiated from an oil/gas sheen by swirling the sheen around in the water. If it re-attaches, the sheen is oil/gas.



Foams / Detergents

- Products used to wash boats/vehicles/buildings may include chlorine, phosphates and ammonia.
- These products often enter lakes and streams as a result of improperly connected car washes or washing machines.



Examples of Previous Illicit Connections and Discharges



Unknown pipe into storm sewer inlet



Water by nature is not green!

Examples of Previous Illicit Connections and Discharges



Washing machine discharge



Unknown pipe to inlet

Examples of Illicit Connections and Discharges



Restaurant grease traps



Septic tank overflow



Pressure washing



Stains lead to storm sewer inlet

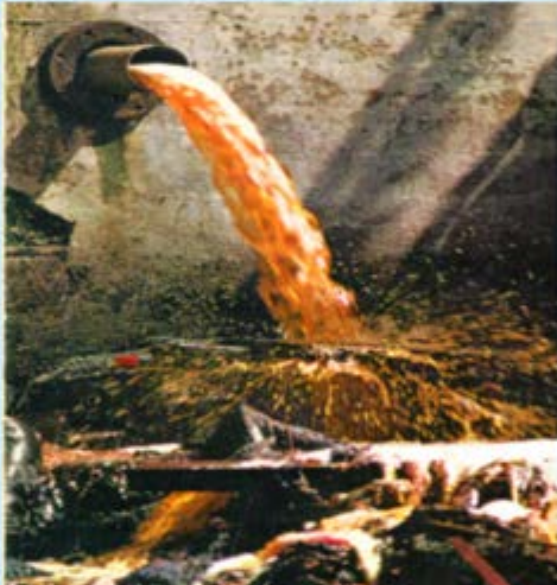


MORE INDICATIONS...



- A person emptying a drum or bucket of waste
- A tank or vactor truck draining its contents through a hose in a manhole
- A hose running out the back door of an industrial site into a ditch or a wooded lot

Even More Clues



- Unauthorized pipe which has been connected to the storm sewer
- Discoloration of channels and pipes
- Flow where there shouldn't be any

WHEN YOU FIND AN ILLICIT DISCHARGE...

- **On a property under your control...**
 - **Stop the discharge.**
 - **Notify supervisor and/or safety officer.**
 - **Cleanup discharge or spill.**
 - **Implement strategy to prevent illicit discharges in the future.**

WHEN YOU OBSERVE AN ILLICIT DISCHARGE...



- On a property not under your control...
 - Take picture and/or note location, characteristics, date, and time.
 - Identifying marks
 - Commercial vehicle?
 - Any ID on the door?
 - License Number
 - Report to MS4 immediately.

CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- **Administration and Communication**
 - **Create a plan of action/SOPs to manage illicit discharges.**
 - **Stormwater Pollution Prevention Plan**
 - **Spill Cleanup Plan and Spill Cleanup Kits**
 - **Create channels of communication of reporting potential or observed illicit discharges.**
 - **These channels should go up and down the Org. Chart.**
 - **Like safety, P² is everyone's responsibility.**



WE MUST SET AN EXAMPLE

CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- **Housekeeping and Materials Management**
 - **Vehicle Washing/Maintenance**
 - **Wash water should never discharge to storm sewer or surface waters.**
 - **Maintenance should be performed indoors.**



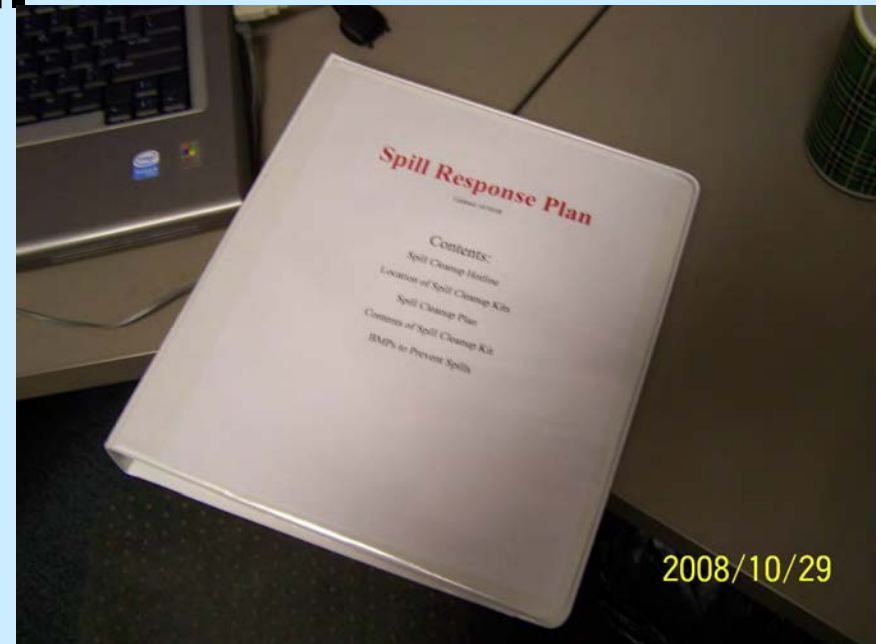
CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- Housekeeping and Materials Management
 - Spill Prevention
 - Use drop cloths, drip pans, and secondary containment.



CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- Housekeeping and Materials Management
 - Spill Reporting and Response
 - Spill reporting hotline.
 - Spill Cleanup Plan.
 - Spill Cleanup Kit.



CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- Housekeeping and Materials Management
 - Street and Yard Maintenance
 - Street sweeping.
 - Inlet protection.



CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- **Housekeeping and Materials Management**
 - **Material Storage**
 - **Cover stockpiles, drums, and other containers.**
 - **Know manufacturers storage guidelines.**



CREATING A CULTURE OF POLLUTION PREVENTION (P²)...

- **Housekeeping and Materials Management**
 - **Landscaping and Lawn care**
 - Keep clippings out of street and stormwater inlets.
 - Sweep up spills and reuse the fertilizer.
 - Use Florida-friendly fertilizers = low or no phosphorus and slow release nitrogen.
 - Know manufacturers application rates.
 - Keep pesticides and fertilizers away from lakes, rivers, wetlands, streets, and stormwater inlets.



GUARANTEED ANALYSIS	
Total Nitrogen (N).....	35.0%
35% Urea Nitrogen*	
Soluble Potash (K ₂ O).....	5.00%
Boron (B).....	0.03%
Copper (Cu).....	0.05%
Iron (Fe).....	5.00%
0.10% Water Soluble Iron (Fe)	
Manganese (Mn).....	0.05%
Molybdenum (Mo).....	0.0006%
Zinc (Zn).....	0.05%
Derived from: Polymer-coated Urea, Urea, Muriate of Potash, Sodium Borate, Copper Oxide, Ferric Oxide, Ferrous Sulfate, Manganese Oxide, Molybdic Oxide and Zinc Oxide.	
* Contains 15% slowly available Nitrogen from coated Urea.	
F1074	



THE CONSEQUENCES...

- Florida DEP and the US EPA can levy very hefty fines...

FOR IMMEDIATE RELEASE: September 29, 2008
CONTACTS: Amy Graham, (850) 245-2112 or (850) 778-7258

DEP AGENTS CRACK DOWN ON WASTE VIOLATIONS STATEWIDE

-Two arrests triggered by citizen calls to State Warning Point-

TALLAHASSEE- Florida Department of Environmental Protection (DEP) law enforcement agents made three separate arrests last week for waste violations, including one for storing, processing or disposing of solid waste within 200 feet of a natural body of water, a first degree misdemeanor punishable by up to six months in jail and/or a fine up to \$10,000.

FOR IMMEDIATE RELEASE: October 17, 2008
CONTACTS: Amy Graham, (850) 245-2112 or (850) 778-7258

DEP SLEUTHS SOLVE WETLANDS CRIME

~Suspect arrested after destroying 10 acres of wetlands~

BAY COUNTY- After a three month investigation, Florida Department of Environmental Protection (DEP) law enforcement agents last week arrested a man with causing pollution, a third degree felony punishable by up to five years in prison and a fine of up to \$10,000. Thomas Bodie, who was arrested after clearing and filling approximately 10 acres of state jurisdictional wetlands, was also charged with failing to obtain a permit, a misdemeanor punishable by up to one year in jail and a fine of up to \$1,000.



Four Of The Nation's Largest Home Builders Settle Storm Water Violations

June 12, 2008

Washington, D.C. — Four of the nation's largest home builders have agreed to pay civil penalties totaling \$4.3 million to resolve alleged violations of the Clean Water Act, the Justice Department and Environmental Protection Agency announced recently. The companies also have agreed to implement company-wide compliance programs that go beyond current regulatory requirements and put controls in place that will keep 1.2 billion pounds of sediment from polluting our nation's waterways each year.

The home builders are Centex Homes, based in Dallas; KB Home, based in Los Angeles; Pulte Homes, based in Bloomfield Hills, Mich.; and Richmond American Homes, based in Denver. The four separate settlements resolve alleged violations of storm water run-off regulations at construction sites in 34 states and the District of Columbia. Each company will pay the following penalties:

Centex: \$1,485,000

KB Home: \$1,185,000

Pulte: \$877,000

Richmond: \$795,000



Stantec Consulting Services, Inc.
777 S Harbour Island Boulevard, Suite 600 Tampa, FL 33602

FIELD REPORT

PROJECT NAME: Belmond Reserve CDD
PROJECT NUMBER: 238202114
COUNTY: Hillsborough County
OBSERVATION DATE(s): March 18, 2025
RECORDED BY: Tyson Waag, P.E.

Description of weather over period covered:

Mid 70s, Sunny and clear sky.

Activities:

Tyson Waag, P.E. with Stantec arrived on site to view the dog park at the corner of Willow Grove Dr. and Sage Hollow Ave. The resident at Lot 103 has concerns with the drainage from the dog park flowing to his yard. Walking the entire dog park, the lot is graded from the back of the park (east) to the roadway (west) with the highest point at the northeast corner of the lot sloping to the southwest (See excerpt from as-built plans below). The lots behind the dog park to the east and behind the resident's home to the east are graded from the back of the lots from the west to the east out to the roadway. Observing the space between the resident's home and the dog park, the designed swale is in place and drains to the street. Observing the CDD maintained space between the concerned resident's lot and resident lots behind their home, the space is graded per plan and slopes slightly towards the concerned resident's lot and out to Pond D. Reviewing the ownership mapping the dog park and between the residents lots is maintained by the CDD. According to the permitted plans and the as-built plans, the grading is built to plan and within the standard margin of error. All of the lots are slopping and graded per plan. The only observation worth mentioning was that the southeast corner of the park dipped slightly and appears to send some water away from the dog park, but onto CDD property. The grass is browning in that area.

Photos and excerpts from the plans are provided below in the gallery.

Contractors, subcontractors, and county/district officials: N/A

Required actions and issues observed at inspection:

At this time, the District Engineer, Tyson Waag, P.E., would recommend that the district monitors the area and request that the resident provides further detail and evidence that the dog park is causing ponding and a drainage issue onto his property.

Photo 1- Displays images of the dog park from different vantage points. Top two photos standing at the east side of the park looking west toward the roadway. Middle two photos standing at the southeast corner of the park looking northwest and north. Bottom standing in middle of park looking towards the corner that drops slightly and a close up of the sloped corner. You can see leaves collecting at the fences edge in the southeast corner.

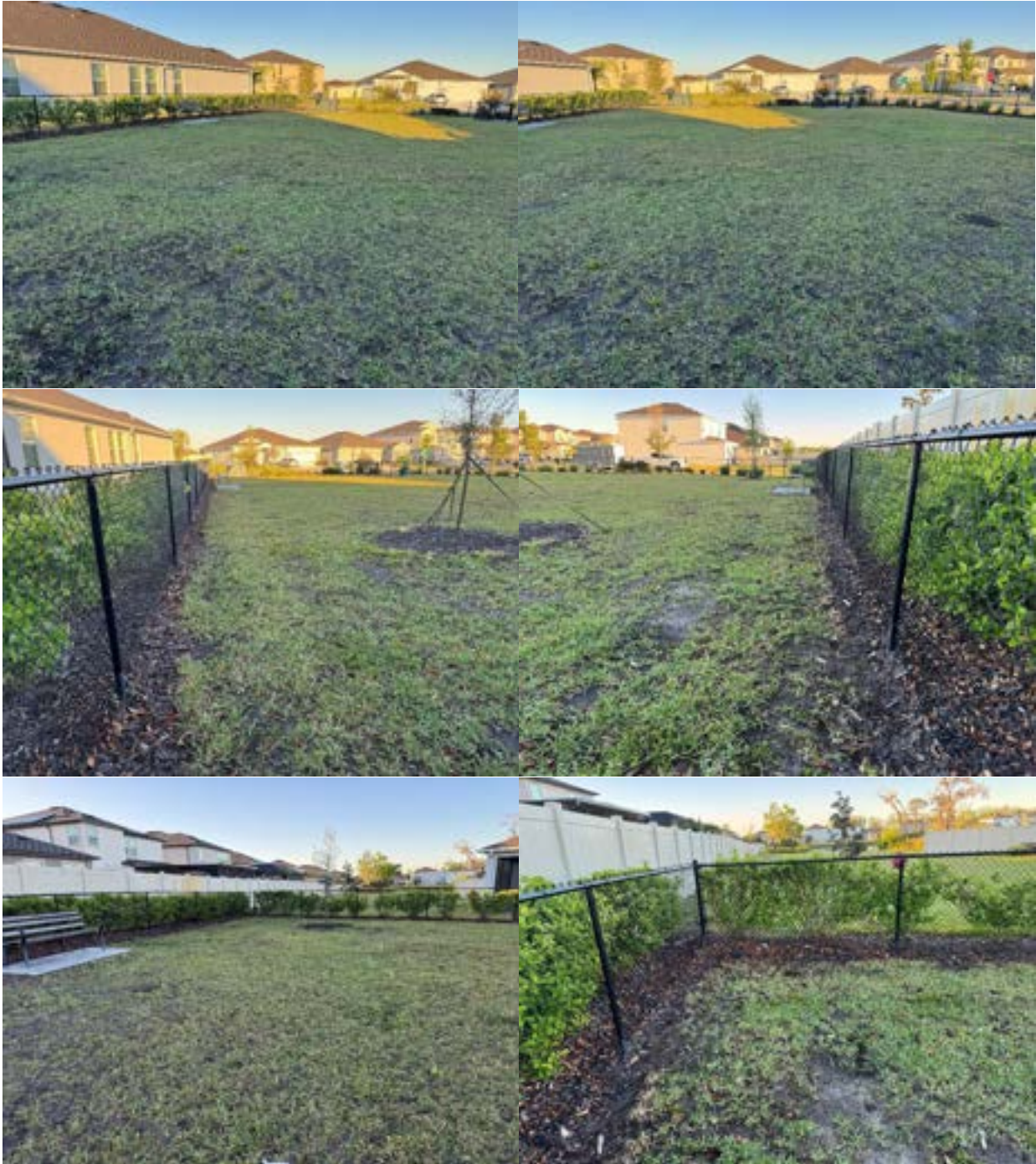
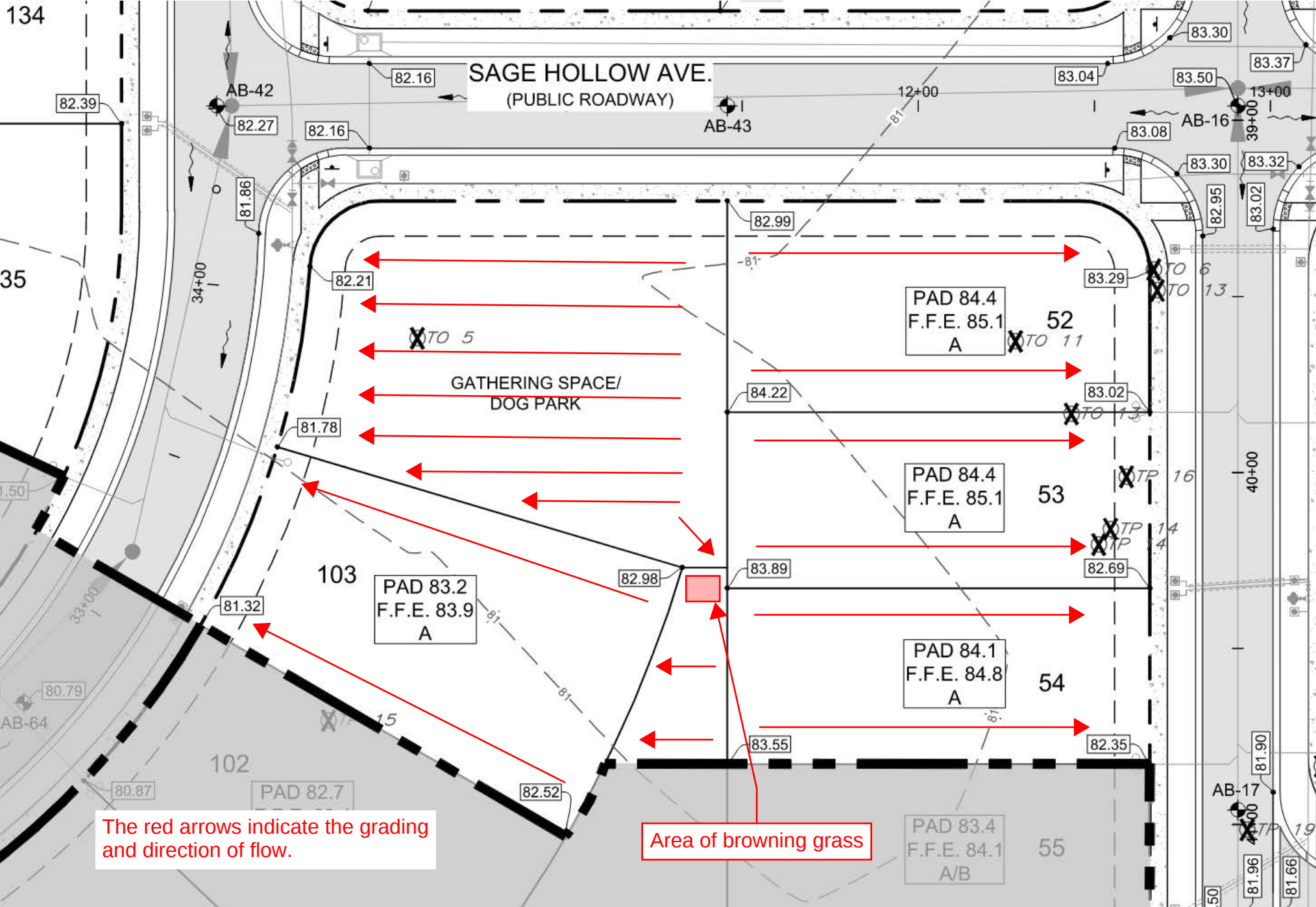


Photo 2 – Displays images of the concerned resident's property in relation to the dog park and neighboring residents. Top two photos are of the swale between the resident's home. There is a raised edge between the dog park and the resident's property and appears to keep the drainage on the dog park. Middle two photos of the CDD maintained area behind the concerned resident's home. Bottom two photos are of the grass browning on CDD property between the concerned resident's home and neighboring residents. Just outside the dog park where it slopes at the southeast corner.





Fifth Order of Business

5B

Fifth Order of Business

5C

BELMOND RESERVE CDD

Field Inspection - April 2025

Monday, April 21, 2025

Prepared For Belmond Reserve Board of Supervisors

24 Items Identified



ITEM 1

Assigned To: District Manager

Additional proposals are being collected to pressure wash the vinyl fences and monuments near the entrance.

ITEM 2

Assigned To: Yellowstone

The turf and landscaping near the entrance is extremely dry because of the downed well. Repairs are currently being made



ITEM 3

Assigned To: Yellowstone

The turf is dry at the Orchid Ash pocket park as well. The rest of the landscaping looks good here.



ITEM 4

Assigned To: Aquatic Weed Control
Pond F looks good.



ITEM 5

Assigned To: Yellowstone

The dead tree has been removed behind the houses on Orchid Ash St per the approved proposal.



ITEM 6

Assigned To: Aquatic Weed Control
Pond H looks good.



ITEM 7

Assigned To: Yellowstone
Please clear the overgrowth and weeds from the drain at the corner of David Baker Rd and Orchid Ash St.



ITEM 8

Assigned To: Inframark
Repairs for the railing on Shining Willow St have been completed.



ITEM 9

Assigned To: Yellowstone

Turf is struggling from the damaged well along Shining Willow St.



ITEM 10

Assigned To: Aquatic Weed Control

Pond E is low, but looks good. All algae has been treated.

ITEM 11

Assigned To: Yellowstone

Turf is drying out at the islands on Willow Grove and Hayes Clan Rd. The Jasmine are blooming and the Firebush is recovering.





ITEM 12

Assigned To: Inframark

Excess iron in the well water is staining the sidewalks brown along the dog park.



ITEM 13

Assigned To: Aquatic Weed Control

Pond D looks good.

ITEM 14

Assigned To: Yellowstone

The dead trees have been removed on Hayes Clan Rd per the approved proposal.





ITEM 15

Assigned To: Aquatic Weed Control
Pond C looks good.



ITEM 16

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



ITEM 17

Assigned To: Yellowstone
Please blow the mulch from the playground
out of the Pickleball courts.



ITEM 18

Assigned To: Aquatic Weed Control
Pond A looks good.



ITEM 20

Assigned To: Yellowstone
The rest of the landscaping around the amenity center looks good. The Viburnum, Red Fountaingrass, Firebush, and Coontie Palms are healthy. The Alamandas are showing great new growth.



ITEM 21

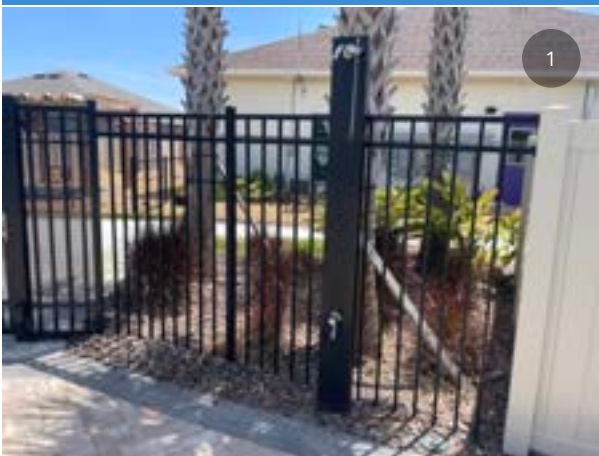
Assigned To: Blue Life Pools
Pool vendor has been notified about the scum line and will be cleaning it at their next service.



ITEM 22

Assigned To: Yellowstone

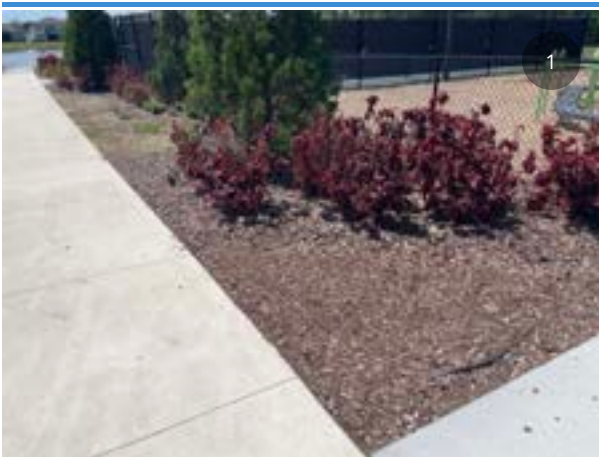
Please treat the weeds in the pavers at the clubhouse.



ITEM 23

Assigned To: Inframark

New shower tower has been ordered.



ITEM 24

Assigned To: Yellowstone

Landscaping mulch has been approved for the district and will be installed once well repairs are made.



ITEM 25

Assigned To: Inframark

No issues spotted in the playground.

Sixth Order of Business

6A

Belmond Reserve
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:



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Belmond Reserve
Community Development District

Operating Budget

Fiscal Year 2026

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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	
	BUDGET	THRU	February-	PROJECTED	% +/-)	BUDGET
	FY 2025	1/31/25	09/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ 1,355	\$ -	\$ 1,355	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	501,222	497,594	3,628	501,222	-	536,624
Special Assmnts- CDD Collected	50,202	-	50,202	50,202	-	53,748
Rental Income	-	475	-	475	-	-
Other Miscellaneous Revenues	-	13,238	-	13,238	-	-
TOTAL REVENUES	\$ 551,424	\$ 512,662	\$ 53,830	\$ 566,492		\$ 590,372

EXPENDITURES

Financial and Administrative

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

Legal Advertising	2,500	1,906	594	2,500	-	2,500
Bank Fees	250	-	250	250	-	250
Dues, Licenses & Fees	175	200	-	200	0	200
Website ADA Compliance	1,500	250	1,250	1,500	-	1,500
Disclosure Report	8,200	1,875	6,325	8,200	-	8,200
Supervisor Email Accounts	-	-	-	-	-	1,200
Total Financial and Administrative	\$ 170,575	\$ 65,029	\$ 105,571	\$ 170,600		\$ 171,500

Insurance

General Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,812
Public Officials Insurance	2,329	-	2,329	2,329	-	3,120
Property & Casualty Insurance	25,000	23,075	1,925	25,000	-	18,100
Deductible	2,500	-	2,500	2,500	-	2,500
Total Insurance	\$ 29,829	\$ 23,075	\$ 6,754	\$ 29,829		\$ 27,532

Utility Services

Electric Utility Services	\$ 3,500	\$ 3,160	\$ 340	\$ 3,500	\$ -	7,000
Street Lights	60,000	28,399	31,601	60,000		65,000
Amenity Internet	1,800	1,502	298	1,800	-	3,200
Water/Waste	12,000	2,310	9,690	12,000	-	10,000
Total Utility Services	\$ 77,300	\$ 35,371	\$ 41,929	\$ 77,300		\$ 85,200

Amenity

Janitorial - Contract	9,000	595	8,405	9,000	-	6,500
Garbage Dumpster - Rental/Collection	2,400	576	1,824	2,400	-	5,000
Amenity R&M	10,000	2,909	7,091	10,000	-	10,000
Access Control R&M	-	-	-	-	-	2,000
Key Card Distribution	2,500	110	2,390	2,500	-	1,000
Dog Waste Station Service and Supplies	3,120	520	2,600	3,120	-	3,120
Pool Maintenance - Contract	16,000	4,800	11,200	16,000	-	15,000
Pool Treatments & Other R&M	3,000	686	2,314	3,000	-	3,000
Security Monitoring Services	1,500	-	1,500	1,500	-	1,320

Total Amenity	\$ 86,520	\$ 15,579	\$ 70,941	\$ 86,520	\$ 46,940
Landscape and Pond Maintenance					
Landscape Maintenance - Contract	\$ 132,000	\$ 45,600	\$ 86,400	\$ 132,000	\$ - 139,000
Landscaping - R&M	15,000	29,710	-	29,710	1 30,000
Landscaping - Mulch	10,000	-	10,000	10,000	- 10,000
Landscaping - Plant Replacement Program	2,000	-	2,000	2,000	- 2,000
Irrigation Maintenance	10,000	1,394	8,606	10,000	- 10,000
Aquatics - Contract	13,200	-	13,200	13,200	- 13,200
Waterway Management Program	5,000	4,598	402	5,000	- 5,000
Total Landscape and Pond Maintenance	\$ 187,200	\$ 81,302	\$ 120,608	\$ 201,910	\$ 209,200
Capital Reserves					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ - 50,000
Total Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 50,000
TOTAL EXPENDITURES	\$ 551,424	\$ 220,356	\$ 345,803	\$ 566,159	\$ 590,372
Excess (deficiency) of revenues	\$ -	\$ 292,306	\$ (291,973)	\$ 333	\$ -
Net change in fund balance	\$ -	\$ 292,306	\$ (291,973)	\$ 333	\$ -
FUND BALANCE, BEGINNING	\$ 85,076	\$ 85,076	\$ 377,382	\$ 85,076	\$ 85,409
FUND BALANCE, ENDING	\$ 85,076	\$ 377,382	\$ 85,409	\$ 85,409	\$ 85,409

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District’s operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website’s compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Belmond Reserve
Community Development District

Debt Service Budgets

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2020 Bonds

Fiscal Year 2026

REVENUES		
CDD Debt Service Assessments	\$	590,813
TOTAL REVENUES	\$	590,813
EXPENDITURES		
Series 2020 May Bond Interest Payment	\$	187,194
Series 2020 May Bond Principal Payment	\$	220,000
Series 2020 November Bond Interest Payment	\$	183,619
TOTAL EXPENDITURES	\$	590,813
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	\$	9,580,000
Principal Payment Applied Toward Series 2020 Bonds	\$	220,000
Bonds Outstanding - Period Ending 11/1/2025	\$	9,360,000

Belmond Reserve

Community Development District

Series 2020 Debt Service

Belmond Reserve Community Development District Special Assessment Revenue Bonds, Series 2020

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2021	\$ 10,410,000			\$ 216,796	\$ 216,796
11/1/2021	\$ 10,410,000			\$ 198,088	\$ 198,088
5/1/2022	\$ 10,410,000	\$ 200,000	2.63%	\$ 198,088	\$ 398,088
11/1/2022	\$ 10,210,000			\$ 195,463	\$ 195,463
5/1/2023	\$ 10,210,000	\$ 205,000	2.63%	\$ 195,463	\$ 400,463
11/1/2023	\$ 10,005,000			\$ 192,772	\$ 192,772
5/1/2024	\$ 10,005,000	\$ 210,000	2.63%	\$ 192,772	\$ 402,772
11/1/2024	\$ 9,795,000			\$ 190,016	\$ 190,016
5/1/2025	\$ 9,795,000	\$ 215,000	2.63%	\$ 190,016	\$ 405,016
11/1/2025	\$ 9,580,000			\$ 187,194	\$ 187,194
5/1/2026	\$ 9,580,000	\$ 220,000	3.25%	\$ 187,194	\$ 407,194
11/1/2026	\$ 9,360,000			\$ 183,619	\$ 183,619
5/1/2027	\$ 9,360,000	\$ 225,000	3.25%	\$ 183,619	\$ 408,619
11/1/2027	\$ 9,135,000			\$ 179,963	\$ 179,963
5/1/2028	\$ 9,135,000	\$ 235,000	3.25%	\$ 179,963	\$ 414,963
11/1/2028	\$ 8,900,000			\$ 176,144	\$ 176,144
5/1/2029	\$ 8,900,000	\$ 245,000	3.25%	\$ 176,144	\$ 421,144
11/1/2029	\$ 8,655,000			\$ 172,163	\$ 172,163
5/1/2030	\$ 8,655,000	\$ 250,000	3.25%	\$ 172,163	\$ 422,163
11/1/2030	\$ 8,405,000			\$ 168,100	\$ 168,100
5/1/2031	\$ 8,405,000	\$ 260,000	4.00%	\$ 168,100	\$ 428,100
11/1/2031	\$ 8,145,000			\$ 162,900	\$ 162,900
5/1/2032	\$ 8,145,000	\$ 270,000	4.00%	\$ 162,900	\$ 432,900
11/1/2032	\$ 7,875,000			\$ 157,500	\$ 157,500
5/1/2033	\$ 7,875,000	\$ 280,000	4.00%	\$ 157,500	\$ 437,500
11/1/2033	\$ 7,595,000			\$ 151,900	\$ 151,900
5/1/2034	\$ 7,595,000	\$ 295,000	4.00%	\$ 151,900	\$ 446,900
11/1/2034	\$ 7,300,000			\$ 146,000	\$ 146,000
5/1/2035	\$ 7,300,000	\$ 305,000	4.00%	\$ 146,000	\$ 451,000
11/1/2035	\$ 6,995,000			\$ 139,900	\$ 139,900
5/1/2036	\$ 6,995,000	\$ 320,000	4.00%	\$ 139,900	\$ 459,900
11/1/2036	\$ 6,675,000			\$ 133,500	\$ 133,500
5/1/2037	\$ 6,675,000	\$ 330,000	4.00%	\$ 133,500	\$ 463,500
11/1/2037	\$ 6,345,000			\$ 126,900	\$ 126,900
5/1/2038	\$ 6,345,000	\$ 345,000	4.00%	\$ 126,900	\$ 471,900
11/1/2038	\$ 6,000,000			\$ 120,000	\$ 120,000
5/1/2039	\$ 6,000,000	\$ 360,000	4.00%	\$ 120,000	\$ 480,000
11/1/2039	\$ 5,640,000			\$ 112,800	\$ 112,800
5/1/2040	\$ 5,640,000	\$ 375,000	4.00%	\$ 112,800	\$ 487,800
11/1/2040	\$ 5,265,000			\$ 105,300	\$ 105,300
5/1/2041	\$ 5,265,000	\$ 390,000	4.00%	\$ 105,300	\$ 495,300
11/1/2041	\$ 4,875,000			\$ 97,500	\$ 97,500
5/1/2042	\$ 4,875,000	\$ 405,000	4.00%	\$ 97,500	\$ 502,500
11/1/2042	\$ 4,470,000			\$ 89,400	\$ 89,400
5/1/2043	\$ 4,470,000	\$ 420,000	4.00%	\$ 89,400	\$ 509,400
11/1/2043	\$ 4,050,000			\$ 81,000	\$ 81,000
5/1/2044	\$ 4,050,000	\$ 440,000	4.00%	\$ 81,000	\$ 521,000

Belmond Reserve

Community Development District

Series 2020 Debt Service

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2044	\$ 3,610,000			\$ 72,200	\$ 72,200
5/1/2045	\$ 3,610,000	\$ 455,000	4.00%	\$ 72,200	\$ 527,200
11/1/2045	\$ 3,155,000			\$ 63,100	\$ 63,100
5/1/2046	\$ 3,155,000	\$ 475,000	4.00%	\$ 63,100	\$ 538,100
11/1/2046	\$ 2,680,000			\$ 53,600	\$ 53,600
5/1/2047	\$ 2,680,000	\$ 495,000	4.00%	\$ 53,600	\$ 548,600
11/1/2047	\$ 2,185,000			\$ 43,700	\$ 43,700
5/1/2048	\$ 2,185,000	\$ 515,000	4.00%	\$ 43,700	\$ 558,700
11/1/2048	\$ 1,670,000			\$ 33,400	\$ 33,400
5/1/2049	\$ 1,670,000	\$ 535,000	4.00%	\$ 33,400	\$ 568,400
11/1/2049	\$ 1,135,000			\$ 22,700	\$ 22,700
5/1/2050	\$ 1,135,000	\$ 555,000	4.00%	\$ 22,700	\$ 577,700
11/1/2050	\$ 580,000			\$ 11,600	\$ 11,600
5/1/2051	\$ 580,000	\$ 580,000	4.00%	\$ 11,600	\$ 591,600
		10,410,000		\$ 7,753,633	\$ 18,163,633

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2023 Bonds

Fiscal Year 2026

REVENUES		
CDD Debt Service Assessments	\$	34,645
TOTAL REVENUES	\$	34,645
EXPENDITURES		
Series 2023 November Bond Principal Payment	\$	9,000
Series 2023 November Bond Interest Payment	\$	12,823
Series 2023 May Bond Interest Payment	\$	12,823
TOTAL EXPENDITURES	\$	34,645
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	\$	484,000
Principal Payment Applied Toward Series 2023 Bonds	\$	9,000
Bonds Outstanding - Period Ending 11/1/2025	\$	475,000

Belmond Reserve

Community Development District

Series 2023 Debt Service

Belmond Reserve Community Development District Special Assessment Revenue Bonds, Series 2023 (Assessment Area Two)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	\$ 506,000			\$ 7,136	\$ 7,136
11/1/2023	\$ 506,000	\$ 14,000	4.500%	\$ 13,520	\$ 27,520
5/1/2024	\$ 492,000			\$ 13,205	\$ 13,205
11/1/2024	\$ 492,000	\$ 8,000	4.500%	\$ 13,205	\$ 21,205
5/1/2025	\$ 484,000			\$ 13,025	\$ 13,025
11/1/2025	\$ 484,000	\$ 9,000	4.500%	\$ 13,025	\$ 22,025
5/1/2026	\$ 475,000			\$ 12,823	\$ 12,823
11/1/2026	\$ 475,000	\$ 9,000	4.500%	\$ 12,823	\$ 21,823
5/1/2027	\$ 466,000			\$ 12,620	\$ 12,620
11/1/2027	\$ 466,000	\$ 9,000	4.500%	\$ 12,620	\$ 21,620
5/1/2028	\$ 457,000			\$ 12,418	\$ 12,418
11/1/2028	\$ 457,000	\$ 10,000	4.500%	\$ 12,418	\$ 22,418
5/1/2029	\$ 447,000			\$ 12,193	\$ 12,193
11/1/2029	\$ 447,000	\$ 10,000	4.500%	\$ 12,193	\$ 22,193
5/1/2030	\$ 437,000			\$ 11,968	\$ 11,968
11/1/2030	\$ 437,000	\$ 10,000	4.500%	\$ 11,968	\$ 21,968
5/1/2031	\$ 427,000			\$ 11,743	\$ 11,743
11/1/2031	\$ 427,000	\$ 11,000	5.500%	\$ 11,743	\$ 22,743
5/1/2032	\$ 416,000			\$ 11,440	\$ 11,440
11/1/2032	\$ 416,000	\$ 12,000	5.500%	\$ 11,440	\$ 23,440
5/1/2033	\$ 404,000			\$ 11,110	\$ 11,110
11/1/2033	\$ 404,000	\$ 12,000	5.500%	\$ 11,110	\$ 23,110
5/1/2034	\$ 392,000			\$ 10,780	\$ 10,780
11/1/2034	\$ 392,000	\$ 13,000	5.500%	\$ 10,780	\$ 23,780
5/1/2035	\$ 379,000			\$ 10,423	\$ 10,423
11/1/2035	\$ 379,000	\$ 14,000	5.500%	\$ 10,423	\$ 24,423
5/1/2036	\$ 365,000			\$ 10,038	\$ 10,038
11/1/2036	\$ 365,000	\$ 14,000	5.500%	\$ 10,038	\$ 24,038
5/1/2037	\$ 351,000			\$ 9,653	\$ 9,653
11/1/2037	\$ 351,000	\$ 15,000	5.500%	\$ 9,653	\$ 24,653
5/1/2038	\$ 336,000			\$ 9,240	\$ 9,240
11/1/2038	\$ 336,000	\$ 16,000	5.500%	\$ 9,240	\$ 25,240
5/1/2039	\$ 320,000			\$ 8,800	\$ 8,800
11/1/2039	\$ 320,000	\$ 17,000	5.500%	\$ 8,800	\$ 25,800
5/1/2040	\$ 303,000			\$ 8,333	\$ 8,333
11/1/2040	\$ 303,000	\$ 18,000	5.500%	\$ 8,333	\$ 26,333
5/1/2041	\$ 285,000			\$ 7,838	\$ 7,838
11/1/2041	\$ 285,000	\$ 19,000	5.500%	\$ 7,838	\$ 26,838
5/1/2042	\$ 266,000			\$ 7,315	\$ 7,315
11/1/2042	\$ 266,000	\$ 20,000	5.500%	\$ 7,315	\$ 27,315
5/1/2043	\$ 246,000			\$ 6,765	\$ 6,765
11/1/2043	\$ 246,000	\$ 21,000	5.500%	\$ 6,765	\$ 27,765
5/1/2044	\$ 225,000			\$ 6,188	\$ 6,188
11/1/2044	\$ 225,000	\$ 20,000	5.500%	\$ 6,188	\$ 26,188
5/1/2045	\$ 205,000			\$ 5,638	\$ 5,638
11/1/2045	\$ 205,000	\$ 20,000	5.500%	\$ 5,638	\$ 25,638

Belmond Reserve

Community Development District

Series 2023 Debt Service

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2046	\$ 185,000			\$ 5,088	\$ 5,088
11/1/2046	\$ 185,000	\$ 20,000	5.500%	\$ 5,088	\$ 25,088
5/1/2047	\$ 165,000			\$ 4,538	\$ 4,538
11/1/2047	\$ 165,000	\$ 25,000	5.500%	\$ 4,538	\$ 29,538
5/1/2048	\$ 140,000			\$ 3,850	\$ 3,850
11/1/2048	\$ 140,000	\$ 25,000	5.500%	\$ 3,850	\$ 28,850
5/1/2049	\$ 115,000			\$ 3,163	\$ 3,163
11/1/2049	\$ 115,000	\$ 25,000	5.500%	\$ 3,163	\$ 28,163
5/1/2050	\$ 90,000			\$ 2,475	\$ 2,475
11/1/2050	\$ 90,000	\$ 30,000	5.500%	\$ 2,475	\$ 32,475
5/1/2051	\$ 60,000			\$ 1,650	\$ 1,650
11/1/2051	\$ 60,000	\$ 30,000	5.500%	\$ 1,650	\$ 31,650
5/1/2052	\$ 30,000			\$ 825	\$ 825
11/1/2052	\$ 30,000	\$ 30,000	5.500%	\$ 825	\$ 30,825
		\$ 506,000		\$ 510,931	\$ 1,016,931

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Belmond Reserve
Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION										
Assessment Area One- Series 2020										
Product	Units	General Fund			Debt Service Series 2020			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 50'	178	\$ 1,465.53	\$ 1,368.85	\$ 96.68	\$ 1,563.83	\$ 1,563.83	\$ -	\$ 3,029.36	\$ 2,932.68	\$ 96.68
Single Family 60'	188	\$ 1,759.35	\$ 1,643.28	\$ 116.07	\$ 1,876.60	\$ 1,876.60	\$ -	\$ 3,635.95	\$ 3,519.88	\$ 116.07
	366									
Assessment Area Two- Series 2023										
Product	Units	O&M Per Unit			Debt Service Series 2023			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 60'	9	\$ 1,759.35	\$ 1,643.28	\$ 116.07	\$ 1,912.17	\$ 1,912.17	\$ -	\$ 3,671.52	\$ 3,555.45	\$ 116.07
Single Family 70'	9	\$ 2,052.57	\$ 1,917.16	\$ 135.41	\$ 2,230.86	\$ 2,230.86	\$ -	\$ 4,283.43	\$ 4,148.02	\$ 135.41
	18									
Commercial Product Allocation										
Product	Units	General Fund								
		FY 2026	FY 2025	Dollar Change						
Daycare	6.04	\$ 351.87	\$ 328.66	\$ 23.21						

Sixth Order of Business

6B

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Belmond Reserve Community Development District (**“District”**) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 5, 2025

HOURL: 6:00 p.m.

LOCATION: 13004 Willow Grove Drive
Riverview, Florida 33579

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 6, 2025.

Attest:

**Belmond Reserve Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Sixth Order of Business

6C



April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
Belmond Reserve CDD	560

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services



Sixth Order of Business

6D



PROPOSAL

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

Date: 03/24/2025
Quote valid until: 04/24/2025

Proposal For: Belmond Reserve CDD
Prepared by: Don Cameron

W.O. # WOBR03242025

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

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

If you have any questions concerning this proposal, please contact Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

By: _____

Date: 03/24/2025

Date: _____

Inframark – Tampa, FL 33619

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



Rosado's House Wash LLC sent you an estimate

Estimate expires on June 1, 2025

We look forward to working with you.

Customer

Cedarbrook Neighborhood
Bryan.Radcliff@inframark.com
Rhodine Rd & Shining Willow St
Florida

Estimate #000231

April 2, 2025

Attachments

RHW-Insurance Certificate.pdf
Monument 1.jpg
Monument 2.jpg
Right Fence.jpg
Left Fence.jpg

Hide full details ^

Vinyl Fence (Right) Soft Washing

\$515.00

515 Average Linear feet. Clean and treat fence for organic growth. RHW is not responsible for brittle/damaged or loose fencing material. Property owner must provide RHW with water supply hook ups as needed all personal property to allow proper services.

 **Text us**

Vinyl Fence (Left) Rust Stain Removal

\$585.00

585 Average Linear feet. Clean and treat fence for organic growth and RUST STAIN REMOVAL. RHW is not responsible for brittle/damaged or loose fencing material. Property owner must provide RHW with water supply hook ups as needed and remove all personal property to allow proper services.

Monument Cleaning

\$100.00

Clean and treat for organic growth, remove spider webs and bee hives as needed on 2 community entrance monuments.

Neighbor Discount

-\$100.00

Subtotal

\$1,100.00

Total

\$1,100.00

Rosado's House Wash LLC

+1 (813) 300-0551

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ESTIMATE

EST-001761

Estimate Date: Apr 06, 2025

Expiry Date: May 04, 2025



FROM:

Tactical Pressure Washing & Paver Sealing

License: 113533

32111 Garden Alcove Loop

Wesley Chapel, FL, 33545

Email: david@tacticalpressurewashing.com

Phone: (813) 551-0966

TO:

Samantha Ford

JOB LOCATION:

Shining Willow Street

Riverview, FL, 33579

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	PVC Privacy Fence (per panel) Chemical softwash and rinse; price is for both sides.	56.00	\$10.00	\$0.00	No Tax	\$560.00
2	Monument Pressure Wash	2.00	\$25.00	\$0.00	No Tax	\$50.00
					Subtotal	\$610.00
					Grand Total (\$)	\$610.00

Accepted payment methods

Credit Card, Check, Cash, Venmo, Zelle

Message

We would be happy to have an opportunity to work with you.



signed on 06-Apr-2025
by Tactical Pressure Washing & Paver Sealing

Business powered by [Markate.com](https://markate.com)

Sixth Order of Business

6E



Proposal #: 545672

Date: 4/21/2025

From: Greg Schweitzer

Landscape Enhancement Proposal for
Belmond Reserve CDD -- Cedarbrook

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

LOCATION OF PROPERTY

12330 Rising Oaks Trail
Riverview, FL 33579

Shining Willow ST Well Investigation

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Well Investigation	1	\$1,164.42	\$1,164.42

This proposal is to have the well company come in and pull the pump to determine what is wrong so a bid could be put together to fix the issue with the pump.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By Bryan Radcliff
Bryan Radcliff - District Manager

Print Name/Title

Date 04/21/25

Belmond Reserve CDD -- Cedarbrook

Subtotal	\$1,164.42
Sales Tax	\$0.00
Proposal Total	\$1,164.42

THIS IS NOT AN INVOICE

Sixth Order of Business

6F



Proposal #: 545672

Date: 4/21/2025

From: Greg Schweitzer

Landscape Enhancement Proposal for
Belmond Reserve CDD -- Cedarbrook

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

LOCATION OF PROPERTY

12330 Rising Oaks Trail
Riverview, FL 33579

Shining Willow ST Well Investigation

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AUTHORIZATION TO PERFORM WORK:

By Bryan Radcliff
Bryan Radcliff - District Manager

Print Name/Title

Date 04/21/25

Belmond Reserve CDD -- Cedarbrook

Subtotal	\$1,164.42
Sales Tax	\$0.00
Proposal Total	\$1,164.42

THIS IS NOT AN INVOICE

Seventh Order of Business

7A

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

The regular meeting of the Board of Supervisors of Belmond Reserve Community Development District was held on Tuesday, April 1, 2025, and called to order at 6:15 p.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
Zebadiah Rabsatt	Assistant Secretary
Nicole Hughes	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Samantha Ford	District Manager
Cari Allen Webster	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Clay Wright	Field Services Manager
Danny Trowell	Yellowstone
Greg Schweitzer	Yellowstone
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Motion to Adopt Agenda

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Audience Comments

There being none the next order of business followed.

FOURTH ORDER OF BUSINESS

Business Items

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

i. Mereena F. Manackal

ii. Michael Moreno

iii. Robert Nunez

iv. Robert Nunez

v. Mark T. Schroepfel, EdD

The Board reviewed the five (5) resumes submitted for the open seat on the Board of Supervisors for Belmond Reserve. Mr. Radcliff announced that the Board had submitted their rankings individually via email. Mr. Radcliff also announced the applicant with the highest ranking among the four (4) existing Board members was Mark Schroepfel.

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, the appointment of Mark Schroepfel to the Board of Supervisors, as agreed was approved. 3-0

Mr. Schroepfel was not present and will have his Oath of Office administered at the next scheduled meeting.

B. Consideration of Resolution 2025-02, Designating Officers

On MOTION by Mr. Rabsatt seconded by Ms. Hughes, with all in favor, Resolution 2025-02, Designating Officers with Demetrius Britt maintaining the position of Chairperson and Will McPherson maintaining the position of Vice Chairperson, as agreed was adopted. 3-0

FIFTH ORDER OF BUSINESS

Staff Reports (CONTINUED)

C. District Engineer

Mr. Waag presented his District Engineer's report to the Board.

Pond Erosion - Mr. Waag reviewed pond erosion occurring on ponds D and E and advised the Board that he reviewed the areas of concern and will have a full report along with proposals to address the damage at the next scheduled meeting.

Resident Flooding Concern - Mr. Waag updated the Board on a resident's concern regarding flooding from the adjacent dog park. Mr. Waag reviewed the area and will have a full report at the next scheduled meeting.

FOURTH ORDER OF BUSINESS

Business Items (CONTINUED)

C. Landscape

i. Field Inspection Report

Mr. Wright presented his Field Inspections Report to the Board. Discussion ensued amongst representatives from *Yellowstone*, Mr. Wright and the Board.

ii. Aquatic Weed Control February 2025 Reports

The Board reviewed the Aquatics report for February 2025 and had no questions.

iii. Yellowstone Landscape Proposals

The Board reviewed landscape proposals from *Yellowstone*:

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, to have two (2) trees removed (minus the stump grinding) off Orchid Ash at a cost of \$821.94, was approved. 3-0

The Board decided to TABLE the proposal Debris/Tree Removal located on Hayes Clan Road and instructed Mr. Radcliff to contact Code Enforcement.

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, for pine bark mulch to be installed in all common areas at a cost of \$8,219.40, was approved. 3-0

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, for removal of a dead tree off of Hayes Clan Road at a cost of \$2,100, was approved. 3-0

The Board declined a proposal for a new SOD installation at the entrance and playground and instructed *Yellowstone* to use SOD in this area.

D. Discussion of FY2026 First Draft Budget

The Board reviewed a first draft of the Fiscal Year 2026 proposed budget. Discussion ensued amongst the Board, residents and District Management. The Board also instructed Mr. Radcliff to present the final proposed budget after the discussed changes at the next meeting in May for approval.

E. Consideration of Addendum #1 to the Agreement with Naylor Environmental Solutions, LLC

F. Consideration of Wetland Credit Purchase Agreement with Alafia River Wetland Mitigation Bank, Inc.

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, Addendum #1 to the Agreement with *Naylor Environmental Solutions* along with Wetland Purchase Agreement with *Alafia River Wetland Mitigation Bank, Inc.*, were approved. 3-0

G. Consideration of Revised Rules and Procedures

i. Recreational Facilities Rules & Regulations (Rev April 2025)

The Board reviewed the revised Rules and Procedures.

ii. Adult Consent and Waiver Form with Notary

iii. Consideration of Resolution 2025-03, Adopting Community Rules & Regulations

On MOTION by Ms. Hughes seconded by Mr. Britt, with all in favor, Resolution 2025-03, Adopting Community Rules & Procedures with the accompanying Adult Consent Waiver with Notary form, were adopted. 3-0

H. Amenity Security Camera Proposal

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, proposal for additional security cameras at a cost of \$1,878 designating Mr. Rabsatt to assist on the installation/location of the additional cameras, as agreed was approved. 3-0

I. Food Truck Agreement

On MOTION by Mr. Rabsatt seconded by Ms. Hughes, with all in favor, Food Truck Agreement with *All About Food Trucks*, was approved. 3-0

J. Consideration of Pressure Washing Proposal

K. Pressure Washing

The Board Tabled the proposal for pressure washing and instructed Mr. Radcliff to provide additional proposals for review at the next meeting.

FIFTH ORDER OF BUSINESS

Staff Reports (CONTINUED)

A. District Counsel

There being no report, the next item followed.

C. District Manager

Mr. Radcliff presented his report to the Board and provided updates on ATVs trespassing on CDD property, the status of the metal fence and pool shower repair and one-way directional signs that were installed at the round-a-bout. Mr. Radcliff also, announced to the Board that Ms. Samantha Ford will be assuming management duties for Belmond Reserve upon the conclusion of the July meeting.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes from March 4, 2025

B. Consideration of February 2025 Financials & Check Registration

C. Consideration of February 2025 O&M Report

On MOTION by Mr. Rabsatt seconded by Mr. Britt, with all in favor, the Business Administration/Consent Agenda, was approved. 3-0

SEVENTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Hughes seconded by Mr. Rabsatt, with all in favor, the meeting was adjourned at 8:04 pm. 3-0

Bryan Radcliff
District Manager

Demetrious Britt
Chairperson