

**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

JULY 1, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Belmond Reserve Community Development District

Board of Supervisors:

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

Staff:

Bryan Radcliff, District Manager
Samantha Ford, District Manager
Cari Allen Webster, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda Tuesday, July 1, 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. Motion to Adopt the Agenda****3. Audience Comments – Three – (3) Minute Time Limit****4. Business Items**

A. Discussion of Clubhouse Agreement

B. Consideration of Landscape Maintenance Agreement

1. Down to Earth Maintenance Services Agreement

C. Inframark Clubhouse Maintenance Proposal

D. Pressure Washing Proposal

1. Tactical Pressure Washing & Paver Sealing Proposal

E. SWS Proposals

1. Proposal #11935 Two New Dome Cameras

2. Proposal #11936 Card Reader for Pickleball Court & Restrooms

F. Waste Removal Proposals

1. FCC Proposal Waste Removal Proposal

2. Republic Services Waste Removal Proposal

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

G. Acceptance of FY2024 Audit

5. Staff Reports

- A. District Counsel**
- B. District Engineer**
- C. District Manager**
 - 1. Aquatic Weed Control, Inc. Report**
 - 2. Field Inspection Report**

6. Business Administration

- A. Approval of Meeting Minutes (*June 3, 2025 Regular Meeting Minutes*)**
- B. Acceptance of the Financials (*May 2025*)**
- C. Acceptance of the Check Registers (*May 2025*)**
- D. Consideration of Operations and Maintenance Report (*May 2025*)**

7. Supervisor Requests

8. Audience Comments – Three – (3) Minute Time Limit

9. Adjournment

Fourth Order of Business

4A

Fourth Order of Business

4B

Landscape Maintenance and Irrigation Services Agreement

This Landscape Maintenance and Irrigation Services Agreement (this “Agreement”) is entered into as of June 27, 2025 between the **Belmond Reserve Community Development District**, a special purpose unit of local government organized under Chapter 190, Florida Statutes (the “District”) and **SSS Down to Earth Opco LLC**, an Ohio Limited Liability Company licensed to do business in the state of Florida **d/b/a Down to Earth** (the “Contractor”).

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape maintenance and irrigation services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation services contractor and provide services to the District. The Contractor is familiar with the District property. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor, the parties desire to enter into this Agreement.

Operative Provisions:

- 1. Incorporation of Background Information.** The background information stated above is true and correct and along with any exhibits, is incorporated by reference as a material part of this Agreement.
- 2. Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis.
 - d. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - e. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.
- 3. Description of Work.**
 - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto as **Exhibit A** (the “Work”). Parts 1-4 of the Work are included in this Agreement and Parts 5 and 6 of the Work may be awarded to the Contractor in the District’s discretion.
 - b. A map of the areas to be maintained is attached hereto as **Exhibit B**. The Contractor has been provided a copy of the irrigation as-builts.
 - c. The Contractor agrees that the map is the District’s best estimate of the District’s landscape needs, but that other areas may also include landscaping that requires maintenance. The

Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price. Relevant portions of Contractor's proposal are attached hereto as **Exhibit C ("Proposal")**.

- d. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party. Contractor shall in no way be responsible for the landscape installation performed by any such third party hired by the District.
- e. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

4. Emergency Services. In the event of an emergency or disaster, Contractor shall provide the District the following services:

- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
- b. Hourly rates for equipment applies only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
- c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
- d. Disaster Recovery Assistance Services shall not exceed a total of 70 hours worked for each emergency/disaster.
- e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
- f. District reserves the right to immediately terminate all Disaster Recovery Assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

5. Manner of Performance.

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
- b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
- c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.
- e. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the negligent and/or intentional acts and/or omissions of Contractor in performing the

Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.

- f. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the road ways of the community must be legally equipped.
- g. Contractor shall replace, at Contractor's expense, all plant material installed and/or maintained that fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein. In no event shall Contractor be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
- h. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or scope of Work that may result in the damage and/or loss of plant material. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
- i. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
- j. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

6. Time of Commencement. The work to be performed under this Agreement shall commence on July 27, 2025 after Contractor provides District the requisite insurance referenced herein.

7. Term and Renewal. The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1 year terms pursuant to the compensation as stated herein and with the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

8. Termination.

- a. Either party may, in its sole and absolute discretion, whether or not reasonable, on 60 days' written notice to the other party, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the other party by certified mail or email. The 60-day notice shall commence on the day of mailing of said notice.
- b. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists and deduct the costs from the payment then or to become due to Contractor under this Agreement. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

9. District Representatives and Inspections.

- a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 5 business days and prior to submitting any invoices to the District.

10. Additional Work. If the District should desire additional work or services (including Part 5 or 6 of the Work), or to add additional lands to be maintained, the Contractor will perform such work or services pursuant to the pricing included in the Proposal. If such work or services are not included in the Proposal, then Contractor agrees to negotiate in good faith to undertake such additional work or services. The parties shall agree in writing to a work order authorization, addendum, addenda, or change order to this Agreement. Any additional work shall be subject to the terms of this Agreement.

11. Compensation

- a. As compensation for **Parts 1 and 4 of the Work** the District agrees to pay Contractor a total annual amount of **\$106,492.00**. Parts 1 and 4 shall be billed 12 times per year as monthly recurring base maintenance in the amount of **\$8,874.33 per month**.
- b. As compensation for **Part 2 and 3 of the Work** the District agrees to pay Contractor an annual amount of **\$4,250.00 per year**. Parts 2 and 3 shall be billed incrementally, the month after application is completed and a District representative has verified that the work was satisfactorily completed.
- c. The grand annual total for Parts 1, 2, 3 & 4 of the Work will be **\$110,742.00**.
- d. As compensation for any additional work, including Part 5 or 6 of the Work, authorized in writing by the District, the District agrees to pay Contractor the agreed upon sum after such services are rendered.
- e. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by the District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.

- f. The District shall provide payment within 30 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- g. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
- h. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- i. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. Responsibility for and Supervision of the Work: Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. Discipline, Employment, Uniforms: Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. Furnishing of Labor, Materials/Liens and Claims: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives the right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations: Contractor shall pay all taxes required by law in connection with the Work,

including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

- e. Responsibility for Negligence of Employees and Subcontractors: Contractor shall be fully responsible for all negligent and/or intentional acts or omissions of its employees on the project, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. Safety Precautions and Programs: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- g. The Contractor has a duty to provide the District a monthly maintenance report, in a form acceptable to the District, that highlights any significant work done in the previous month, issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues. This report must also include information and pictures of any issues with the irrigation system.
- h. Environmental Activities. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. Indemnification.

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement. The District is required to notify Contractor within 30 days of the date the District is notified or discovers any potential claim, cause of action, or damages potentially caused by Contractor.

- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

14. Limitations on Governmental Liability. Contractor agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

15. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida and meet a minimum financial AM Best Company rating of no less than "A- Excellent: FSC VII." No changes are to be made to these specifications without prior written specific approval by the District.
 - i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
 - ii. Commercial General Liability: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
 - iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
 - iv. Umbrella Liability: With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:

- i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
- ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
- iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

16. Subcontractors. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

17. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

18. No Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is

intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

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

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

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

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

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

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

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

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-873-7300, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

23. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
24. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
25. **Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
26. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
27. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
28. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
29. **Assignment.** This Agreement is not transferable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
30. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of

any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

31. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

32. Authorization. The execution of this Agreement has been duly authorized by the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.

33. Notices. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:

c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Attn: District Manager
Samantha.Zanoni@inframark.com

To the Contractor:

6501 Orient Road
Tampa, FL 33610
Attn: _____
Email: DTEContractUpdates@down2earthinc.com

34. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

SSS Down To Earth Opc LLC
d/b/a Down To Earth

Tom Lazzaro

Name: Tom Lazzaro
Title: CEO

Belmond Reserve
Community Development District

Demetrius Britt

Name: Demetrius Britt
Chair of the Board of Supervisors

Exhibit A: Scope of Services

Exhibit B: Landscape Maintenance Map

Exhibit C: Relevant portions of Contractor's proposal

Exhibit A

Scope of Services

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.) Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½") to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor's mowing equipment within forty-eight hours from the time the damage is caused at the contractor's sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All ponds (if applicable) identified as such on the overall Maintenance Exhibit/Plans shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely

careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of the District. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times. The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be

removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The contractor shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

6) CLEAN UP – At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due

to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

8) If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.

PART 2

FERTILIZATION

The contractor shall follow all provisions of the Hillsborough County Fertilizer Application code (Chapter 42, Article IV of the Code of Ordinances for Hillsborough County), as they may be amended from time to time. It is further recommended that those practices outlined in the Hillsborough County Fertilizer Rule be followed. Highlights of that rule are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

Key points:

- **Seasonal Blackout:** Fertilizer containing nitrogen and phosphorus cannot be applied to turf between June 1 and September 30.
- **Proximity Restrictions:** Fertilizer application is prohibited within 15 feet of water bodies. A voluntary 15-foot low maintenance zone from any water body is recommended.
- **Slow-Release Requirement:** From October 1 through May 31, any fertilizer containing nitrogen applied to turf or landscaping plants must have at least 50% slow-release nitrogen content

These measures aim to protect water quality and reduce nutrient loading from urban landscapes.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March	A complete fertilizer based on soil tests + Pre M
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April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Apply Supplemental Iron sulfate or chelated iron in liquid applications
October	A complete fertilizer based on soil tests

All Paspalum Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen applied at .5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H ₂ O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken twice a year by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Test results will be provided to the District. Should changes be of merit, the contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year.
(A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive a fertilizer with 100% CRN and a micronutrient pack in slow release form per 100 SF of palm canopy four times per year (March, June, September, November). All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying on turf shall be provided by the contractor every month with additional spot treatment as needed. The contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. The contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. The contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. The contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. The contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The District reserves the right to subcontract out any and all OTC Injection events.**
This will not be included in the Contract Amount.

The contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. The contractor shall familiarize itself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

The contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all existing irrigation systems to date. This shall include all existing irrigation systems.

These inspections shall include:

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities **weekly**: inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired, as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to always maintain maximum clearance for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management,

Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, the District Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisor's discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler beads, nozzles, drip main and delivery lines and any associated fittings. Said repairs shall be performed immediately and are included in the contract price. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of the system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to the District.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch (Pine Bark) is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

PART 6

SEASONAL COLOR/PERENNIAL MAINTENANCE AND INSTALLATION

A. Seasonal Color Bed Preparation

Contractor shall be totally responsible for the soil make up within each flower bed. Amendments such as, but not limited to Peat Moss, sand, organic matter, fertilizers, and fungicides may be used to create a quality growing medium in order for the annuals to flourish. Beds shall be tilled to a depth of eight (8) to 14 inches with all amendments thoroughly incorporated into the soil mix.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a grade A quality seasonal color display. Contractor shall be responsible for taking general and micronutrient tests of annual bed areas. District and/or District Manager shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified on the report.

Bed areas shall be formed to create a moderate crown. Contractor shall remove rocks and debris and shall trench all sides of beds that face curb or turf at a depth of three (3) inches before final mulching.

Annuals shall be hand watered at the time of installation.

B. Seasonal Color Installation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas based on the existing beds on the property at the time of bid submittal and on the plant spacing as specified. Contractor shall be responsible for planting the specified size and quantity of plant material using designs pre-approved by the District and/or District Manager.

C. Seasonal Color Replacement

Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease or fails to maintain a healthy, vigorous appearance in the opinion of the District and/or District Manager. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

D. Mulching

Bed areas shall have one-fourth (1/4) inch of finely ground mulch at all times, not allowing bare soil areas to be visible.

E. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also to maintain a consistent uniform mass.

F. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

G. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred.

H. Watering

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the Owner and District Manager in writing and will be responsible for replacement of these items.

Contractor shall not be responsible for the manual watering of any plant material unless plant material is under warranty. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established. *(Line Item: Watering)*

I. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks.

J. Perennial Maintenance

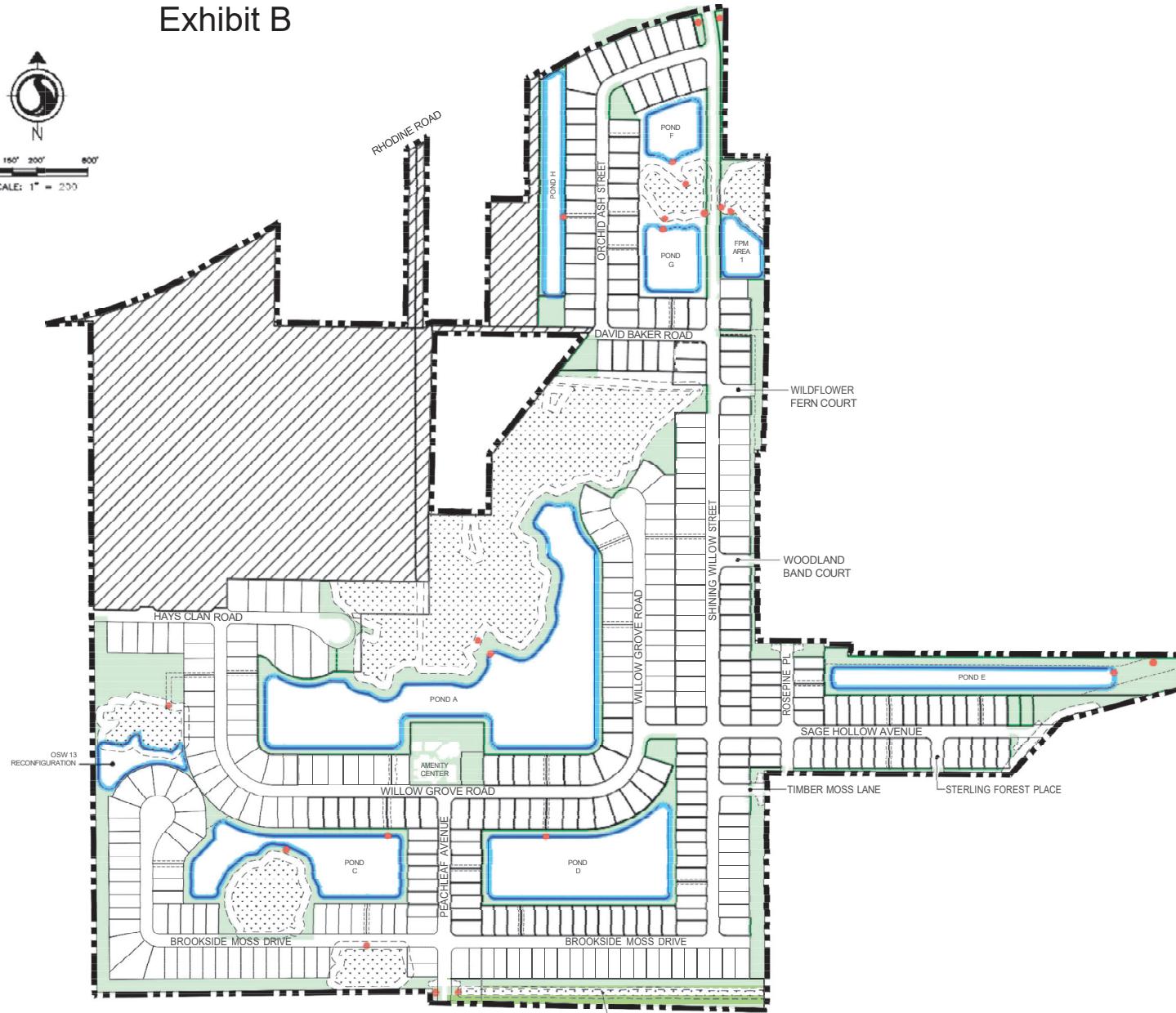
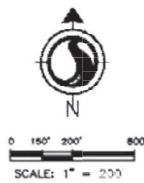
Perennials such as but not limited to Rose, Allamanda, Daylilies, Rudbeckia, Sedum, Iris, Daffodils, Lantana, etc. shall be pruned removing all spent blooms, flower stalks, and dormant and declining foliage. The timing of this pruning may be seasonal, Owner and/or District Manager request, or for the aesthetic improvement of the landscape. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included.

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The District reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

Exhibit B



Stantec Consulting Services Inc.
7775 Harbour Island Blvd., Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #2013
H. I. C. #YC-C090126

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The Contractor shall verify and be responsible for all dimensions, EC
distances, elevations and areas on this drawing. Any discrepancies reported to
Stantec will be investigated.
The drawings to be used in any construction or development are the property of
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authorization of Stantec, a trademark of Stantec.

Legend	
—	CDD BOUNDARY
-----	EASEMENT LINE
—	CONTROL STRUCTURE
■	LANDSCAPE MAINTENANCE
□	POND BANK MAINTENANCE
▨	UNPLATTED
▨	WETLAND WITH 25' SETBACK

Revision	By	Approved	YY-MM-DD
Issued	By	Approved	YY-MM-DD
File Name: 21561535 INFRASTRUCTURE			
Permit Seal			

Client/Project
BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT

Riverview, Hillsborough County, Florida

Title	
MAINTENANCE MAF	
Project No.	Scale
215615355	1" = 200'
Drawing No.	Sheet
X03	1 of 1
Revision	

Exhibit C

Proposal Pricing

Belmond Reserve Community Development District

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: **DOWN TO EARTH LANDSCAPE & IRRIGATION**

In accordance with the solicitation of proposals issued by the Belmond Reserve Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	\$107,154.00
2. Shrub And Groundcover Maintenance	INCLUDED
3. Tree Maintenance	INCLUDED
4. General Site Maintenance: Trash And Debris Disposal	INCLUDED
5. Irrigation System	\$3,588.00

Total Yearly Cost for the first year of the above items **\$110,742.00**

6. Annuals Maintenance/Installation	\$1,000.00
7. Mulching for Tree and Shrub/Groundcover Bed Areas	\$11,375.00

Estimate of total cubic yards proposed to service the property: **175 CY**

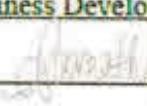
Cost of Mulch Per Cubic Yard **\$65.00**

Irrigation Hourly Rate for items not included in the Scope of Services: **\$85.00**

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: **Samantha Papajohn**

Title of Authorized Signatory of Proposer: **Business Development Manager**

Signature of Authorized Signatory of Proposer: 

Fourth Order of Business

4C



MAINTENANCE Solutions



[www.inframark.com/community-
management/#maintenance](http://www.inframark.com/community-management/#maintenance)

MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- ADA Skid Pad Replacements
- Community Inspections/
Reporting
- Debris Removal
- General Maintenance
- Landscape Inspections/
Reporting
- Light Changeouts and
Maintenance
- Maintenance of Storm
Structures
- Management of Vendor
Contracts
- Minor Boardwalk and
Wood Structure Repairs
- Minor Electrical
- Minor Patch Repairs in
Roadways or Alleyways
- On-site Staff
- Painting
- Pressure Washing
- Porter Services
- Review of Landscape
Architectural
Designs
- Sidewalk Grinding and
Replacement
- Sign Installations and
Maintenance

CONTACT US TODAY

to see how we can provide quality
maintenance for your community.

GC# CBC1257480

CALL 407.566.1935 or

EMAIL maintenance@inframark.com

www.inframark.com/community-management/#maintenance





Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 06/20/2025
Work Order # WOBR06202025
Customer ID: BELMOND RESERVE CDD

Phone: 407-861-7233

Quotation valid until 07/20/2025

Prepared by: Don Cameron

Description	Unit Price	Quantity	Amount
Paint touch-ups in clubhouse room. Matching paint supplied by customer and is on-site. If paint is needed, we will provide a change order.	\$95/hr	3	\$285
4 curtain rods to be supplied and installed above windows. 1 curtain rod to be supplied and installed on the top surface (header) of each entry door, totaling 4 rods. 8 curtain rods total. Rod color and style supplied by property manager.	\$595	1	\$595
Bore and Drill a new keyed deadbolt lock to be installed on interior IT closet door to closely match existing door hardware.	\$250	1	\$250
Subtotal			\$1,130
Service Fee			\$125
Disposal Fee			n/a
Total			\$1,130
Labor and Materials			

Full payment is due within 30 days of finalizing the project.

If you have any questions concerning this quotation, please contact:

Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

By: _____

Date: 06/20/2025

Date: _____

Inframark

BELMOND RESERVE CDD

Inframark Offices – Celebration – Tampa

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

Fourth Order of Business

4D



TACTICAL
PRESSURE WASHING &
PAVER SEALING

ESTIMATE

EST-001842

Estimate Date: Jun 14, 2025
Expiry Date: Jul 12, 2025

FROM:

Tactical Pressure Washing & Paver Sealing
License: 113533
33501 Prospect Road
Dade City, FL, 33525
Email: david@tacticalpressurewashing.com
Phone: (813) 551-0966

TO:

Inframark, Belmond Reserve
Attn: Samantha Ford
Shining Willow Street
Riverview, FL, 33579

JOB LOCATION:

Inframark, Belmond Reserve
Shining Willow Street
Riverview, FL, 33579

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Pool Deck Pressure Wash (square foot)	5000.00	\$0.10	\$0.00	No Tax	\$500.00
Chemical Pre Treat, Power Wash to remove all dirt and organic stains. Rinse debris and neutralize any chemicals.						
2	Pickleball court cleaning (square foot)	3300.00	\$0.10	\$0.00	No Tax	\$330.00
Low pressure chemical softwash to remove all organic stains, dirt/debris. Neutralize and rinse all chemicals and cleaned debris.						
3	Playground Power Wash	1.00	\$75.00	\$0.00	No Tax	\$75.00
Chemical pre-treat to sanitize and remove all organic debris and stains. Rinse and neutralize.						
4	Sidewalk Cleaning (linear foot) Clubhouse parking lot and paths)	1050.00	\$0.40	\$0.00	No Tax	\$420.00
Chemical soak and high pressure wash						
5	Sidewalk Cleaning (linear feet, Rhodine and shining willow)	1700.00	\$0.40	\$0.00	No Tax	\$680.00
Chemical soak and high pressure wash						

# Services	Qty	Price	Discount	Tax (%)	Total
6 Monument Pressure Wash	2.00	\$25.00	\$0.00	No Tax	\$50.00
Low pressure chemical softwash to remove organic stains. Rinse and water plants.					
					Subtotal \$2,055.00
					Grand Total (\$) \$2,055.00

Accepted payment methods

Credit Card, Check, Cash, Venmo, Zelle

Message

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



signed on 14-Jun-2025
by Tactical Pressure Washing & Paver Sealing

Business powered by Markate.com

Fourth Order of Business

4E



Proposal

PO Box 135093
Clermont, FL 34713
(407) 290-5911

Proposal # 11935	Customer # PROJ-0108	System Type AUDIO/VIDEO	PO Number ADDITIONAL CAMERAS	Term Net 30 Days	Proposal Date June 11, 2025
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Customer:
BELMOND RESERVE CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

Site Location:
BELMOND AMENITY CENTER
13004 WILLOW GROVE DRIVE
RIVERVIEW, FL 33579

Contact Information:	Brief Description:
<p>Customer Contact BELMOND RESERVE CDD Phone: (813) 873-7300 Email: samantha.zanoni@INFRAMARK.COM</p> <p>Salesperson Name: ANGIE HELFAND Phone: Email: angie.helfand@swsprotection.com</p>	<p>SWS WILL INSTALL 2 NEW DOME CAMERAS. LOCATIONS TO BE DETERMINED.</p>

Charges

Description	QTY	Rate	Amount
Installation of Cameras - each camera will take 2-3 hours to wire, install and program depending on location of cameras and accessibility for wiring. additional hours may be required and added after installation.	6.00	120.00	720.00
5MP Outdoor Dome Camera - Equivalent to the 3 other cameras installed	2.00	579.00	1,158.00
Total Charges:		1,878.00	
Sales Tax:		0.00	
Grand Total:			\$1,878.00

Notes

Note	Modified Date	User

X _____
Agreed To By _____ Name _____ Date _____

CONTACT US

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



Proposal

PO Box 135093
Clermont, FL 34713
(407) 290-5911

Proposal # 11936	Customer # PROJ-0108	System Type Access Control	PO Number ADD CARD READERS	Term Net 30 Days	Proposal Date June 11, 2025
---------------------	-------------------------	-------------------------------	-------------------------------	---------------------	--------------------------------

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

Site Location:
BELMOND AMENITY CENTER
13004 WILLOW GROVE DRIVE
RIVerview, FL 33579

Contact Information: Customer Contact BELMOND RESERVE CDD Phone: (813) 873-7300 Email: samantha.zanoni@INFRAMARK.COM Salesperson Name: ANGIE HELFAND Phone: Email: angie.helfand@swsprotection.com	Brief Description: SWS WILL ADD A CARD READER TO PICKLEBALL COURT GATE AND RESTROOMS.**ELECTRICIANS WILL BE REQUIRED TO RUN 3/4 INCH UNDERGROUND CONDUIT WITH PULL STRING FROM EQUIPMENT CLOSET TO GATE FOR POWER TO READER AND NOT IN SWS'S SCOPE OF WORK**
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Charges

Description	QTY	Rate	Amount
ESTIMATED INSTALLATION LABOR AND PROGRAMMING. ADDITIONAL HOURS MIGHT BE CHARGED AT COMPLETION	16.00	140.00	2,240.00
PERMIT FEE AND INSPECTIONS WITH COUNTY	1.00	1,500.00	1,500.00
UNDERGROUND STRUCTURED WIRE	1.00	900.00	900.00
Power Supply with Line Plug for Strikes	1.00	450.00	450.00
Back-Up Batteries	2.00	84.06	168.12
Access Control Reader Keypad	3.00	400.00	1,200.00
Electronic Strikes for Gates	1.00	750.00	750.00
Access Control Panel for Two Doors	1.00	1,600.00	1,600.00



Proposal

PO Box 135093
Clermont, FL 34713
(407) 290-5911

Total Charges: 8,808.12
Sales Tax: 0.00
Grand Total: **\$8,808.12**

Notes

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

x _____
Agreed To By _____ Name _____ Date _____

CONTACT US

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

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

Fourth Order of Business

4F

From: Potter, Terri <terri.potter@fccenvironmental.com>
Sent: Wednesday, June 18, 2025 12:43 PM
To: Jahyra Rivera <jahyra.rivera@inframark.com>

Subject: FCC ENVIRONMENTAL QUOTE FOR SERVICES

Good afternoon Jahyra,

Thank you so much for taking the time to speak with me earlier this afternoon, it was a pleasure.

Below is your straightforward pricing – **no additional fees or taxes will be charged to your monthly invoice.**

1-4 yard, with 2x/week service: **\$446.31/month**

DELIVERY PROMO FOR THIS MONTH: FREE DELIVERY

All-In pricing with no additional fees and taxes such as:

NO Fuel/Environmental/Regulatory Fees

NO Contamination Fees

NO Overage Fees

NO Admin or Set-Up Fees

Please let me know if you have any additional questions or concerns. I'd love to do what I can to earn your business.

Thank you,

Terri Potter
Sales Account Executive
Cell: (813) 838-2628
5619 E Columbus Dr, Tampa, FL 33619
terri.potter@fccenvironmental.com
www.fccenvironmental.com



PROPOSAL

6/18/2025

Jahrya Rivera
Belmont Reserve
13004 Willow Grove Dr
Riverview, FL33579
Quote: A912409058

Belmont Reserve:

Below is our proposal of recommended services, customized for your business needs identified during our discussions. If you ever need additional services, or just need an extra pickup, please give us a call at 813-265-0292. It's that easy.

Service Details

SMALL CONTAINERS

Equipment Qty/Type/Size:	1 - 4 yard Containers	Base Rate:	\$250.00 per month
Frequency:	2/Week		
Material Type:	Solid Waste		

Estimated Monthly Amount *

Small Container Base Rates	\$250.00
Total Fuel/ Environmental Recovery Fees**	\$95.77
Total Estimated Amount	\$345.77

One Time Charges

Delivery Charge Subtotal	\$343.75
Valued Customer Discount - Delivery	- \$293.75
Additional Items	
1 - Lock/Bar Installation	\$40.00
Total Fuel/ Environmental Recovery Fees**	\$34.48
Total One-Time Amount	\$124.48

Boris Simeunovic
Republic Services

bsimeunovic@publicservices.com
www.publicservices.com

* The Total Estimated Amount is merely an estimate of your typical monthly invoice amount without one-time start-up charges (e.g., delivery). It does not include any applicable taxes or local fees, which would be additional charges on your invoice.

**FRF, RPC, ERF and ADMIN: The Fuel Recovery Fee (FRF) and the Recycling Processing Charge (RPC) are variable charges that change monthly. For more information on the FRF, RPC, Environmental Recovery Fee (ERF) and Administrative Fee, please visit www.publicservices.com/customer-support/fee-disclosures. The proposed rates above are valid for 30 days. This proposal is not a contract or agreement or an offer to enter into a contract or agreement. The purpose of this proposal is to set forth the proposed framework of service offerings and rates and fees for those offerings. Any transaction based upon this proposal is subject to and conditioned upon the execution by both parties of Republic Services' Customer Service Agreement.

INVOICE TO

CUSTOMER Belmont Reserve
 NAME
 ATTN Jahrya Rivera
 ADDRESS 13004 Willow Grove Dr
 CITY Riverview, FL
 STATE
 ZIP CODE 33579
 TEL. NO. (813) 415-5633 FAX NO.

SITE LOCATION

SITE Belmont Reserve
 NAME
 ADDRESS 13004 Willow Grove Dr
 CITY Riverview, FL
 STATE
 SUITE
 ZIP CODE 33579
 TEL. NO. (813)415-5633 FAX NO.
 AUTHORIZED BY Jahrya Rivera TITLE
 CONTACT Jahrya Rivera TITLE

Customer Service Agreement



AGREEMENT NUMBER A912409058

ACCOUNT NUMBER 696

EMAIL : jahyra.rivera@inframark.com

N/O	CONT. GRP	TYPE	SIZE	C	QTY	ACCT. TYPE	C/O	SERV. FREQUENCY	EST. LIFTS	S	P.O. REQ	RECPT. REQ	L/F CODE	OPEN/ CLOSE DATE	LIFT CHARGE	MONTHLY SERVICE	EXTRA LIFT	DISP RATE	ADDITIONAL CHARGES	SUPPLEMENTAL CHARGES	TC/RC CMP
N		FL	4.00Yd(s)	N	1	P	N	2/1/W				N	SO01	6/27/2025		\$250.00	\$265.65			All others at prevailing rates	01/ 02

Republic Services of Florida, Limited Partnership DBA Republic Services of Tampa

HEREINAFTER REFERRED TO AS THE "COMPANY"

The undersigned individual signing this Agreement on behalf of the Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to sign the Agreement on behalf of the Customer.

BY:

(AUTHORIZED SIGNATURE)

BY :

TITLE:

(AUTHORIZED SIGNATURE)

TITLE:

CUSTOMER NAME (PLEASE PRINT)

DATE OF AGREEMENT

See reverse for Terms and Conditions

Exempt from: Administrative Fee

Fuel Recovery Fee - Yes, Environmental Recovery Fee - Yes, Administrative Fee - No

COMMENTS: Charge for collection \$162.50

Charge for disposal \$87.50

Valued Customer Discount - Delivery for 1 container FL 4.00 yard - \$293.75

Delivery Notes:

Safety: No Safety Concerns

WASTE CONTAINER 4 CU YD - place can inside enclosure

Additional Services:

WASTE CONTAINER 4 CU YD - One-Time charge of \$40.00 for 1 Lock/Bar Installation

TERMS AND CONDITIONS

1. AGREEMENT. This Customer Service Agreement consists of the service details above, including the Comments ("Service Details"), and these Terms and Conditions (together, the "Agreement"). If Customer's Site is located within a franchised service area and the Terms and Conditions in this Agreement conflict with the applicable franchise agreement with respect to the Services covered by such franchise agreement, the terms and conditions in the franchise agreement shall control.

2. RESPONSIBLE PARTY. "Company" is the entity identified in the Service Details. Company is an individual operating subsidiary of Republic Services, Inc. Republic Services, Inc. itself does not perform the waste services and does not contract with customers. Accordingly, all obligations to you rest solely with Company and not with its parent company. All Services hereunder will be managed, performed, and billed for by Company, except to the extent Company may subcontract certain Services to its affiliates or subcontractors, as needed.

3. TERM (SCHEDULED AND ON-CALL SERVICES). THE TERM OF THIS AGREEMENT SHALL BE FOR 36 MONTHS FROM THE EFFECTIVE DATE OF SERVICE. AT THE END OF THE INITIAL TERM, THE CONTRACT MAY BE RENEWED OR EXTENDED ONE TIME FOR A MAXIMUM DURATION OF ONE YEAR, IF THE FRANCHISE COLLECTOR AND THE COMMERCIAL CUSTOMER PROVIDE THEIR WRITTEN CONSENT TO THE EXTENSION. UPON THE EXPIRATION OF THE INITIAL OR RENEWAL TERM (IF ANY), THE CONTRACT SHALL BE EXTENDED AUTOMATICALLY ON A MONTH-TO-MONTH BASIS UNTIL THE COMMERCIAL CUSTOMER NOTIFIES THE FRANCHISE COLLECTOR THAT THE COMMERCIAL CUSTOMER WISHES TO TERMINATE THE CONTRACT. THE MONTH-TO-MONTH CONTRACT MAY BE CANCELLED BY THE COMMERCIAL CUSTOMER AT ANY TIME, WITHOUT PENALTY, AFTER THE COMMERCIAL CUSTOMER PROVIDES THIRTY (30) DAYS' NOTICE TO THE FRANCHISE COLLECTOR.

4. TERM (TEMPORARY SERVICES). FOR ALL TEMPORARY SERVICES, THE TERM SHALL BEGIN ON THE EFFECTIVE DATE AND CONTINUE THROUGH THE FINAL LIFT OF THE TEMPORARY CONTAINER(S).

5. DEFINITIONS. "Waste" means any waste material that fully conforms to the description of such Waste in this Agreement and its approved waste profile, manifest or other waste documentation. "Non-Conforming Waste" means any waste material not expressly included within the scope of this Agreement, waste material that does not conform to its waste documentation, waste material that is not acceptable at the intended disposal or recycling facility, and/or Waste placed in a container intended for a different type of Waste (such as solid waste in a container for Recyclables). "Recyclables" means material that Company determines can be recycled such as aluminum, used beverage containers, cardboard (free of wax), ferrous metal cans, mixed office paper, newspaper, and plastic containers.

6. SCOPE OF SERVICES; TITLE; NON-CONFORMING WASTE. Customer grants to Company the exclusive right to perform the services set forth in the Service Details ("Services"), and Company agrees to furnish such Services in compliance with all applicable international, federal, state, or local laws or regulations ("Applicable Law"). Customer represents and warrants that all material to be collected under this Agreement shall be only acceptable Waste. Customer agrees not to deposit, or permit the deposit for collection of, any Non-Conforming Waste. Title to and liability for any Non-Conforming Waste shall remain with Customer and shall at no time pass to Company regardless of whether physical possession of Non-Conforming Waste has passed to Company. Company shall acquire title to conforming Waste when collected or received by Company. If Company determines that any Waste is Non-Conforming Waste, it will have the right to reject, revoke acceptance of, or determine alternative disposal for, such Non-Conforming Waste and convey it to Customer or another location. In such event Customer will pay Contractor's reasonable costs for the handling, analysis, transportation, repackaging, and time involved in returning such Non-Conforming Waste to Customer or other location or arranging for alternative disposal.

7. PAYMENT AND CHARGES. Customer shall pay Company all rates, fees, taxes, and other amounts payable under this Agreement for the Services ("Charges") within 20 days after the date of Company's invoice. Any invoiced amounts not received by their due date are subject to a late payment fee, and any payment returned for insufficient funds is subject to an insufficient funds fee, both in an amount at Company's discretion up to the maximum amount allowed by Applicable Law. Customer acknowledges that any late or insufficient funds fees charged by Company are not to be considered a penalty or interest but are a reasonable charge for late or insufficient payments. Unless otherwise agreed, Customer shall pay administrative fees ("ADMIN"), fuel recovery fees ("FRF") environmental recovery fees ("ERF") and a recycling processing charge ("RPC") in the amounts shown on each of Company's invoices, which fees Company may change from time to time by showing the amount on Customer's invoice (additional information regarding these fees is available on Company's website at: www.republicservices.com/customer-support/fee-disclosures). ADMIN, FRF, ERF and RPC are not associated with any explicit cost to service Customer's account but are designed to help Company recover certain costs across its business and achieve an acceptable operating margin. If applicable, Company may impose additional Charges at its prevailing rates for extra service, extra yards, minimum lift, contamination, service attempts and container delivery, relocation, removal and exchange, and other additional services not listed in the Service Details. If Company becomes concerned about Customer's creditworthiness and/or Customer makes any late payment, Company may require Customer to pay a deposit in an amount equal to two months' Charges under this Agreement if allowed by Applicable Law. The rates set forth in the Service Details do not include taxes or franchise and/or local fees, which shall be separately itemized on Customer's invoice where applicable.

8. ADJUSTMENTS TO CHARGES. Notwithstanding any information contained in the Service Details, Company may, from time to time by notice to Customer (on its invoice), add a surcharge, fee or increase any Charges provided in this Agreement to account for: (a) increased Company costs due to uncontrollable events including, but not limited to, changes in Applicable Laws, imposition of taxes, fees or surcharges, or acts of God such as fires, weather, disease, strikes or terrorism; (b) increased Company costs as measured by the most recently trailing 12-months' average in the Consumer Price Index for All Urban Consumers (Waster, Sewer and Trash Collection Services) U.S. City Average, as published by the United States Department of Labor, Bureau of Statistics; (c) increased disposal or processing costs; (d) increased transportation costs; (e) increased fuel costs; (f) costs or fees due to the inclusion of Non-Conforming Waste and/or contamination; (g) decreased value of Recyclables or changes in commodity markets; or (h) actual Services or equipment that differ from those listed in the Service Details (all of the foregoing are "Required Adjustments"). Subject to any Comments in the Service Details, Company may also increase Charges at any time and for any other reason by notice to Customer (on its invoice) and with Customer's consent ("Agreed Adjustments"), which consent may be evidenced verbally, in writing, or by the parties' actions and practices. Unless specified otherwise in Company's notice, all adjustments to charges shall be treated as Agreed Adjustments. Within 30 days of receiving notice of an Agreed Adjustment, Customer may object to the adjustment by calling Customer Service. If Customer does not object to an Agreed Adjustment within 30 days and continues to receive and pay for Services, then Customer shall be deemed to have consented to the Agreed Adjustment by its actions.

9. SERVICE CHANGES. The parties may change the type, size or amount of equipment, the type or frequency of Service, and correspondingly the Charges by mutual agreement, which may be evidenced verbally, in writing, by payment of the invoice, or by the parties' actions and practices. In the event there are changes to Services and/or Charges, or Customer changes its Site Location within the area in which Company provides collection and disposal (or processing) services, the parties agree that this Agreement shall continue in full force and effect as so adjusted.

10. RESPONSIBILITY FOR EQUIPMENT; ACCESS. Any equipment furnished by Company shall remain Company's property. Customer shall be liable for all loss or damage to such equipment (except for normal wear and tear and for loss or damage resulting from Company's handling of the equipment). Customer shall use the equipment only for its proper and intended purpose, shall not overload (by weight or volume), move, or alter the equipment, and shall not allow the equipment to be used for any purpose by any person or entity other than Customer's employees without Company's prior written consent. If a Company container is moved from Customer's Site Location by anyone other than Company, Customer agrees to pay Company \$250 per moved container, which amount is a reasonable estimate of the damage Company will incur from the unauthorized moving of its container. After the Initial Term, Company may increase the fee for the unauthorized moving of its container at its discretion. Customer shall provide safe, unobstructed access to the equipment on the scheduled collection day. Company may charge an additional fee for any additional collection service required by Customer's failure to provide access. Company shall not be responsible for any damages to Customer's pavement, curbing, or other driving surfaces resulting from Company providing service at Customer's Site.

11. COMPANY INDEMNIFICATION. COMPANY SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS CUSTOMER FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, SUITS, PENALTIES, FINES, REMEDIATION COSTS, AND LIABILITIES (INCLUDING COURT COSTS AND REASONABLE ATTORNEYS' FEES) (COLLECTIVELY, "LOSSES") TO THE EXTENT ARISING FROM COMPANY'S NEGLIGENCE, WILLFUL MISCONDUCT OR BREACH OF THIS AGREEMENT.

12. CUSTOMER INDEMNIFICATION. CUSTOMER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS TO THE FULLEST EXTENT PERMITTED BY LAW COMPANY, ITS PARENT, AND CORPORATE AFFILIATES FROM AND AGAINST ANY AND ALL LOSSES TO THE EXTENT ARISING FROM CUSTOMER'S NEGLIGENCE, WILLFUL MISCONDUCT, PROVISION OF NON-CONFORMING WASTE, AND CUSTOMER'S USE, OPERATION, OR POSSESSION OF COMPANY'S EQUIPMENT. THE OBLIGATIONS SET FORTH IN SECTIONS 11 AND 12 SHALL SURVIVE THE EXPIRATION AND/OR TERMINATION OF THIS AGREEMENT.

13. SUSPENSION; TERMINATION. If any amount due from Customer is not paid within 60 days after the date of Company's invoice, Company may, without notice and without terminating this Agreement, suspend collecting and disposing of Waste until Customer has paid such amount to Company. If Company suspends service, Customer shall pay Company a service interruption fee in an amount determined by Company in its discretion up to the maximum amount allowed by Applicable Law. Either party may terminate this Agreement upon 30 days prior written notice to the other party if the other party breaches a material obligation of the Agreement (including non-payment) and fails to cure such breach within 10 days after receiving written notice of the breach. Company may terminate this Agreement for its convenience upon 30 days prior written notice to Customer.

14. LIQUIDATED DAMAGES. If Customer terminates this Agreement before its expiration for any reason other than Company's breach (or if Company terminates this Agreement due to Customer's non-payment), Customer shall pay Company an amount equal to the average Charges from Customer's last 6 invoices multiplied by the lesser of (a) six months or (b) the number of months remaining in the Term. Customer acknowledges that in the event of such a termination, actual damages to Company would be uncertain and difficult to ascertain, such amount is the best, reasonable and objective estimate of the actual damages to Company, such amount does not constitute a penalty, and such amount is reasonable under the circumstances. Any amount payable under this paragraph shall be in addition to amounts already owing under this Agreement.

15. RIGHT OF FIRST REFUSAL. Customer agrees to notify Company in writing of any offer that Customer receives from any third party relating to the provision of the Services during any term of this Agreement ("Offer") and agrees to give Company the right of first refusal and reasonable opportunity to match such Offer prior to acceptance.

16. COMMUNICATIONS. To ensure timely and accurate receipt of communications, all communications to Company regarding this Agreement and/or the Services must come directly from Customer. Customer acknowledges that Company will not accept any communications from any third parties acting as the Customer's agent or representative (absent proof of medical necessity as reasonably determined by Company). All notices to Company pertaining to this Agreement shall be sent via email to: contractnotice@republicservices.com. If (and only if) Customer does not have access to email, written notice shall be provided via certified mail to: Republic Services, Attn: Customer Contracts, 18500 N. Allied Way, Phoenix, AZ 85054. Any notices received from Customer will be deemed effective no less than 60 days from the date received by Company.

17. DISPUTE RESOLUTION-ARBITRATION; CLASS ACTION WAIVER. (a) Except for Excluded Claims (defined below), Customer and Company agree that any and all claims between them arising out of or related to this Agreement, whether based in contract, law or equity or alleging any other legal theory, or arising in connection with or after the termination of this Agreement, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules with a single arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. (b) Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company or its parent or corporate affiliates. (c) The following claims constitute "Excluded Claims" and are not subject to mandatory binding arbitration: (i) either party's claims against the other in connection with bodily injury or real property damage; (ii) claims for indemnity pursuant to the Indemnification Section of this Agreement; and (iii) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise), or any other amounts due or payable to Company by Customer under this Agreement.

18. MISCELLANEOUS. (a) This Agreement shall be governed by and construed in accordance with the internal laws of the State where the Services are provided, without giving effect to any conflict of law provision. (b) This Agreement represents the entire agreement between the parties and supersedes all prior agreements, whether written or verbal, that may exist between the parties for the same Services. (c) Except for Customer's obligation to pay amounts due to Company, any failure or delay in performance due to contingencies beyond a party's reasonable control, including strikes, riots, terrorist acts, compliance with Applicable Laws or governmental orders, fires and acts of God, shall not constitute a breach of this Agreement. (d) Company shall have no confidentiality obligation with respect to any Waste or Recyclables. (e) Company may assign this Agreement without Customer's consent. This Agreement shall be binding upon and inure solely to the benefit of the parties and their permitted successors and assigns. (f) If any provision of this Agreement is declared invalid or unenforceable, it shall be modified so as to be valid and enforceable but so as most nearly to retain the intent of the Parties. If such modification is not possible, such provision shall be severed from this Agreement. In either case, the validity and enforceability of the remaining provisions of this Agreement shall not in any way be affected thereby. (g) Failure or delay by either party to enforce any provision of this Agreement will not be deemed a waiver of future enforcement of that or any other provision. (h) If any litigation or arbitration is commenced under this Agreement, the successful party shall be entitled to recover, in addition to such other relief as the court may award, its reasonable attorneys' fees, expert witness fees, litigation and arbitration related expenses, and court or other costs incurred in such litigation, arbitration or proceeding. (i) Customer and Company agree that electronic signatures are valid and effective, and that an electronically stored copy of this Agreement constitutes proof of the signature and contents of this Agreement, as though it were an original.

The following Terms and Conditions apply to Customer only if Customer is receiving the applicable Service from Company.

19. CONTAINER REFRESH. If the Services include Container Refresh, Customer is limited to one (1) exchange of each participating container every 12 months of paid enrollment; any additional exchange is subject to Company's standard container exchange fee. Customer agrees that during any enrollment year in which Customer receives an exchange under the program, any request by Customer to cancel Container Refresh will not be effective until Customer completes payment for 12 consecutive months of enrollment in the program. The Charge for Container Refresh will be itemized on Customer's invoice, which Charge may be changed by Company by showing the amount of the new Charge on Customer's invoice. Company reserves the right to suspend or cancel the Container Refresh program at any time.

20. RECYCLABLES. If the Services include recycling, Customer shall comply with all Applicable Laws regarding the separation of solid waste from Recyclables and not place items in any recycling container that may make the Recyclables unsuitable for recycling or decrease the value of the Recyclables. Customer agrees that Company in its sole discretion may determine whether any load of Recyclables is contaminated and may refuse to collect it or may collect it but charge Customer for any additional costs, fees or surcharges associated with sorting, processing, contamination, transportation, and/or disposal.

21. ROLL-OFF. Republic may charge rent or a minimum lift charge if a roll-off container is not lifted or hauled at least once per month. The following additional terms shall apply to any roll-off service: (a) Company will not accept white goods, tires, drums, paint, solvents, chemicals, or other such materials that would be considered flammable or explosive, or other materials not permitted to be disposed of at the designated disposal facility. (b) If the roll-off is loaded with extremely heavy material, such as block concrete, asphalt, dirt or roofing material, such material must be evenly distributed at the bottom of the roll-off, shall not exceed 3 feet in depth and shall not exceed 10 tons in weight. (c) Customer shall not load materials above the top of the roll-off. (d) Customer shall close and latch the back door of the roll-off before service. The driver cannot load a roll-off with an open or unlatched back door. (e) If Company is unable to safely haul a roll-off, Customer shall off-load the impermissible overage or type of materials or otherwise improve any conditions necessary to enable safe hauling. Customer will be charged a dry run fee for each attempted trip where hauling does not occur. (f) If Company hauls an overloaded roll-off, Customer shall be responsible for all service charges based on the actual tonnage hauled, plus any tickets, fines, penalties, or damages incurred by Republic due to the overweight container.

22. EQUIPMENT RENTAL. Rented equipment shall remain at Customer's Site, except when handled by Company. Customer shall not make any changes, alterations, additions, or improvements in or to the equipment or move or relocate the equipment without Company's prior written consent. Customer shall allow Company and/or its designee to enter the Site to examine or inspect the equipment, perform preventative maintenance and repairs, or for any other purpose permitted by this Agreement. Company has the right, at any time and at its sole discretion, to substitute the equipment for similar equipment of make and size, or of a make and size that provides for more efficient or economical service.

MAINTENANCE. Company shall maintain the equipment in good operating condition and make repairs necessitated only by normal wear and tear. Customer shall be responsible for repairs, replacement parts, and labor necessitated by abuse or negligent operation or care of the equipment. Once installed, Customer shall have the care, custody, and control of the equipment. Customer assumes all risks of loss, damage, destruction, or interference with the use of, and accepts responsibility for, the equipment and the supervision and operation of the equipment, accessories, and contents during the term of this Agreement. Company will not be responsible for installation of utility service necessary to operate the equipment or any utility service charges attributable to the equipment's operation. If electrical or any other installment requirements are not satisfied prior to delivery of the equipment, Company may charge Customer all costs incurred by Company for its inability to complete the installation of the equipment. Customer shall be responsible for (a) connecting the equipment to the electrical service and any other utility services in conformance with all applicable building and zoning codes and regulations, (b) providing the necessary electrical power to operate the equipment, and (c) all costs of electrical wiring, and/or other utility hook-up and inspection thereof necessary for use of the equipment.

CUSTOMER'S OBLIGATIONS. Customer shall operate the equipment solely for its intended purpose and in strict conformance with this Agreement and the manufacturers and Company's instructions. Customer shall comply with all reporting and operating requirements related to the operation, maintenance, and management of the equipment as required by Company or as otherwise mandated by Applicable Law. Any Site-related licenses and permits concerning the equipment shall be obtained and maintained by Customer at Customer's sole cost and expense. Customer shall take all action necessary to ensure that the equipment is not abused, misused, or otherwise harmed by Customer or its employees, agents, and representatives or any other persons. Customer shall immediately notify Company of any damage to the equipment, or any injuries relating to the use or operation of the equipment. Customer shall keep the equipment free from any and all liens and claims and shall not do or permit any act whereby Company's title or rights might be encumbered or impaired. **If this Agreement is terminated early for any reason, in addition to the Liquidated Damages, Customer shall also reimburse Company for any fabrication, configuration, installation and de-installation costs, including, but not limited to, labor costs, incurred in placing and removing the equipment from Customer's Site.**

DISCLAIMER OF WARRANTIES; DAMAGES. COMPANY MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE CONDITION OF THE EQUIPMENT, ITS MERCHANTABILITY OR ITS FITNESS FOR ANY PARTICULAR PURPOSE, AND COMPANY HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES THEREFOR. COMPANY EXPRESSLY DISCLAIMS ALL INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES ARISING IN CONNECTION WITH THIS AGREEMENT OR THE EQUIPMENT, INCLUDING, WITHOUT LIMITATION, LOST SALES AND PROFITS AND OTHER BUSINESS INTERRUPTION DAMAGES, EVEN IF COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, OR OTHERWISE), AND CUSTOMER HEREBY EXPRESSLY WAIVES AND RELEASES COMPANY FROM AND AGAINST ANY SUCH DAMAGES.

23. ELECTRONIC MATERIAL AND/OR BULB & BATTERY RECYCLING SERVICES. Electronic Material Services and/or Bulb & Battery Recycling Services are provided only within the continental United States (not available in Alaska or Hawaii). Company or its subcontractor shall collect, transport, or receive via mail, treat, recycle, and/or dispose of Electronic Material and/or Bulbs & Batteries as provided in the Service Details. Customer acknowledges and understands that due to a variety of factors, including without limitation market conditions and processing costs, some or all of the Electronic Material and Bulbs & Batteries may be disposed of in a disposal facility and not recycled.

Weights and/or unit counts of all Electronic Material and Bulbs & Batteries shall be determined upon receipt by Company or its subcontractor. All references to "Company" in this section of the Agreement shall also include Company's subcontractor(s).

ADDITIONAL DEFINITIONS. The following additional definitions apply to the recycling of Electronic Material and Bulbs & Batteries only:

"Bulbs & Batteries" means those materials included in the Environmental Protection Agency's Universal Waste regulations set forth in 40 C.F.R. 273, including bulbs, batteries, TSCA-exempt ballasts and non-PCB ballasts, lamps, and other mercury-containing items and materials.

"Electronic Material" consists of any video display devices (CRT or flat panel), computers, servers, laptops, tablets, cell phones, and other electronics that are not excluded by these provisions relating to Electronic Material Services. Electronic Material does not include any solid waste, non-electronic Recyclable Material or Excluded Waste.

"Excluded Waste" means any material other than Electronic Material or Bulbs & Batteries. Electronic Material and Bulbs & Batteries may not be commingled. If Electronic Material is commingled with Bulbs & Batteries for a Bulb & Battery Recycling Service, the Electronic Material will be treated as Excluded Waste, and vice versa.

BOX MAIL-BACK SERVICES (Electronic Material and Bulbs & Batteries). In connection with Box Mail-Back Services, the following additional terms shall apply:

Pre-Payment; No Refunds. Payment for Box Mail-Back Services is made in advance and will not be refunded for any reason after a box has been shipped to Customer. If Customer returns an unused box, Customer will be responsible for its shipping cost plus a restocking fee.

Expiration of Boxes. Each box must be received by Company or its subcontractor within 1 year from the date of order (the "Expiration Date"). With respect to Electronic Material, the Expiration Date can be extended an additional year for a fee of 50% of the original box price. Company has no obligation after the Expiration Date to process materials sent in for recycling and may return such materials to Customer at Customer's expense.

Safe Packaging Obligation. Customer is responsible for complying with all packaging (including safely packaging contents), sealing, and shipping instructions included with each box.

Electronic Material Specifications. With respect to Electronic Material Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any box exceeding its specified maximum weight; (ii) shipping materials in the wrong box or mixing materials in a box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) processing electronics containing wood; (v) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (vi) return shipping charges for any Excluded Waste or boxes received with expired labels.

Bulbs & Batteries Specifications. With respect to Bulb & Battery Recycling Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any box exceeding its specified maximum weight; (ii) shipping materials in the wrong box or mixing materials in a box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (v) return shipping charges for any Excluded Waste or boxes with expired labels received by Company.

PACK-UP & PICK UP SERVICES (Electronic Material and Bulbs & Batteries). In connection with Pack Up & Pick Up Services, the following additional terms shall apply:

Safe Packaging Obligation. Customer is responsible for complying with all safety, packaging, sealing, and loading/palletizing instructions (including removing materials from their original packaging and/or not individually wrapping all materials) included with each order and shall ensure such is completed prior to the scheduled pickup date.

Electronic Material Specifications. With respect to Electronic Material Pack-Up and Pick-Up Services, Customer shall ensure that Electronic Material is sorted into the following categories: (1) video display devices (CRT); (2) video display devices (flat panel); (3) computers; (4) laptops, tablets, cell phones; and (5) all other Electronic Material. A full list of items that fall into each of these categories is available upon request. If the Electronic Material is not properly sorted, is not removed from its original packaging, and/or is not properly loaded and palletized, additional fees will apply.

FULL SERVICE (Electronic Material). There is a minimum charge for Full Service. For loads of Electronic Material up to 466 pounds, the minimum charge for Full Service will be \$660. For loads of Electronic Material over 466 pounds, the charge for Full Service will be the weight of the load multiplied by the per pound charge quoted in the Service Details.

CUSTOMER'S INITIAL: [REDACTED]

DATE: [REDACTED]

Fourth Order of Business

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**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Belmond Reserve Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Belmond Reserve Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 18, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Belmond Reserve Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$3,196,007).
- The change in the District's total net position for the fiscal year ended September 30, 2024 was (\$2,723,186), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$631,748, an increase of \$318,284 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, and the remainder is unassigned fund balance in the general fund which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2024	2023
Assets, excluding capital assets	\$ 645,527	\$ 529,916
Capital assets, net of depreciation	6,670,633	9,940,243
Total assets	7,316,160	10,470,159
Current liabilities	183,130	388,362
Long-term liabilities	10,329,037	10,554,618
Total liabilities	10,512,167	10,942,980
Net Position		
Net investment in capital assets	(3,650,345)	(612,080)
Restricted	385,431	351,504
Unrestricted	68,907	(212,245)
Total net position	\$ (3,196,007)	\$ (472,821)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to the conveyance of completed infrastructure to another entity for maintenance and ownership responsibilities.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 1,442,346	\$ 850,360
Operating grants and contributions	34,644	10,496
Capital grants and contributions	151,774	935
General revenues	1,895	1,329
Total revenues	<u>1,630,659</u>	<u>863,120</u>
Expenses:		
General government	125,820	131,941
Maintenance and operations	563,903	325,503
Recreation	48,970	1,154
Bond issuance costs	-	95,320
Interest	408,129	405,504
Conveyance of infrastructure	<u>3,207,023</u>	-
Total expenses	<u>4,353,845</u>	<u>959,422</u>
Change in net position	(2,723,186)	(96,302)
Net position - beginning	(472,821)	(376,519)
Net position - ending	<u>\$ (3,196,007)</u>	<u>\$ (472,821)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$4,353,845. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments and Developer contributions, increased during the fiscal year primarily as a result of an increase in levy and Developer contributions. In total, expenses increased from the prior fiscal year. The majority of the increase was the result of the conveyance of completed infrastructure to another entity for maintenance and ownership responsibilities.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$6,900,655 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$230,022 has been taken, which resulted in a net book value of \$6,670,633. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$10,287,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Belmond Reserve Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 72,182
Assessments receivable	11,077
Restricted assets:	
Investments	562,268
Capital assets:	
Depreciable, net	<u>6,670,633</u>
Total assets	<u>7,316,160</u>
LIABILITIES	
Accounts payable and accrued expenses	13,779
Accrued interest payable	169,351
Non-current liabilities:	
Due within one year	223,000
Due in more than one year	<u>10,106,037</u>
Total liabilities	<u>10,512,167</u>
NET POSITION	
Net investment in capital assets	(3,650,345)
Restricted for debt service	385,431
Unrestricted	68,907
Total net position	<u>\$ (3,196,007)</u>

See notes to the financial statements

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
	Expenses				
Primary government:					
Governmental activities:					
General government	\$ 125,820	\$ 125,820	\$ -	\$ -	\$ -
Maintenance and operations	563,903	563,903	-	151,774	151,774
Recreation	48,970	98,205	-	-	49,235
Interest on long-term debt	408,129	654,418	34,644	-	280,933
Conveyance of infrastructure	3,207,023	-	-	-	(3,207,023)
Total governmental activities	4,353,845	1,442,346	34,644	151,774	(2,725,081)
General revenues:					
Unrestricted investment earnings					1,200
Miscellaneous revenue					695
Total general revenues					1,895
Change in net position					(2,723,186)
Net position - beginning					(472,821)
Net position - ending					\$ (3,196,007)

See notes to the financial statements

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024

	Major Funds			Total	
	General	Debt Service	Capital Projects	Governmental Funds	
ASSETS					
Cash	\$ 72,182	\$ -	\$ -	\$ 72,182	
Investments	-	554,308	7,960	562,268	
Assessments receivable	11,077	-	-	11,077	
Due from other funds	-	474	99	573	
Total assets	\$ 83,259	\$ 554,782	\$ 8,059	\$ 646,100	
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable and accrued expenses	13,779	\$ -	\$ -	\$ 13,779	
Due to other funds	573	-	-	573	
Total liabilities	14,352	-	-	14,352	
Fund balances:					
Restricted for:					
Debt service	-	554,782	-	554,782	
Capital projects	-	-	8,059	8,059	
Unassigned	68,907	-	-	68,907	
Total fund balances	68,907	554,782	8,059	631,748	
Total liabilities and fund balances	\$ 83,259	\$ 554,782	\$ 8,059	\$ 646,100	

See notes to the financial statements

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 631,748

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial
resources and, therefore, are not reported as assets in the
governmental funds. The statement of net position includes those
capital assets, net of any accumulated depreciation, in the net
position of the government as a whole.

Cost of capital assets	6,900,655
Accumulated depreciation	<u>(230,022)</u>
	6,670,633

Liabilities not due and payable from current available resources
are not reported as liabilities in the governmental fund statements.
All liabilities, both current and long-term, are reported in the
government-wide financial statements.

Accrued interest payable	(169,351)
Unamortized original issue premium	(42,037)
Bonds payable	<u>(10,287,000)</u> (10,498,388)
Net position of governmental activities	<u><u>\$(3,196,007)</u></u>

See notes to the financial statements

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 787,928	\$ 654,418	\$ -	\$ 1,442,346
Developer contributions	-	-	151,748	151,748
Miscellaneous revenue	695	-	-	695
Interest income	1,200	34,644	26	35,870
Total revenues	789,823	689,062	151,774	1,630,659
EXPENDITURES				
Current:				
General government	125,820	-	-	125,820
Maintenance and operations	363,430	-	-	363,430
Parks and recreation	19,421	-	-	19,421
Debt Service:				
Principal	-	224,000	-	224,000
Interest	-	412,269	-	412,269
Capital outlay	-	-	167,435	167,435
Total expenditures	508,671	636,269	167,435	1,312,375
Excess (deficiency) of revenues over (under) expenditures	281,152	52,793	(15,661)	318,284
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	(21,425)	21,425	-
Total other financing sources (uses)	-	(21,425)	21,425	-
Net change in fund balances	281,152	31,368	5,764	318,284
Fund balances - beginning	(212,245)	523,414	2,295	313,464
Fund balances - ending	\$ 68,907	\$ 554,782	\$ 8,059	\$ 631,748

See notes to the financial statements

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Net change in fund balances - total governmental funds \$ 318,284

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position. 167,435

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. 224,000

Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (230,022)

Conveyances of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities. (3,207,023)

Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Amortization of original issue premium	1,581
Change in accrued interest	<u>2,559</u>

Change in net position of governmental activities	<u>\$ (2,723,186)</u>
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See notes to the financial statements

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Belmond Reserve Community Development District ("District") was established on December 11, 2019, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 19-29, and the District boundaries were expanded by Hillsborough County Ordinance 22-21. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, all of the Board members are affiliated with Belmond Reserve Development, LLC the Developer.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Recreational facilities	30
Landscape and hardscape	30
Stormwater management	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
US Bank Money Market	\$ 507,292	N/A	Not available
First American Govt Oblig Fd Cl Y	54,976	S&P AAAm	Weighted average maturity: 31 days
Total Investments	<u>\$ 562,268</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfers in	Transfers out
Debt Service	\$ -	\$ 21,425
Capital projects	21,425	-
Total	<u>\$ 21,425</u>	<u>\$ 21,425</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, the transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 9,940,243	\$ 167,435	\$ (10,107,678)	\$ -
Total capital assets, not being depreciated	<u>9,940,243</u>	<u>167,435</u>	<u>(10,107,678)</u>	<u>-</u>
Capital assets, being depreciated				
Recreational facilities	-	886,455	-	886,455
Landscape and hardscape	-	1,560,194	-	1,560,194
Stormwater management	-	4,454,006	-	4,454,006
Total capital assets, being depreciated	<u>-</u>	<u>6,900,655</u>	<u>-</u>	<u>6,900,655</u>
Less accumulated depreciation for:				
Recreational facilities	-	29,549	-	29,549
Landscape and hardscape	-	52,006	-	52,006
Stormwater management	-	148,467	-	148,467
Total accumulated depreciation	<u>-</u>	<u>230,022</u>	<u>-</u>	<u>230,022</u>
Total capital assets, being depreciated, net	<u>-</u>	<u>6,670,633</u>	<u>-</u>	<u>6,670,633</u>
Governmental activities capital assets, net	<u>\$ 9,940,243</u>	<u>\$ 6,838,068</u>	<u>\$ (10,107,678)</u>	<u>\$ 6,670,633</u>

During the current fiscal year, the District reimbursed the Developer a total of \$15,688 for construction related costs. Developer contributions to the capital projects fund for the current fiscal year were \$151,748.

During the current fiscal year, the District Engineer certified the Series 2020 and Series 2023 projects complete. The District recognized the conveyance of certain improvements to other entities for ownership for a total of \$3,207,023.

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 200,473
Recreation	29,549
Total	<u>\$ 230,022</u>

NOTE 7 – LONG-TERM LIABILITIES

Series 2020

On October 14, 2020, the District issued \$10,410,000 of Special Assessment Bonds, Series 2020, consisting of multiple term bonds with due dates ranging from May 1, 2025 to May 1, 2051 and interest rates ranging from 2.67% to 4.0%. The Bonds were issued to finance the costs of the construction and acquisition of infrastructure improvements for the District associated with Assessment Area One. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2021. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2020 (Continued)

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2023

On January 26, 2023, the District issued \$506,000 of Special Assessment Revenue Bonds, Series 2023, consisting of multiple term bonds with due dates ranging from November 1, 2030 to November 1, 2052 and interest rates ranging from 4.5% to 5.5%. The Bonds were issued to finance the costs of the construction and acquisition of infrastructure improvements for the District associated with Assessment Area Two. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2023. Principal on the Bonds is to be paid serially commencing November 1, 2023 through November 1, 2052.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2020	\$ 10,005,000	\$ -	\$ 210,000	\$ 9,795,000	\$ 215,000
Plus Bond premium	43,618	-	1,581	42,037	-
Series 2023	506,000	-	14,000	492,000	8,000
Total	\$ 10,554,618	\$ -	\$ 225,581	\$ 10,329,037	\$ 223,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 223,000	\$ 406,261	\$ 629,261
2026	229,000	400,235	629,235
2027	234,000	392,680	626,680
2028	244,000	384,963	628,963
2029	255,000	376,898	631,898
2030-2034	1,410,000	1,740,618	3,150,618
2035-2039	1,732,000	1,430,885	3,162,885
2040-2044	2,125,000	1,047,488	3,172,488
2045-2049	2,585,000	579,575	3,164,575
2050-2053	1,250,000	81,663	1,331,663
Total	\$ 10,287,000	\$ 6,841,266	\$ 17,128,266

NOTE 8 – REVOLVING LINE OF CREDIT

In the prior fiscal year, the District obtained a revolving line of credit (the “note”) from the District’s management company (the “lender”) in an amount of up to \$300,000 to fund the operation and maintenance expenses of the District. The fee for the use of this line of credit is a one-time payment of \$9,000 due at the time of final payment to the lender. \$150,000 was advanced in the prior year, and \$150,000 during the current fiscal year. The note was to be repaid with assessment revenues. This occurred during the current fiscal year as the District collected assessments and repaid the lender a total of \$306,000, which includes principal, interest, and fees.

NOTE 9 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

See Note 6 for other developer transactions.

NOTE 10 – CONCENTRATION

The District’s activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District’s operations.

NOTE 11 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 12 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND**
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 853,204	\$ 787,928	\$ (65,276)
Interest	-	1,200	1,200
Miscellaneous revenue	-	695	695
Total revenues	<u>853,204</u>	<u>789,823</u>	<u>(63,381)</u>
EXPENDITURES			
Current:			
General government	404,904	125,820	279,084
Maintenance and operations	341,500	363,430	(21,930)
Parks and recreation	106,800	19,421	87,379
Total expenditures	<u>853,204</u>	<u>508,671</u>	<u>344,533</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>281,152</u>	<u>\$ 281,152</u>
Fund balance - beginning		<u>(212,245)</u>	
Fund balance - ending		<u>\$ 68,907</u>	

See notes to required supplementary information

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	\$0
Independent contractor compensation	\$164,415
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$2,125.18-2,551.24 Debt service - \$1563.83-1876.60
Special assessments collected	\$1,442,346
Outstanding Bonds:	see Note 7 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Belmond Reserve Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Belmond Reserve Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 18, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 18, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Belmond Reserve Community Development District
Hillsborough County, Florida

We have examined Belmond Reserve Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Belmond Reserve Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 18, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Belmond Reserve Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Belmond Reserve Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 18, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 18, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Belmond Reserve Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Belmond Reserve Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 18, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

Fifth Order of Business

5A

Fifth Order of Business

5B

Fifth Order of Business

5C



AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 1367

Customer: BELMOND RESERVE CDD

Technician: Paola

Date: 06/03/2025

Time: 02:04 PM

Customer Signature:

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

FISH and WILDLIFE OBSERVATIONS

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

NATIVE WETLAND HABITAT MAINTENANCE

Beneficial Vegetation Notes:

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









BELMOND RESERVE CDD

Field Inspection - June 2025

Friday, June 13, 2025

Prepared For Belmond Reserve CDD Board Of Supervisors

24 Items Identified



ITEM 1

Assigned To: Inframark

The clubhouse is clean and well maintained.



ITEM 2

Assigned To: Blue Life

The pool is clean and looks good.



ITEM 3

Assigned To: Inframark

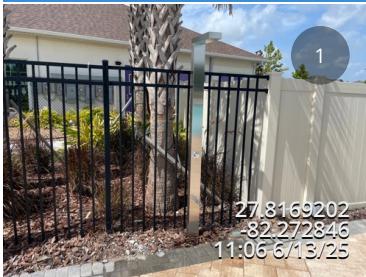
Door stopper will be installed by the main entrance.



ITEM 4

Assigned To: Inframark

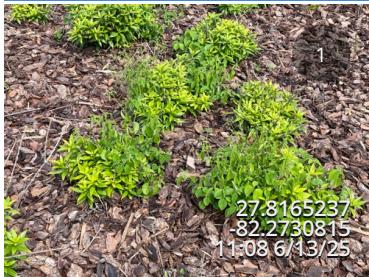
A keyed lock is needed at the front entrance to provide emergency access.



ITEM 5

Assigned To: Inframark

The new shower by the pool is working great.



ITEM 6

Assigned To: Yellowstone Landscaping

Weeds in the allamandas by the clubhouse need to be pulled.

27.8165237
-82.2730815
11:08 6/13/25



27.8165161
-82.2730627
11:09 6/13/25

ITEM 7

Assigned To: Yellowstone Landscaping

Mulch was installed at the empty corners by the preschool as requested. Weeds need to be treated.



27.8169618
-82.2735311
11:11 6/13/25

ITEM 8

Assigned To: Yellowstone Landscaping

The turf is filling in by the Pickleball courts.



27.8171893
-82.2736389
11:13 6/13/25

ITEM 9

Assigned To: Aquatic Weed Control

Pond A looks good.



27.8219374
-82.2701308
11:56 6/13/25

ITEM 10

Assigned To: Aquatic Weed Control

Trash needs to be removed from pond G.

ITEM 11

Assigned To: Yellowstone Landscaping

The dead grass at the Rhodine Rd entrance is filling in with weeds, not St. Augustine grass. New annuals are also needed.



ITEM 12

Assigned To: Yellowstone Landscaping

Proper weeding and edging is needed in the landscaping beds.



ITEM 13

Assigned To: Yellowstone Landscaping

Suckers need to be trimmed off the base of the trees throughout.



ITEM 14

Assigned To: Aquatic Weed Control

Trash in pond F needs to be removed.



ITEM 15

Assigned To: Aquatic Weed Control
Pond H looks good.



ITEM 16

Assigned To: Consolidated Land Services
Erosion repair has been approved at pond E.



ITEM 17

Assigned To: Yellowstone Landscaping
Chinch bugs confirmed in the turf at the island on Willow Grove Dr. Please treat ASAP.



ITEM 18

Assigned To: Inframark
Please provide a proposal to acid wash the sidewalks by the dog park and an annual pressure washing contract.



ITEM 19

Assigned To: Inframark
The latch at the dog park needs to be re-mounted.



ITEM 20

Assigned To: Aquatic Weed Control

Trash in pond D also needs to be removed.



ITEM 21

Assigned To: Consolidated Land Services

Erosion repairs have also been approved for pond D.



ITEM 22

Assigned To: Yellowstone Landscaping

The island on Brookside Moss Dr looks great.



ITEM 23

Assigned To: Yellowstone Landscaping

The ruts are filling in at the island on Hayes Clan Rd, but this area also needs to be treated for chinch bugs.



ITEM 24

Resident pool construction is still underway at Hayes Clan Rd, damage to CDD property needs to be repaired upon completion.

Sixth Order of Business

6A

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

The Regular Meeting of the Board of Supervisors of Belmond Reserve Community Development District was held on Tuesday, June 3, 2025, at 6:00 p.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

Will McPherson	Vice Chairman
Nicole Hughes	Assistant Secretary
Zebadiah Rabsatt	Assistant Secretary
Mark Schroeppel	Assistant Secretary (via phone)

Also present were:

Bryan Radcliff	District Manager
Samantha Zanoni	District Manager
Cari Allen Webster	District Counsel
Tyson Waag	District Engineer (via phone)
Clay Wright	Field Service Manager

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

FIRST ORDER OF BUSINESS

Roll Call was completed.

Call to Order and Roll Call

SECOND ORDER OF BUSINESS

Did not motion

Motion to Adopt the Agenda

THIRD ORDER OF BUSINESS

Resident question asking if there were possible development plans on Rosepine Place.

Audience Comments

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of the Belmond Reserve FY2026 Proposed Budget

Mr. Radcliff presented the FY2026 proposed budget and made adjustments with the Board and resident feedback.

B. Consideration of Resolution 2025-04; Approving Proposed FY2026 Budget and Setting Public Hearing

On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, upon VOICE VOTE, the MOTION carried to approve the FY2026 proposed budget.
--

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

District Engineer had no updates.

Discussion ensued with District Counsel, District Engineer and Board Supervisors regarding improper drainage and erosion issues. Informational letter will be sent to all residents regarding the erosion issues in the community.

ON MOTION by Mr. Rabsatt, seconded by Ms. Hughes to approve CLS Proposals #334 and #335.
--

B. District Counsel

District Counsel reminded board that the Form 1 form needs to be submitted by 7/1 and Ethics training needs to be completed by the end of the year.

C. District Manager

No questions from board on aquatics report. Clay discussed field inspection report. Board had questions on mulch glue to keep the mulch in place. District management will seek proposal from new landscape vendor when they are onboarded. Management will also seek proposal(s) for annual pressure washing contract. District manager reminded board of next scheduled meeting.

On MOTION by Ms. Hughes, seconded by Mr. McPherson, the MOTION carried to allow Mr. Rabsatt access to the cameras at the Clubhouse.

SIXTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-05; Re-Designating the Officers**

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, upon VOICE VOTE, the MOTION carried.
--

B. Ratification of Invoice # 4137 Blue Life Pool Service for Pool Light

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, upon VOICE VOTE, the MOTION carried.
--

SEVENTH ORDER OF BUSINESS**Business Administration****A. Approval of Minutes (*May 6, 2025, Regular Meeting*)**

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, upon VOICE VOTE, the MOTION carried.

B. Acceptance of Financials (*April 2025*)

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, upon VOICE VOTE, the MOTION carried.

C. Acceptance of the Check Registers (*April 2025*)

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, upon VOICE VOTE, the MOTION carried.

D. Acceptance of the Operations and Maintenance Report (*April 2025*)

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, upon VOICE VOTE, the MOTION carried.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

- Discussion on Clubhouse agreement added to July agenda.
- Project board with current projects.

NINTH ORDER OF BUSINESS

Audience Comments

- Pickleball light timer extended to 10:00 p.m.
- Trespassing discussion
- Clubhouse rental deposit refund

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, upon VOICE VOTE, the MOTION carried and the meeting was adjourned at 8:07 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Sixth Order of Business

6B

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
May 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 May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND		SERIES 2020 DEBT SERVICE FUND		SERIES 2023 DEBT SERVICE FUND		CAPITAL PROJECTS FUND		CAPITAL PROJECTS FUND		GENERAL FIXED ASSET FUND		GENERAL LONG TERM DEBT FUND		TOTAL	
	GENERAL FUND		SERIES 2020 DEBT SERVICE FUND		SERIES 2023 DEBT SERVICE FUND		CAPITAL PROJECTS FUND		CAPITAL PROJECTS FUND		GENERAL FIXED ASSET FUND		GENERAL LONG TERM DEBT FUND			
	GENERAL FUND		GENERAL FUND		GENERAL FUND		GENERAL FUND		GENERAL FUND		GENERAL FUND		GENERAL FUND			
ASSETS																
Cash - Operating Account	\$ 194,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,656		
Due From Other Funds	-	-	12,073	-	283	-	1,356	-	-	-	-	-	-	-	13,712	
Investments:																
Acq. & Construction - Amenity	-	-	-	-	-	-	4	-	-	-	-	-	-	-	4	
Acquisition & Construction Account	-	-	17,077	-	-	-	-	-	3	-	-	-	-	-	17,080	
Reserve Fund	-	-	296,700	-	17,525	-	-	-	-	-	-	-	-	-	314,225	
Revenue Fund	-	-	234,446	-	54,629	-	-	-	-	-	-	-	-	-	289,075	
Fixed Assets																
Construction Work In Process	-	-	-	-	-	-	-	-	-	9,547,088	-	-	-	-	9,547,088	
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	-	10,064,000	-	10,064,000	10,064,000	
TOTAL ASSETS	\$ 194,656	\$ 560,296	\$ 72,437	\$ 1,360	\$ 3	\$ 9,547,088	\$ 10,064,000	\$ 20,439,840								
LIABILITIES																
Accounts Payable	\$ 17,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,890	
Bonds Payable	-	-	-	-	-	-	-	-	-	-	-	10,064,000	-	10,064,000		
Due To Other Funds	13,712	-	-	-	-	-	-	-	-	-	-	-	-	-	13,712	
TOTAL LIABILITIES	31,602	-	-	-	-	-	-	-	-	-	-	10,064,000	-	10,095,602		
FUND BALANCES																
Restricted for:																
Debt Service	-	560,296	72,437	-	-	-	-	-	-	-	-	-	-	-	632,733	
Capital Projects	-	-	-	-	1,360	3	-	-	-	-	-	-	-	-	1,363	
Unassigned:	163,054	-	-	-	-	-	9,547,088	-	-	-	-	-	-	-	9,710,142	
TOTAL FUND BALANCES	163,054	560,296	72,437	1,360	3	9,547,088	-	-	-	-	-	-	-	-	10,344,238	
TOTAL LIABILITIES & FUND BALANCES	\$ 194,656	\$ 560,296	\$ 72,437	\$ 1,360	\$ 3	\$ 9,547,088	\$ 10,064,000	\$ 20,439,840								

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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
REVENUES				
Interest - Tax Collector	\$ -	\$ 1,711	\$ 1,711	0.00%
Rental Income	-	1,175	1,175	0.00%
Special Assmnts- Tax Collector	501,222	510,581	9,359	101.87%
Special Assmnts- CDD Collected	50,202	4,891	(45,311)	9.74%
Other Miscellaneous Revenues	-	175	175	0.00%
TOTAL REVENUES	551,424	518,533	(32,891)	94.04%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	5,400	6,600	45.00%
ProfServ-Trustee Fees	4,500	8,297	(3,797)	184.38%
Disclosure Report	8,200	3,000	5,200	36.59%
District Counsel	10,000	11,405	(1,405)	114.05%
District Engineer	4,000	2,942	1,058	73.55%
District Manager	36,000	24,000	12,000	66.67%
Accounting Services	4,500	3,000	1,500	66.67%
Auditing Services	6,400	4,400	2,000	68.75%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	130	120	52.00%
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	9,865	5,135	65.77%
Entry System-Key Fob	2,500	2,646	(146)	105.84%
Website Administration	3,000	2,000	1,000	66.67%
Miscellaneous Expenses	300	99	201	33.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	113,404	80,790	32,614	71.24%
Utility Services				
Utility - Water	12,000	4,642	7,358	38.68%
Utility - Electric	3,500	7,361	(3,861)	210.31%
Utility - StreetLights	60,000	49,225	10,775	82.04%
Total Utility Services	75,500	61,228	14,272	81.10%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	8,000	4,000	66.67%
Waterway Management	5,000	250	4,750	5.00%
Contracts-Janitorial Services	9,000	2,725	6,275	30.28%
Contracts-Aquatic Control	13,200	8,696	4,504	65.88%
Contracts-Pools	16,000	8,460	7,540	52.88%
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	46,372	(31,372)	309.15%
R&M-Pools	3,000	6,708	(3,708)	223.60%
Landscape - Mulch	10,000	-	10,000	0.00%
Landscape Maintenance	132,000	93,418	38,582	70.77%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	10,000	10,465	(465)	104.65%
Dog Waste Station Service & Supplies	3,120	1,300	1,820	41.67%
Total Other Physical Environment	260,220	210,620	49,600	80.94%
<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	46,656	18,344	71.78%
Clubhouse Internet, TV, Phone	1,800	2,540	(740)	141.11%
R&M-Clubhouse	10,000	4,392	5,608	43.92%
Total Clubhouse	102,300	53,588	48,712	52.38%
TOTAL EXPENDITURES	551,424	406,226	145,198	73.67%
Excess (deficiency) of revenues				
Over (under) expenditures	-	112,307	112,307	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		50,747		
FUND BALANCE, ENDING		\$ 163,054		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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
REVENUES				
Interest - Investments	\$ -	\$ 19,720	\$ 19,720	0.00%
Special Assmnts- Tax Collector	592,209	567,355	(24,854)	95.80%
Special Assmnts- CDD Collected	-	61,745	61,745	0.00%
TOTAL REVENUES	592,209	648,820	56,611	109.56%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	215,000	215,000	-	100.00%
Interest Expense	377,209	380,031	(2,822)	100.75%
Total Debt Service	592,209	595,031	(2,822)	100.48%
TOTAL EXPENDITURES	592,209	595,031	(2,822)	100.48%
Excess (deficiency) of revenues				
Over (under) expenditures	-	53,789	53,789	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		506,507		
FUND BALANCE, ENDING		\$ 560,296		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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
REVENUES				
Interest - Investments	\$ -	\$ 1,924	\$ 1,924	0.00%
Special Assmnts- Tax Collector	35,050	12,484	(22,566)	35.62%
Special Assmnts- CDD Collected	-	37,287	37,287	0.00%
TOTAL REVENUES	35,050	51,695	16,645	147.49%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	9,000	8,000	1,000	88.89%
Interest Expense	26,050	26,230	(180)	100.69%
Total Debt Service	35,050	34,230	820	97.66%
TOTAL EXPENDITURES	35,050	34,230	820	97.66%
Excess (deficiency) of revenues				
Over (under) expenditures	-	17,465	17,465	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		54,972		
FUND BALANCE, ENDING		<u>\$ 72,437</u>		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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 May 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		\$ 3		

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_05

Statement Date

05/31/2025

G/L Account No. 101001 Balance	194,656.19	Statement Balance	219,571.47
		Outstanding Deposits	22,725.71
Positive Adjustments	0.00	Subtotal	242,297.18
Subtotal	194,656.19	Outstanding Checks	-47,640.99
Negative Adjustments	0.00	Ending Balance	194,656.19
Ending G/L Balance	194,656.19		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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Deposits

12/01/2024		JE000604	Utility - Water	BOCC Adj JE	627.34	627.34	0.00
05/07/2025		JE000801	Special Assmnts- Tax Collector	Tax Revenue/Debt Service	2,896.92	2,896.92	0.00
05/07/2025		JE000802	Rental Income	Deposit	450.00	450.00	0.00
05/01/2025		JE000818	Rental Income	Deposit	150.00	150.00	0.00
Total Deposits					4,124.26	4,124.26	0.00

Checks

02/21/2025	Payment	DD257	BOCC ACH	Payment of Invoice 001695	-627.34	-627.34	0.00
03/10/2025	Payment	1749	DEMETRIUS BRITT	Check for Vendor V00042	-200.00	-200.00	0.00
04/04/2025	Payment	1789	INFRAMARK LLC	Check for Vendor V00031	-10,832.00	-10,832.00	0.00
04/04/2025	Payment	1796	DEMETRIUS BRITT	Check for Vendor V00042	-200.00	-200.00	0.00
04/15/2025	Payment	1801	SPEAREM ENTERPRISES	Check for Vendor V00017	-260.00	-260.00	0.00
04/24/2025	Payment	1815	COURTCO. LLC	Check for Vendor V00072	-860.00	-860.00	0.00
04/24/2025	Payment	1816	INFRAMARK LLC	Check for Vendor V00031	-36.21	-36.21	0.00
04/29/2025	Payment	300001	TECO ACH	Inv: 041725 9324	-27.22	-27.22	0.00
04/29/2025	Payment	300002	TECO ACH	Inv: 041725 6983	-82.06	-82.06	0.00
04/29/2025	Payment	300003	TECO ACH	Inv: 041725 8939	-181.29	-181.29	0.00
04/29/2025	Payment	300004	TECO ACH	Inv: 041725 6975	-1,256.79	-1,256.79	0.00
04/29/2025	Payment	300005	TECO ACH	Inv: 041725 4244	-802.59	-802.59	0.00
04/29/2025	Payment	300006	TECO ACH	Inv: 041725 6985	-3,584.19	-3,584.19	0.00
04/29/2025	Payment	300007	TECO ACH	Inv: 041725 9725	-372.39	-372.39	0.00
05/08/2025	Payment	1818	AQUATIC WEED CONTROL INC	Check for Vendor V00040	-1,087.00	-1,087.00	0.00
05/08/2025	Payment	1819	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-3,119.00	-3,119.00	0.00
05/08/2025	Payment	1820	COMPLETE I.T. CORP	Check for Vendor V00076	-99.00	-99.00	0.00
05/08/2025	Payment	1822	FL DEPARTMENT OF HEALTH HILLSBOROUGH COUNTY	Check for Vendor V00003	-275.00	-275.00	0.00

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_05

Statement Date

05/31/2025

05/08/2025	Payment	1823	GRAU AND ASSOCIATES	Check for Vendor V00025	-2,000.00	-2,000.00	0.00
05/08/2025	Payment	1824	HOMETEAM PEST DEFENSE INC	Check for Vendor V00038	-101.10	-101.10	0.00
05/08/2025	Payment	1825	NICOLE ADRIAN HUGHES	Check for Vendor V00073	-200.00	-200.00	0.00
05/08/2025	Payment	1827	STRALEY ROBIN VERICKER	Check for Vendor V00020	-1,817.50	-1,817.50	0.00
05/08/2025	Payment	1829	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-18,272.40	-18,272.40	0.00
05/09/2025	Payment	1831	BELMOND RESERVE CDD	Check for Vendor V00023	-1,540.46	-1,540.46	0.00
05/09/2025	Payment	1832	MARK TODD SCHROEPPEL	Check for Vendor V00079	-200.00	-200.00	0.00
05/21/2025	Payment	1834	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-204.00	-204.00	0.00
05/30/2025	Payment	DD278	BOCC ACH	Payment of Invoice 001852	-507.99	-507.99	0.00
05/30/2025	Payment	DD279	WM CORPORATE SERVICES, INC. ACH CHARTER	Payment of Invoice 001828	-657.33	-657.33	0.00
05/30/2025	Payment	DD280	COMMUNICATION S ACH	Payment of Invoice 001876	-280.00	-280.00	0.00
05/01/2025		JE000818	Rental Income	Deposit	-150.00	-150.00	0.00
05/01/2025		JE000818	Rental Income	Rental Adj JE	-150.00	-150.00	0.00
Total Checks					-49,982.86	-49,982.86	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/01/2024		JE000606	Utility - Electric SOUTHEAST WIRING SOLUTIONS INC	Late Fee/State tax Chgs	-108.17
02/05/2025	Payment	1717	WILL MCPHERSON	Check for Vendor V00006	-109.99
03/10/2025	Payment	1753	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00069	-200.00
04/04/2025	Payment	1791	Operating Transfers-Out	Check for Vendor V00006	-109.99
09/30/2024		JE000757	Operating Transfers-Out	Wire Transfer to Cover Shortfall 10.24.23	-14,980.51
10/24/2023		JE000762	Operating Transfers-Out	R/C Interfund Transfer 10.24.23	-7,411.89
05/08/2025	Payment	1821	DEMETRIUS BRITT	Check for Vendor V00042	-200.00
05/08/2025	Payment	1826	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-109.99
05/08/2025	Payment	1828	WILL MCPHERSON	Check for Vendor V00069	-200.00
05/08/2025	Payment	1830	ZEBADIAH RABSATT	Check for Vendor V00068	-200.00
05/13/2025	Payment	1833	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-939.00
05/21/2025	Payment	1835	INFRAMARK LLC	Check for Vendor V00031	-10,832.00
05/21/2025	Payment	1836	SPEAREM ENTERPRISES	Check for Vendor V00017	-260.00

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_05

Statement Date

05/31/2025

05/28/2025	Payment	1837	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-2,424.00
05/28/2025	Payment	1838	JNJ CLEANING SERVICES LLC	Check for Vendor V00012	-570.00
05/28/2025	Payment	1839	SMART LOOP PRO LLC	Check for Vendor V00080	-939.00
05/28/2025	Payment	1840	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-1,536.75
05/29/2025	Payment	300009	TECO ACH	Inv: 051925 8939	-165.57
05/29/2025	Payment	300010	TECO ACH	Inv: 051925 4244	-934.67
05/29/2025	Payment	300011	TECO ACH	Inv: 051925 9324	-31.03
05/29/2025	Payment	300012	TECO ACH	Inv: 051925 6985	-3,584.19
05/29/2025	Payment	300013	TECO ACH	Inv: 051925 6983	-55.07
05/30/2025	Payment	300014	TECO ACH	Inv: 051925 9725	-372.39
05/30/2025	Payment	300015	TECO ACH	Inv: 051925 6975	-1,256.79
05/28/2025	Payment	1845	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-109.99
Total Outstanding Checks					-47,640.99

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
09/30/2024		JE000756	Reverse Wire Transfer to	14,980.51
10/24/2023		JE000761	R/C Interfund Transfer	7,411.89
Total Outstanding Deposits				22,725.71

Sixth Order of Business

6C

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

Fund	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1818	05/08/25	AQUATIC WEED CONTROL INC	108817	pond maintenance - May 25	Waterway Management	531085-53908	\$1,087.00
001	1819	05/08/25	BLUE LIFE POOL SERVICE LLC	18139	pool maintenance - May 25	Contracts-Pools	534078-57202	\$1,200.00
001	1819	05/08/25	BLUE LIFE POOL SERVICE LLC	18282	Filter Installation	R&M-Pools	546074-57202	\$1,919.00
001	1820	05/08/25	COMPLETE I.T. CORP	16388	Email Service - May 25	Email Service May 25	549999-51301	\$99.00
001	1821	05/08/25	DEMETRIUS BRITT	DB-050625	BOARD 5/6/25	Supervisor Fees	511100-51101	\$200.00
001	1822	05/08/25	FL DEPARTMENT OF HEALTH HILLSBOROUGH COUNTY	29-BID-7840986	POOL PERMIT	Dues, Licenses, Subscriptions	554020-51301	\$275.00
001	1823	05/08/25	GRAU AND ASSOCIATES	27383	Audit Services - FYE 09/30/25	Auditing Services - FYE 09/30/25	532002-51301	\$2,000.00
001	1824	05/08/25	HOMETEAM PEST DEFENSE INC	108969164	Pest Control - Work Date - 04/30/25	Pest Control - Service Date: 04/30/25	549999-57202	\$101.10
001	1825	05/08/25	NICOLE ADRIAN HUGHES	NH-050625	BOARD 5/6/25	Supervisor Fees	511100-51101	\$200.00
001	1826	05/08/25	SOUTHEAST WIRING SOLUTIONS INC	2076204	Access Control - 05/01-05/31	Access Control - May 25	546998-57202	\$109.99
001	1827	05/08/25	STRALEY ROBIN VERICKER	26473	legal - through 04/30/25	District Counsel	531146-51401	\$1,817.50
001	1828	05/08/25	WILL MCPHERSON	WP-050625	BOARD 5/6/25	Supervisor Fees	511100-51101	\$200.00
001	1829	05/08/25	YELLOWSTONE LANDSCAPE	905094	landscape Maintenance - May 25	Monthly Landscaping - May 25	546300-53908	\$11,224.00
001	1829	05/08/25	YELLOWSTONE LANDSCAPE	909066	Irrigation Repairs - April 25	Irrigation Repairs April 2025	546930-53908	\$7,048.40
001	1830	05/08/25	ZEBADIAH RABSATT	ZR-050625	BOARD 5/6/25	Supervisor Fees	511100-51101	\$200.00
001	1832	05/09/25	MARK TODD SCHROEPPEL	MS-050625	BOARD 5/6/25	Supervisor Fees	511100-51101	\$200.00
001	1833	05/13/25	SOUTHEAST WIRING SOLUTIONS INC	20275578	Camera Installation - 50% deposit	Access Control Maintenance & Repair	546998-57202	\$939.00
001	1834	05/21/25	BLUE LIFE POOL SERVICE LLC	18345	Installation of pool rules	R&M-Pools	546074-57202	\$204.00
001	1835	05/21/25	INFRAMARK LLC	148987	DISTRICT MANAGEMENT MAY 2025	PERSONNEL SERVICES - May 25	534425-51301	\$5,832.00
001	1835	05/21/25	INFRAMARK LLC	148987	DISTRICT MANAGEMENT MAY 2025	District Management May 25	531150-51301	\$3,000.00
001	1835	05/21/25	INFRAMARK LLC	148987	DISTRICT MANAGEMENT MAY 2025	Accounting Services - May 25	532001-51301	\$375.00
001	1835	05/21/25	INFRAMARK LLC	148987	DISTRICT MANAGEMENT MAY 2025	Dissemination Services - May 25	531142-51301	\$375.00
001	1835	05/21/25	INFRAMARK LLC	148987	DISTRICT MANAGEMENT MAY 2025	FIELD MANAGEMENT	531016-51301	\$1,000.00
001	1835	05/21/25	INFRAMARK LLC	148987	DISTRICT MANAGEMENT MAY 2025	WEBSITE MAINTENANCE/ADMIN - May 25	549936-51301	\$250.00
001	1836	05/21/25	SPEAREM ENTERPRISES	6213	Dog Waste Station 03/15-04/16	DOG WASTE	546036-53908	\$260.00
001	1837	05/28/25	BLUE LIFE POOL SERVICE LLC	052225-	Pool Light Repair	R&M-Pools	546074-57202	\$2,424.00
001	1838	05/28/25	JNJ CLEANING SERVICES LLC	0551	janitorial service	R&M-Clubhouse	546015-57202	\$570.00
001	1839	05/28/25	SMART LOOP PRO LLC	0162	2nd half of camera installation	2nd half of additional camera installation	546015-57202	\$939.00
001	1840	05/28/25	YELLOWSTONE LANDSCAPE	916526	Irrigation Repairs	Landscape Maintenance	546300-53908	\$150.75
001	1840	05/28/25	YELLOWSTONE LANDSCAPE	918707	Irrigation Repairs - April 25	Irrigation Maintenance - April 25 - Zones/Controller B	546930-53908	\$1,386.00
001	1845	05/28/25	SOUTHEAST WIRING SOLUTIONS INC	20273951	Access Control	monthly service	546998-57202	\$109.99
001	300009	05/29/25	TECO ACH	051925 8939	ELECTRIC 04/12/25-05/13/25	ELECTRIC	543041-53150	\$165.57
001	300010	05/29/25	TECO ACH	051925 4244	ELECTRIC 04/12/25-05/13/25	ELECTRIC	543041-53150	\$934.67
001	300011	05/29/25	TECO ACH	051925 9324	ELECTRIC 04/12/25-05/13/25	ELECTRIC	543041-53150	\$31.03
001	300012	05/29/25	TECO ACH	051925 6985	ELECTRIC 04/12/25-05/13/25	ELECTRIC	543041-53150	\$3,584.19
001	300013	05/29/25	TECO ACH	051925 6983	ELECTRIC	Utility - Electric	543041-53150	\$55.07
001	300014	05/30/25	TECO ACH	051925 9725	April/May 2025- Electric	ELECTRIC	543041-53150	\$372.39
001	300015	05/30/25	TECO ACH	051925 6975	ELECTRIC 04/12/25-05/13/25	ELECTRIC	543041-53150	\$1,256.79
001	DD278	05/30/25	BOCC ACH	051625 0433	WATER 04/16/25-05/16/25	Water Services 05/16/2025	543018-53150	\$507.99
001	DD279	05/30/25	WM CORPORATE SERVICES, INC. ACH	0147695-2206-2	SERVICES 05/01/25-05/31/25	dumpster rental	546036-53400	\$657.33
001	DD280	05/30/25	CHARTER COMMUNICATIONS ACH	2543561041925	INTERNET SERVICE 04/19/25-05/18/25	Clubhouse Internet, TV, Phone	541036-57202	\$280.00

Fund Total **\$53,540.76**

SERIES 2020 DEBT SERVICE FUND - 200

200	1831	05/09/25	BELMOND RESERVE CDD	05072025 - 723	FY25 TAX DIST ID 723	Series 2020 FY25 Tax Dist ID 723	103200	\$1,507.29
							Fund Total	<u>\$1,507.29</u>

SERIES 2023 DEBT SERVICE FUND - 201

201	1831	05/09/25	BELMOND RESERVE CDD	05072025 - 723	FY25 TAX DIST ID 723	SERIES 2023 FY25 TAX DIST ID 723	103200	\$33.17
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BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
							Fund Total	\$33.17
							Total Checks Paid	\$55,081.22

Sixth Order of Business

6D

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	5/1/2025	108817	\$1,087.00	\$1,087.00	Pond Maintenance - May 25
BLUE LIFE POOL SERVICE LLC	5/1/2025	18139	\$1,200.00	\$1,200.00	pool maintenance - May 25
COMPLETE I.T. CORP	5/1/2025	16388	\$99.00	\$99.00	Email Service May 25
INFRAMARK LLC	5/2/2025	148987	\$375.00		Accounting Services - May 25
INFRAMARK LLC	5/2/2025	148987	\$250.00	\$625.00	WEBSITE MAINTENANCE/ADMIN - May 25
JNJ CLEANING SERVICES LLC	5/21/2025	0551	\$570.00	\$570.00	Janitorial Service
SOUTHEAST WIRING SOLUTIONS INC	5/1/2025	20276204	\$109.99	\$109.99	Access Control - May 25
SPEAREM ENTERPRISES	5/19/2025	6213	\$260.00	\$260.00	DOG WASTE
YELLOWSTONE LANDSCAPE	5/1/2025	905094	\$11,224.00	\$11,224.00	Monthly Landscaping - May 25
Monthly Contract Subtotal			\$15,174.99	\$15,174.99	
Variable Contract					
BOCC ACH	5/16/2025	051625 0433	\$507.99	\$507.99	Water Services 05/16/2025
HOMETEAM PEST DEFENSE INC	4/30/2025	108969164	\$101.10	\$101.10	Pest Control - Service Date: 04/30/25
STRALEY ROBIN VERICKER	5/6/2025	26473	\$1,817.50	\$1,817.50	Legal - Through 04/30/25
Variable Contract Subtotal			\$2,426.59	\$2,426.59	
Utilities					
TECO ACH	5/19/2025	051925 8939	\$165.57	\$165.57	ELECTRIC
TECO ACH	5/19/2025	051925 4244	\$934.67	\$934.67	ELECTRIC
TECO ACH	5/19/2025	051925 9324	\$31.03	\$31.03	ELECTRIC
TECO ACH	5/19/2025	051925 6985	\$3,584.19	\$3,584.19	ELECTRIC
TECO ACH	5/19/2025	051925 6983	\$55.07	\$55.07	ELECTRIC
TECO ACH	5/19/2025	051925 9725	\$372.39	\$372.39	ELECTRIC
TECO ACH	5/19/2025	051925 6975	\$1,256.79	\$1,256.79	ELECTRIC
Utilities Subtotal			\$6,399.71	\$6,399.71	
Regular Services					
DEMETRIUS BRITT	5/6/2025	DB-050625	\$200.00	\$200.00	BOARD 5/6/25
FL DEPARTMENT OF HEALTH HILLSBOROUGH COUNTY	5/5/2025	29-BID-7840986	\$275.00	\$275.00	POOL PERMIT
GRAU AND ASSOCIATES	5/1/2025	27383	\$2,000.00	\$2,000.00	Auditing Services - FYE 09/30/25
INFRAMARK LLC	5/2/2025	148987	\$5,832.00		PERSONNEL SERVICES - May 25
INFRAMARK LLC	5/2/2025	148987	\$3,000.00		District Management May 25
INFRAMARK LLC	5/2/2025	148987	\$375.00		Dissemination Services - May 25
INFRAMARK LLC	5/2/2025	148987	\$1,000.00	\$10,207.00	FIELD MANAGEMENT

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
MARK TODD SCHROEPPEL	5/6/2025	MS-050625	\$200.00	\$200.00	BOARD 5/6/25
NICOLE ADRIAN HUGHES	5/6/2025	NH-050625	\$200.00	\$200.00	BOARD 5/6/25
WILL MCPHERSON	5/6/2025	WP-050625	\$200.00	\$200.00	BOARD 5/6/25
ZEBADIAH RABSATT	5/6/2025	ZR-050625	\$200.00	\$200.00	BOARD 5/6/25
Regular Services Subtotal			\$13,482.00	\$13,482.00	
Additional Services					
BELMOND RESERVE CDD	5/7/2025	05072025 - 723	\$1,507.29		Series 2020 FY25 Tax Dist ID 723
BELMOND RESERVE CDD	5/7/2025	05072025 - 723	\$33.17	\$1,540.46	SERIES 2023 FY25 TAX DIST ID 723
BLUE LIFE POOL SERVICE LLC	5/5/2025	18282	\$1,919.00	\$1,919.00	Filter Installation
BLUE LIFE POOL SERVICE LLC	5/15/2025	18345	\$204.00	\$204.00	Installation of pool rules
BLUE LIFE POOL SERVICE LLC	5/22/2025	052225-	\$2,424.00	\$2,424.00	Pool Light Repair
SMART LOOP PRO LLC	5/21/2025	0162	\$939.00	\$939.00	2nd half of additional camera installation
YELLOWSTONE LANDSCAPE	4/30/2025	909066	\$7,048.40	\$7,048.40	Irrigation Repairs April 2025
YELLOWSTONE LANDSCAPE	5/19/2025	916526	\$150.75	\$150.75	Irrigation Repairs
YELLOWSTONE LANDSCAPE	5/23/2025	918707	\$1,386.00	\$1,386.00	Irrigation Maintenance - April 25 - Zones/Controller B
Additional Services Subtotal			\$15,611.61	\$15,611.61	
TOTAL			\$53,094.90	\$53,094.90	



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
5/1/2025	108817

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	5/31/2025

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	DUUE DATE	TERMS	ENCLOSED
18139	05/01/2025	\$1,200.00	05/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,200.00	1,200.00
		SUBTOTAL			1,200.00
		TAX			0.00
		TOTAL			1,200.00
		BALANCE DUE			\$1,200.00

Pay invoice

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



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

Invoice #	16388
Invoice Date	05-01-25
Balance Due	\$99.00

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Email account 30GB. Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis. <ul style="list-style-type: none">• Seat 1• Seat 2• Seat 3• Seat 4• Seat 5• eDiscovery Admin Email for Auditing• Includes 1 password reset per year	\$16.50	6.0	\$99.00

Subtotal	\$99.00
Tax	\$0.00
Invoice Total	\$99.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$99.00





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO	INVOICE#	DATE
Belmond Reserve Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States	148987	5/2/2025
	CUSTOMER ID	NET TERMS
	C2276	Net 30
	PO#	DUE DATE
		6/1/2025

Services provided for the Month of: May 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 33540-2205

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.: 0551
Invoice date: 05/21/2025
Due date: 06/01/2025

Date	Product or service	Description	Qty	Rate	Amount
	Amenity cleaning services		1	\$520.00	\$520.00
	After party cleaning	May 5th 2025	1	\$50.00	\$50.00
			Total	\$570.00	

Ways to pay



Note to customer

Amenity cleaning services for Belmond Reserve CDD - May 2025.

[View and pay](#)

**Invoice**

PO Box 135093
Clermont, FL 34714

(407) 290-5911

Invoice # 20276204	Customer # PROJ-0108	Invoice Date 05/01/2025	Due Date 05/31/2025	Amount Due \$109.99	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 # 20276204	Invoice Date 05/01/2025	PO Number	Amount Due \$109.99
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Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL			
ACCESS CONTROL MANAGEMENT, (05/01/2025 - 05/31/2025) :	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 (407) 290-5911	Sales	Central Station	Service	Email BILLING@SWSPROTECTION.COM
To pay online, please visit: https://southeastwiring.alarmbiller.com Registration Key: 9965B2				

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

**INVOICE**

BILL TO	INVOICE	6213
Belmond Reserve CDD	DATE	05/19/2025
C/O Meritus 2005 Pan Am Circle # 300 Tampa , FL 33607	TERMS	Net 15
	DUE DATE	06/03/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor service dog waist station and supply bags and mut mits 2 times per week for 4 weeks 3/15/25 to 4/16/25	4	65.00	260.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$260.00

**Bill To:**

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

Property Name: Belmond Reserve CDD -- Cedarbrook

Address: 12330 Rising Oaks Trail
Riverview, FL 33579

INVOICE

INVOICE #	INVOICE DATE
905094	5/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2025

Invoice Amount: \$11,224.00

Description	Current Amount
Monthly Landscape Maintenance May 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.



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	05/16/2025	06/06/2025

S-Page 1 of 3



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 1,927⁸
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

Make checks payable to: BOCC
ACCOUNT NUMBER: 9634760433



Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!

DUUE DATE	06/06/2025
AMOUNT DUE	\$507.99
AMOUNT PAID	



0096347604330 00000507996

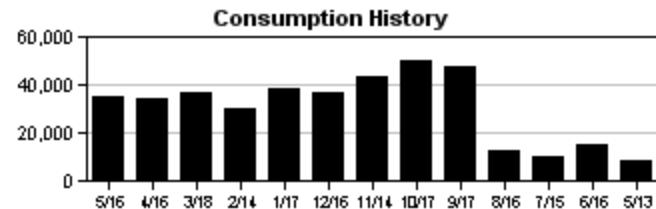


Hillsborough
County Florida

CUSTOMER NAME		ACCOUNT NUMBER	BILL DATE	DUUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT		9634760433	05/16/2025	06/06/2025
Service Address: 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR				
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ
702151774	04/16/2025	1671298	05/16/2025	1706024
CONSUMPTION	READ TYPE	METER DESCRIPTION		
34726 GAL	ACTUAL	WATER		

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$104.87
Water Base Charge	\$42.44
Water Usage Charge	\$68.12
Total Service Address Charges	\$221.46

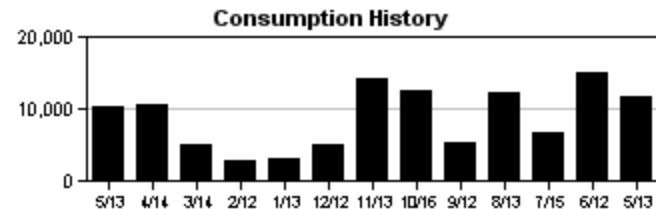


Hillsborough
County Florida

CUSTOMER NAME		ACCOUNT NUMBER	BILL DATE	DUUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT		9634760433	05/16/2025	06/06/2025
Service Address: 13047 WILLOW GROVE DR				
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ
61160062	04/14/2025	3384	05/13/2025	3487
CONSUMPTION	READ TYPE	METER DESCRIPTION		
10300 GAL	ACTUAL	WATER		

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$31.11
Water Base Charge	\$20.91
Water Usage Charge	\$14.16
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$67.16
Total Service Address Charges	\$189.97





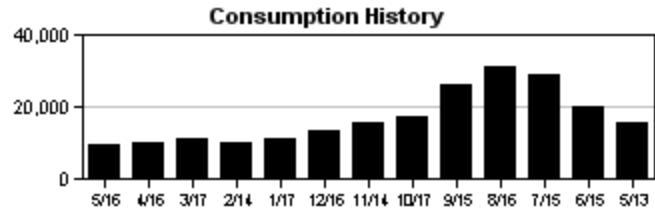
Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	05/16/2025	06/06/2025
Service Address: 13098 WILLOW GROVE DR - COMM IRRIG MTR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702172008	04/16/2025	1597379	05/16/2025	1607025	9646 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$29.13
Water Base Charge	\$51.46
Water Usage Charge	\$9.94
Total Service Address Charges	\$96.56



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

Service Slip / Invoice

INVOICE:	108969164
DATE:	04/30/25
ORDER:	108969164

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
04/30/25	01:47 PM		RMDEJESUS		
Purchase Order		Terms	Last Service	Map Code	Sub/Dev
		DUE UPON RECEIPT	04/30/25	N/A	N/A

Service	Description	Amount
MCS	Mosquito Control Service	\$101.10
Hi Cedarbrook. Today I inspected and performed a mosquito suppressant service. I treated the shrubs, trees and the perimeter of your home. This treatment will help control the mosquito population in your yard. During my inspection I found 0 potential issues. Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in June 2025.	SUBTOTAL TAX TOTAL	\$101.10 \$0.00 \$101.10
	AMT. PAID BALANCE	\$0.00 \$101.10



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

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

May 06, 2025
Client: 001542
Matter: 000001
Invoice #: 26473

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2025	CAW	PREPARE FOR AND ATTEND APRIL 1ST BOARD MEETING IN PERSON.	3.7	\$1,202.50
4/3/2025	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDITOR RESPONSE LETTER RE SAME.	0.5	\$87.50
4/7/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.1	\$412.50
4/16/2025	CAW	EMAIL CORRESPONDENCE WITH B. RADCLIFF REGARDING TIMING OF BUDGET MEETING AND HEARING; REVIEW RESOLUTION APPROVING PROPOSED BUDGET.	0.2	\$65.00
4/16/2025	NT	PREPARE CORRESPONDENCE AND MEMOS TO M. SCHROEPPEL, NEWLY APPOINTED BOARD SUPERVISOR RE FLORIDA'S SUNSHINE LAWS AND PUBLIC RECORDS.	0.5	\$50.00
Total Professional Services			6.0	\$1,817.50

May 06, 2025
Client: 001542
Matter: 000001
Invoice #: 26473

Page: 2

Total Services	\$1,817.50
Total Disbursements	\$0.00
Total Current Charges	\$1,817.50
Previous Balance	\$2,892.50
<i>Less Payments</i>	<i>(\$2,892.50)</i>
PAY THIS AMOUNT	\$1,817.50

Please Include Invoice Number on all Correspondence



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

Statement Date: May 19, 2025

Amount Due: \$165.57

Due Date: June 09, 2025

Account #: 221008528939

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



Account Summary

Current Service Period: April 12, 2025 - May 13, 2025

Previous Amount Due	\$181.29
Payment(s) Received Since Last Statement	-\$181.29

Current Month's Charges \$165.57

Amount Due by June 09, 2025 \$165.57

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

00000014-0000285-Page 3 of 30

Your Energy Insight



Your average daily kWh used was **57.89% higher** than the same period last year.

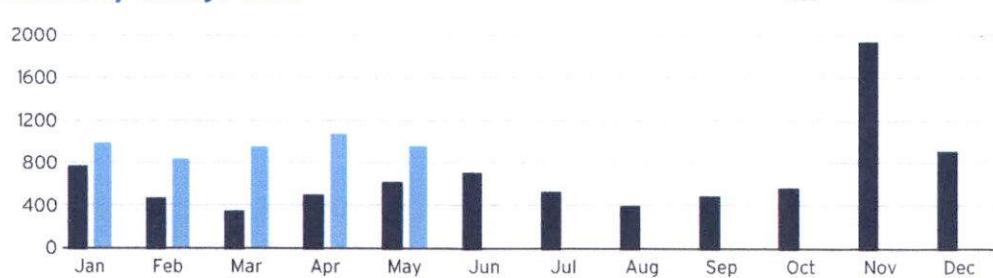


Your average daily kWh used was **18.92% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



2024 2025



DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



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.



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

Account #: 221008528939

Due Date: June 09, 2025

Amount Due: \$165.57

Payment Amount: \$ _____

622989373882

Your account will be drafted on June 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:
12998 WILLOW GROVE DR
RIVERVIEW, FL 33579-6874

Account #: 221008528939
Statement Date: May 19, 2025
Charges Due: June 09, 2025

Meter Read

Meter Location: WELL

Service Period: Apr 12, 2025 - May 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551211	05/13/2025	46,536	45,584		952 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	952 kWh @ \$0.08641/kWh	\$82.26
Fuel Charge	952 kWh @ \$0.03083/kWh	\$29.35
Storm Protection Charge	952 kWh @ \$0.00577/kWh	\$5.49
Clean Energy Transition Mechanism	952 kWh @ \$0.00418/kWh	\$3.98
Storm Surcharge	952 kWh @ \$0.02121/kWh	\$20.19
Florida Gross Receipt Tax		\$4.14
Electric Service Cost		\$165.57

Total Current Month's Charges

\$165.57

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

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Ways To Pay Your Bill



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



Credit or Debit Card
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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



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

Statement Date: May 19, 2025

Amount Due: \$934.67

Due Date: June 09, 2025

Account #: 221008514244

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



Account Summary

Current Service Period: April 12, 2025 - May 13, 2025

Previous Amount Due	\$802.59
Payment(s) Received Since Last Statement	-\$802.59

Current Month's Charges	\$934.67
-------------------------	----------

Amount Due by June 09, 2025 **\$934.67**

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

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Your Energy Insight



Your average daily kWh used was **3.59% lower** than the same period last year.

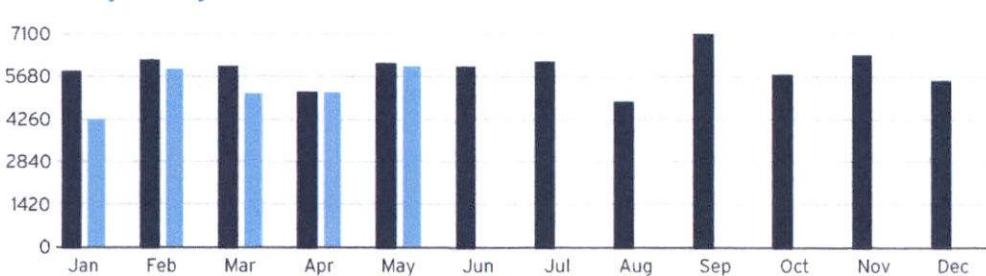


Your average daily kWh used was **5.62% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221008514244

Due Date: June 09, 2025

Amount Due: \$934.67

Payment Amount: \$ _____

622989373880

Your account will be drafted on June 09, 2025

Mail payment to:

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

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

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



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

Account #: 221008514244
Statement Date: May 19, 2025
Charges Due: June 09, 2025

Meter Read

Service Period: Apr 12, 2025 - May 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000838830	05/13/2025	23,776	-	17,771	=	6,005 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	6,005 kWh @ \$0.08641/kWh	\$518.89
Fuel Charge	6,005 kWh @ \$0.03083/kWh	\$185.13
Storm Protection Charge	6,005 kWh @ \$0.00577/kWh	\$34.65
Clean Energy Transition Mechanism	6,005 kWh @ \$0.00418/kWh	\$25.10
Storm Surcharge	6,005 kWh @ \$0.02121/kWh	\$127.37
Florida Gross Receipt Tax		\$23.37
Electric Service Cost		\$934.67

Total Current Month's Charges

\$934.67

Avg kWh Used Per Day



Important Messages

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Residential Customer Care:

Energy-Saving Programs:
813-275-3909

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)



BELMOND RESERVE CDD
13207 RHODINE RD
RIVERVIEW, FL 33579

Statement Date: May 19, 2025

Amount Due: \$31.03

Due Date: June 09, 2025
Account #: 221008539324

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



Account Summary

Current Service Period: April 12, 2025 - May 13, 2025

Previous Amount Due	\$27.22
Payment(s) Received Since Last Statement	-\$27.22

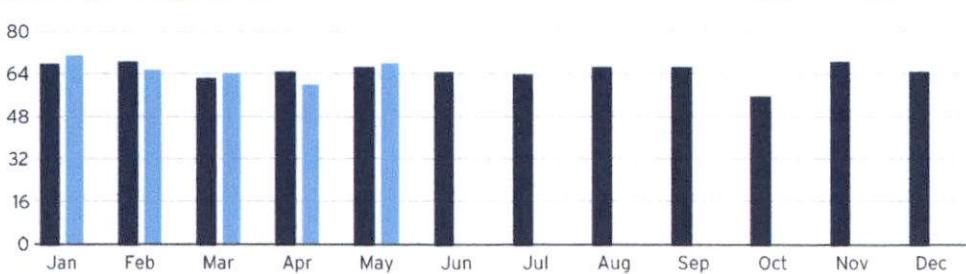
Current Month's Charges \$31.03

Amount Due by June 09, 2025 \$31.03

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

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Monthly Usage (kWh)



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



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

Account #: 221008539324

Due Date: June 09, 2025

Amount Due: \$31.03

Payment Amount: \$ _____

622989373883

Your account will be
drafted on June 09, 2025

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

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

Mail payment to:

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

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



Service For:
13207 RHODINE RD
RIVERVIEW, FL 33579

Account #: 221008539324
Statement Date: May 19, 2025
Charges Due: June 09, 2025

Meter Read

Meter Location: ENTRY

Service Period: Apr 12, 2025 - May 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000337420	05/13/2025	2,010	1,942	=	68 kWh	1	32 Days

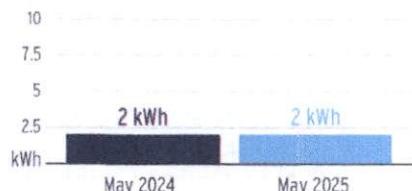
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	68 kWh @ \$0.08641/kWh	\$5.88
Fuel Charge	68 kWh @ \$0.03083/kWh	\$2.10
Storm Protection Charge	68 kWh @ \$0.00577/kWh	\$0.39
Clean Energy Transition Mechanism	68 kWh @ \$0.00418/kWh	\$0.28
Storm Surcharge	68 kWh @ \$0.02121/kWh	\$1.44
Florida Gross Receipt Tax		\$0.78
Electric Service Cost		\$31.03

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source Update
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Total Current Month's Charges

\$31.03

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Commercial Customer Care:

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877-588-1010

Residential Customer Care:

Energy-Saving Programs:
813-275-3909

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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



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

Statement Date: May 19, 2025

Amount Due: \$3,584.19

Due Date: June 09, 2025

Account #: 221008266985

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



Account Summary

Current Service Period: April 12, 2025 - May 13, 2025

Previous Amount Due	\$3,584.19
Payment(s) Received Since Last Statement	-\$3,584.19

Current Month's Charges **\$3,584.19**

Amount Due by June 09, 2025 **\$3,584.19**

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



Scan here to view
your account online.



DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



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

Account #: 221008266985

Due Date: June 09, 2025

Amount Due: \$3,584.19

Payment Amount: \$ _____

622989373877

Your account will be
drafted on June 09, 2025

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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 Period: Apr 12, 2025 - May 13, 2025

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

Account #: 221008266985
Statement Date: May 19, 2025
Charges Due: June 09, 2025

Rate Schedule: Lighting Service
Charge Details

**Electric Charges****Lighting Service Items LS-1 (Bright Choices) for 32 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
Lighting Charges		\$3,584.19

Total Current Month's Charges

\$3,584.19

Important Messages**Be Prepared This Storm Season**

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Quarterly Fuel Source Update

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Ways To Pay Your Bill**Bank Draft**

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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



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

Statement Date: May 19, 2025

Amount Due: \$55.07

Due Date: June 09, 2025

Account #: 221008446983

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

Account Summary

Current Service Period: April 12, 2025 - May 13, 2025

Previous Amount Due	\$82.06
Payment(s) Received Since Last Statement	-\$82.06

Current Month's Charges	\$55.07
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Amount Due by June 09, 2025 \$55.07

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

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Your Energy Insight

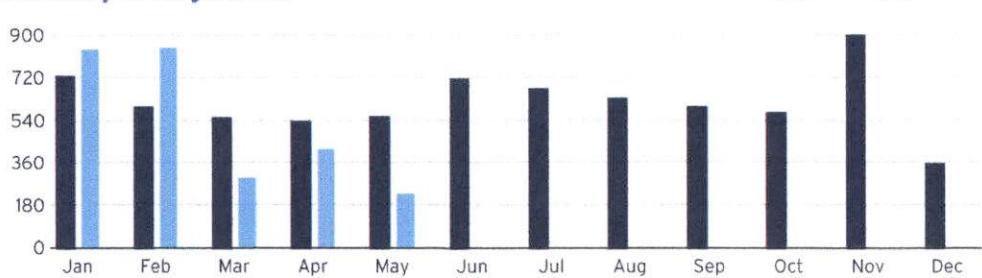
Your average daily kWh used was 61.11% lower than the same period last year.

Your average daily kWh used was 50% lower than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 221008446983

Due Date: June 09, 2025

Amount Due: \$55.07

Payment Amount: \$ _____

622989373879

Your account will be drafted on June 09, 2025

Mail payment to:

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

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

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



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

Account #: 221008446983
Statement Date: May 19, 2025
Charges Due: June 09, 2025

Meter Read

Service Period: Apr 12, 2025 - May 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852710	05/13/2025	31,096	-	30,870	=	226 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	226 kWh @ \$0.08641/kWh	\$19.53
Fuel Charge	226 kWh @ \$0.03083/kWh	\$6.97
Storm Protection Charge	226 kWh @ \$0.00577/kWh	\$1.30
Clean Energy Transition Mechanism	226 kWh @ \$0.00418/kWh	\$0.94
Storm Surcharge	226 kWh @ \$0.02121/kWh	\$4.79
Florida Gross Receipt Tax		\$1.38
Electric Service Cost		\$55.07

Total Current Month's Charges **\$55.07**

Avg kWh Used Per Day



Important Messages

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Residential Customer Care:

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813-223-0800 (Hillsborough)

813-275-3909

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)



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

Statement Date: May 19, 2025

Amount Due: \$372.39

Due Date: June 09, 2025

Account #: 221008339725

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

Account Summary

Current Service Period: April 12, 2025 - May 13, 2025

Previous Amount Due	\$372.39
Payment(s) Received Since Last Statement	-\$372.39

Current Month's Charges \$372.39

Amount Due by June 09, 2025 \$372.39

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



Scan here to view
your account online.



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

Account #: 221008339725

Due Date: June 09, 2025

Amount Due: \$372.39

Payment Amount: \$ _____

622989373878

Your account will be
drafted on June 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: May 19, 2025
Charges Due: June 09, 2025

Service Period: Apr 12, 2025 - May 13, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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
Lighting Charges		\$372.39

Total Current Month's Charges

\$372.39

Important Messages

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Residential Customer Care:

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



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

Amount Due: \$1,256.79

Due Date: June 09, 2025
Account #: 221008516975

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



Account Summary

Current Service Period: April 12, 2025 - May 13, 2025

Previous Amount Due	\$1,256.79
Payment(s) Received Since Last Statement	-\$1,256.79

Current Month's Charges	\$1,256.79
-------------------------	------------

Amount Due by June 09, 2025	\$1,256.79
------------------------------------	-------------------

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



Scan here to view
your account online.



DOWNED IS DANGEROUS!

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For more safety tips, visit
TampaElectric.com/PowerLineSafety

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

Account #: 221008516975

Due Date: June 09, 2025

Amount Due: \$1,256.79

Payment Amount: \$ _____

622989373881

Your account will be
drafted on June 09, 2025

Mail payment to:

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

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

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Service Period: Apr 12, 2025 - May 13, 2025

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

Account #: 221008516975
Statement Date: May 19, 2025
Charges Due: June 09, 2025

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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
Lighting Charges		\$1,256.79

Total Current Month's Charges

\$1,256.79

Important Messages

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Hearing Impaired/TTY:

7-1-1

Phone:

Power Outage:

877-588-1010

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

8

888-223-0800 (All Other Counties)

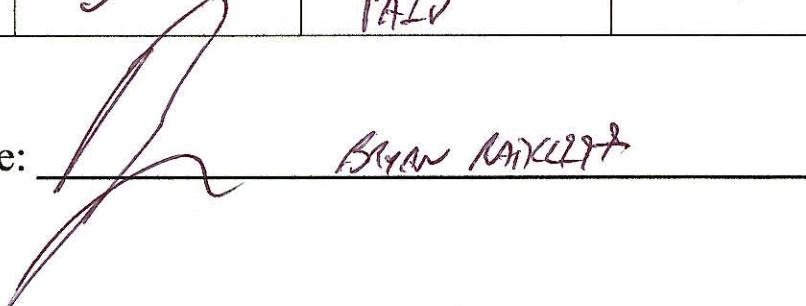
888-223-0800 (All Other Counties)

BELMOND RESERVE CDD

Meeting Date: Wednesday, May 6, 20~~14~~ 25

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓ (Phone)	PAID	\$200
Will McPherson	✓	PAID	\$200
Nicole Hughes	✓	PAID	\$200
Zebadiah Rabsatt	✓	PAID	\$200
Mark Schroeppel	✓	PAID	\$200

DMS Staff Signature:



Bryan Maxwell



Permit Number

29-60-2218183

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

**Florida Department of Health
in Hillsborough County
Notification of Fees Due**



29-BID-7840986

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2025 or Upon Receipt

If not paid by **06/30/2025** then the fee will be: **\$325.00**

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

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Belmond Reserve Amenity Pool
Location: 13197 Rhodine Road
Riverview, FL 33579

Pool Volume: 73,000
gallons
Bathing Load: 75
Flow Rate: 379

Owner Information:

Name: Belmond Reserve CDD
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: () Work Phone: (813) 873-7300

**Please go online to pay fee at:
www.MyFloridaEHPublic.com**

Permit Number: 29-60-2218183 Bill ID: 29-BID-7840986

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
ATTN: Environmental Health
P O Box 5135

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: _____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

Signature _____ Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:81257

**PERMIT HOLDERS CAN NOW
pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27383
Date 05/01/2025

SERVICE	AMOUNT
FYE09/30/2025	\$ <u>2,000.00</u>
Current Amount Due	\$ <u>2,000.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

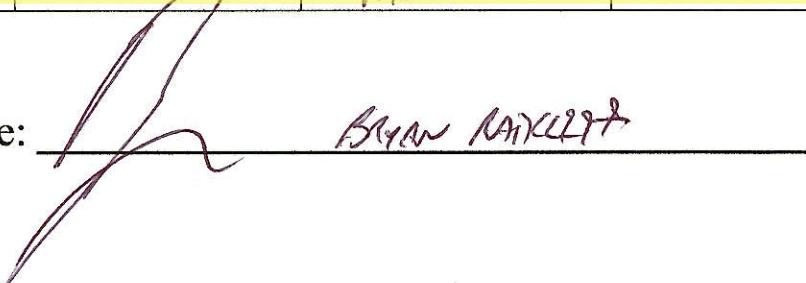
Payment due upon receipt.

BELMOND RESERVE CDD

Meeting Date: Wednesday, May 6, 20~~14~~ 25

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓ (Phone)	PAID	\$200
Will McPherson	✓	PAID	\$200
Nicole Hughes	✓	PAID	\$200
Zebadiah Rabsatt	✓	PAID	\$200
Mark Schroeppel	✓	PAID	\$200

DMS Staff Signature:



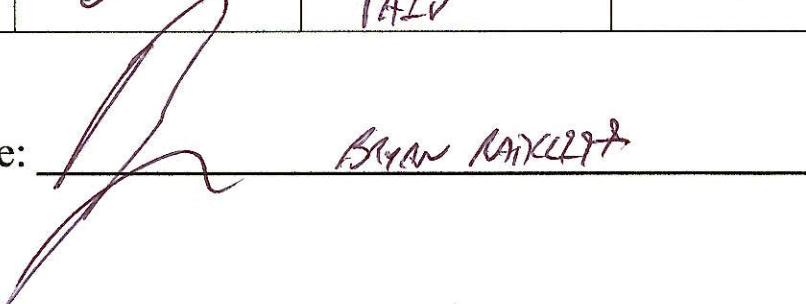
Bryan Maxell

BELMOND RESERVE CDD

Meeting Date: Wednesday, May 6, 20~~14~~ 25

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	✓ (Phone)	PAID	\$200
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Zebadiah Rabsatt	✓	PAID	\$200
Mark Schroeppel	✓	PAID	\$200

DMS Staff Signature:



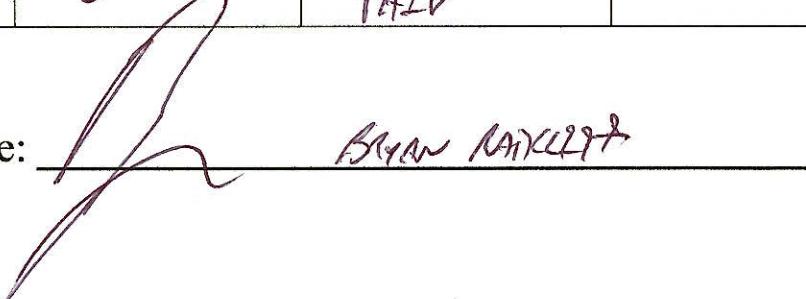
Bryan Maxell

BELMOND RESERVE CDD

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Mark Schroeppel	✓	PAID	\$200

DMS Staff Signature:



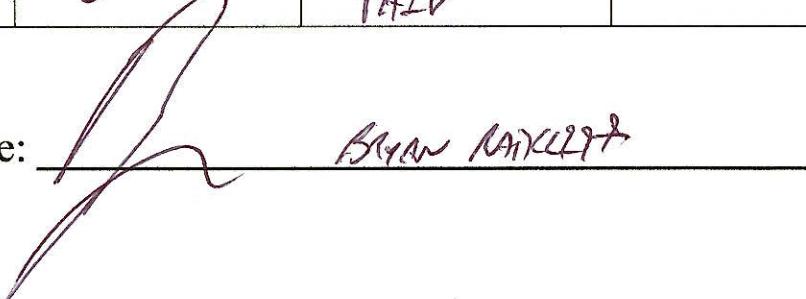
Bryan Maxwell

BELMOND RESERVE CDD

Meeting Date: Wednesday, May 6, 20~~14~~ 25

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Nicole Hughes	✓	PAID	\$200
Zebadiah Rabsatt	✓	PAID	\$200
Mark Schroeppel	✓	PAID	\$200

DMS Staff Signature:



Bryan Maxell

BELMOND RESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 5/7/2025

Check Amount \$1,507.29

Payable To Belmond Reserve CDD

Check Description Series 2020 - FY25 Tax Dist. ID Dist 723

Code: 200.103200.1000

Check Amount \$33.17

Payable To Belmond Reserve CDD

Check Description Series 2023 - FY25 Tax Dist. ID Dist 723

Code: 201.103200.1000

TOTAL \$: **\$1,540.46**

Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

BELMOND RESERVE CDD

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

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	547,455.37	46.82%	0.468200
Net DS 2020	608,330.57	52.03%	0.520300
Net DS 2023	13,385.16	1.14%	0.011400
Net Total	1,169,171.10	100.00%	1.000000

Date Received	Amount Received	46.82%	46.82%	52.03%	52.03%	1.14%	1.14%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2020 Debt Service Revenue	Rounded 2020 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue	Rounded 2023 Debt Service Revenue			
11/6/2024	5,389.66	2,523.67	2,523.67	2,804.29	2,804.29	61.70	61.70	-	Dist 695	
11/14/2024	9,934.52	4,651.76	4,651.76	5,169.02	5,169.02	113.73	113.73	0.01	Dist 697	
11/22/2024	9,382.08	4,393.09	4,393.09	4,881.58	4,881.58	107.41	107.41	-	Dist 698	
12/6/2024	630,532.66	295,242.06	295,242.06	328,071.99	328,071.99	7,218.60	7,218.60	0.01	Dist 706	1676
12/3/2024	12,693.56	5,943.66	5,943.66	6,604.58	6,604.58	145.32	145.32	-	Dist 700	1676
12/16/2024	63,464.77	29,716.89	29,716.89	33,021.31	33,021.31	726.57	726.57	-	Dist 707	1676
1/7/2025	331,287.87	155,123.00	155,123.00	172,372.15	172,372.15	3,792.72	3,792.72	-	Dist 709	1701
2/7/2025	6,139.55	2,874.80	2,874.80	3,194.46	3,194.46	70.29	70.29	-	Dist 713	1729
3/10/2025	6,220.81	2,912.85	2,912.85	3,236.75	3,236.75	71.22	71.22	(0.01)	Dist 716	1759
4/7/2025	12,477.07	5,842.29	5,842.29	6,491.94	6,491.94	142.84	142.84	-	Dist 719	1798
5/7/2025	2,896.92	1,356.46	1,356.46	1,507.29	1,507.29	33.17	33.17	-	Dist 723	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	1,090,419.47	510,580.52	510,580.53	567,355.37	567,355.36		12,483.57			
Net Total on Roll	1,169,171.10		547,455.37		608,330.57		13,385.16			
Collection Surplus / (Deficit)	(78,751.63)		(36,874.84)		(40,975.21)		(901.59)			

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

Invoice


BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
18282	05/05/2025	\$1,919.00	06/04/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	ANTHONY FILTER	RECTANGULAR ANTHONY FILTER GRIDS	45	34.00	1,530.00
	D.E. POWDER	D.E POWDER	1	39.00	39.00
	LABOR REPAIR	FULL INSTALLATION	1	350.00	350.00
SUBTOTAL					1,919.00
TAX					0.00
TOTAL					1,919.00
BALANCE DUE					\$1,919.00

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
18345	05/15/2025	\$204.00	06/14/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Rules Sign	RULES SING	2	102.00	204.00

SUBTOTAL	204.00
TAX	0.00
TOTAL	204.00
BALANCE DUE	\$204.00

[Pay invoice](#)

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

Estimate



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

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

ESTIMATE #	DATE	
4137	05/22/2025	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	POOL LED WHITE LIGHT	NEW LED WHITE LIGHT	2	882.00	1,764.00
	POOL LIGHT	NEW LIGHT WEDGE	2	30.00	60.00
	LABOR REPAIR	FULL INSTALLATION	2	300.00	600.00
SUBTOTAL					2,424.00
TAX					0.00
TOTAL					\$2,424.00

Accepted By

Accepted Date

**INVOICE**

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

INVOICE 0162
DATE 05/21/2025
TERMS Net 30
DUE DATE 06/20/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/20/2025	Low Voltage Service Fee	Installation of Cameras - Each camera will take 2-3 hours to wire, install and program depending on location of cameras and accessibility for wiring. Additional hours may be required and added after installation.	6	120.00	720.00T
05/20/2025	Hikvision PCI-D15F2S AcuSense 5MP IP Dome Camera	5MP Outdoor Dome Camera - Equivalent to the 3 other cameras installed	2	579.00	1,158.00T
05/20/2025	Discount	Payment to SWS - Mailed 04/24/2025, check #1817 for SWS invoice #20275578	-1	939.00	-939.00T

Thank you for your business. We accept credit cards, ACH, checks and Zelle. Checks can be mailed to 108 Oaks Ct., Sanford, FL 32771. Zelle can be sent to smartlooppo@gmail.com

Please let us know if you have any questions. SLP will provide cameras for SWS to install. Balance is not due until job has been completed. Any additional labor hours will be billed by SWS and not SLP. SWS will provide all warranties associated with project for labor and SLP will provide warranty on parts (but service for parts warranty to be handled by SWS).

Cameras were installed and tested on 05/20/2025 facing the playground and facing the parking lot.

SUBTOTAL	939.00
TAX	0.00
TOTAL	939.00
BALANCE DUE	\$939.00

Pay invoice

**Bill To:**

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

Property Name: Belmond Reserve CDD --
Cedarbrook

Opp #548492

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

INVOICE

INVOICE #	INVOICE DATE
909066	4/30/2025
TERMS	PO NUMBER
Net 30	3891

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 30, 2025

Invoice Amount: \$7,048.40

Description	Current Amount
Irrigation Repairs	\$7,048.40

Invoice Total \$7,048.40

Excellence

IN COMMERCIAL LANDSCAPING

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



Proposal #: 548492

Date: 4/27/2025

From: Wayne Ebanks

Landscape Enhancement Proposal for
Belmond Reserve CDD -- Cedarbrook

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

LOCATION OF PROPERTY

12330 Rising Oaks Trail
Riverview, FL 33579

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

DESCRIPTION	NET PRICE	QTY	UNIT PRICE	AMOUNT
Diagnosis & Installation		3	\$206.25	\$618.75
7.5hp Motor Control Box 460v 3Ph		1	\$5,954.59	\$5,954.59
4 x 4 x 8 Concrete Post		1	\$268.81	\$268.81
Miscellaneous Fittings/Fasteners		1	\$206.25	\$206.25

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

**Bill To:**

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

Property Name: Belmond Reserve CDD --
Cedarbrook

Opp # 557213

Irrigation Contractual Monthly Irrigation Repair
Allowance May 2025

INVOICE

INVOICE #	INVOICE DATE
916526	5/19/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 18, 2025

Invoice Amount: \$150.75

Description	Current Amount
Irrigation Repairs	\$150.75

Invoice Total \$150.75

IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

Property Name: Belmond Reserve CDD --
Cedarbrook

Opp #542605

April 2025 Down Zones Controller B

INVOICE

INVOICE #	INVOICE DATE
918707	5/23/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 22, 2025

Invoice Amount: \$1,386.00

Description	Current Amount
Irrigation	\$1,386.00

Invoice Total \$1,386.00

Excellence

IN COMMERCIAL LANDSCAPING

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

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



Proposal #: 542605

Date: 4/28/2025

From: Jason Geary

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

April 2025 Down Zones Controller B

DESCRIPTION	QTY
Irrigation Labor	25
2 inch Rain Bird Decoder (2)	1
2 Inch Rain Bird Scrubber Valve (2)	1
2 inch Slip Fix (2)	1
2 inch Male Adapter (4)	1
2 inch 90 (2)	1
2 inch Coupling (2)	1
2 inch Tee (2)	1
DBYR6 (8)	1
DB Blue Water Tight Wire Nut (10)	1
2 inch SCH 40 PVC (10ft)	1

- Controller B
- Zones 2 and 10 Not Operational
- Decoder and or Valve may Need Replaced

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 05/02/2025

Belmond Reserve CDD -- Cedarbrook

Subtotal	\$3,598.30
Sales Tax	\$0.00
Proposal Total	\$3,598.30

THIS IS NOT AN INVOICE

POOL RULES

POOL RULES

1. NO FOOD OR BEVERAGES IN THE POOL OR ON POOL WET DECK. COMMERCIALLY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL WET DECK FOR POOL PATRON HYDRATION.
2. NO GLASS OR ANIMALS IN THE FENCED POOL AREA (OR 50 FEET (15 240 MM) FROM UNFENCED POOL).

BATHING LOAD: _____ PERSONS.
A.M. TO _____ P.M.
SPRING

POOL RULES

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2. NO GLASS OR ANIMALS IN THE FENCED POOL AREA (OR 50 FEET (15 240 MM) FROM UNFENCED POOL).
3. BATHING LOAD: ____ PERSONS.
4. POOL HOURS: ____ A.M. TO ____ P.M.
5. SHOWER BEFORE ENTERING.
6. DO NOT SWALLOW THE POOL WATER.

POOL MAXIMUM DEPTH:
FEET ____ INCHES

NO DIVING

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Belmond Reserve CDD -- Cedarbrook

Subtotal	\$7,048.40
Sales Tax	\$0.00
Proposal Total	\$7,048.40

THIS IS NOT AN INVOICE

8:25

◀ Facebook

98

New iMessage

Cancel

To: Clay Wright



I need authorization of
\$7000 or less with
materials labor, etc.. The
drive itself without any
materials or labor is
\$5954.59.

You're authorized to move
forward

Thank you, Clay. We will get
it taken care of. Also, do I



iMessage



q w e r t y u i o p

a s d f g h j k l



z

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n

m



123

space

@

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return



