

**BELMOND RESERVE
COMMUNITY
DEVELOPMENT DISTRICT**

**NOVEMBER 4, 2025
REGULAR MEETING**



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 Schroeppel, Assistant Secretary

Staff:

Samantha Zanoni, District Manager
 Cari Allen Webster, District Counsel
 Tyson Waag, District Engineer

Regular Meeting Agenda Tuesday, November 4, 2025 – 6:00 p.m.

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

[Join the meeting now](#)

Meeting ID: 222 755 103 749 5

Passcode: Kd9dj9BB

1. **Call to Order and Roll Call**
2. **Motion to approve the agenda**
3. **Audience Comments – *Three – (3) Minute Time Limit***
4. **Business Items**
 - A. Consideration of Grau & Associates FY2025 Engagement LetterPage 3
5. **Staff Report**
 - A. Aquatics ReportPage 8
 - B. Landscape Update
 - i. Consideration of DTE Tree Stake Removal Proposal #130851Page 12
 - C. Field Inspection Report.....Page 15
 - D. District Engineer
 - i. Consideration of Pond D Addendum Proposal #380.....Page 23
 - E. District Counsel
 - F. District Manager
 - i. Discussion of Meeting Times
6. **Business Administration**
 - A. Consideration of October 7, 2025, Meeting MinutesPage 24
 - B. Review of September 2025 Financial StatementPage 29
 - C. Consideration of September 2025 Check RegisterPage 40
 - D. Consideration of September 2025 O&M ReportPage 41
7. **Supervisor Request**
8. **Audience Comments – *Three (3) Minute Time Limit***
9. **Adjournment**

The next meeting is scheduled for Tuesday, December 2, 2025, at 6:00 p.m.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
 Boca Raton, Florida 33431
 (561) 994-9299 • (800) 299-4728
 Fax (561) 994-5823
 www.graucpa.com

June 24, 2025

To Board of Supervisors
 Belmond Reserve Community Development District
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Belmond Reserve Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Belmond Reserve Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$7,100 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Belmond Reserve Community Development District

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Belmond Reserve Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Belmond Reserve Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



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: 10/08/2025 Time: 02:51 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Pond 9	x		x						
Pond 4	x		x						
Pond 5	x		x						
Pond 6	x		x						
Pond 7	x		x						
Pond 8	x		x						
Pond 2	x		x						
Pond 1	x		x						
Pond 3	x		x						

1 trash bags collected.

CLARITY	FLOW	METHOD		CARP PROGRAM	WATER LEVEL	WEATHER
☒ < 1'	☒ None	☒ ATV	☐ Boat	☐ Carp observed	☐ High	☒ Clear
☐ 1-2'	☐ Slight	☐ Airboat	☐ Truck	☐ Barrier Inspected	☐ Normal	☐ Cloudy
☐ 2-4'	☐ Visible	☐ Backpack			☒ Low	☒ Windy
☐ > 4'						☐ Rainy

FISH and WILDLIFE OBSERVATIONS

☒ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☐ Woodstork
☐ Anhinga	☐ Coots	☐ Gambusia	☐ Otter	☐ _____
☐ Bass	☐ Cormorant	☐ Herons	☐ Snakes	☐ _____
☐ Bream	☐ Egrets	☐ Ibis	☐ Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

☐ Arrowhead	☐ Bulrush	☐ Golden Canna
☐ Bacopa	☐ Chara	☐ Gulf Spikerush
☐ Blue Flag Iris	☐ Cordgrass	☐ Lily

Beneficial Vegetation Notes:

☐ Naiad	☐ _____
☐ Pickerelweed	
☐ Soft Rush	☐ _____








Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #130851

Customer Address

Inframark Management Services
Samantha Ford
2654 Cypress Ridge Blvd Suite 101
Wesley Chapel, Florida 33544
Samantha.zanoni@inframark.com
281-270-0585

Billing Address

Samantha Ford
Inframark Management Services
2654 Cypress Ridge Blvd Suite 101
Wesley Chapel, FL 33544

Physical Job Address

Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, FL 33579

Job

Tree stake removal

Estimated Job Start Date

November 28, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$1,575.00
Miscellaneous (Tree sealer)	Each	3	\$31.27	\$93.80
Subtotal				\$1,668.80
Estimated Tax				\$0.00
Job Total				\$1,668.80

On a recent site visit DTE discovered 20 tree's around the community (Amenity center, Orchid pocket park, Shining willow) that were tree staked improperly and pose a threat to the health of these tree's. The tree's were staked using several nails into the trunk of the tree's to secure the bracing kit. These stakes will need to be removed immediately and the holes treated with a bark sealer to prevent insects and other disease's from entering the holes. The tree's seem to be well rooted and stable to not necessary need additional bracing. The current bracing was probably done last year after the hurricane's. If left on this will cause long term damage to the health of the tree's.



Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Agreed & Accepted By:

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Dave Towsley
Down to Earth

10/15/2025
Date

Inframark Management
Services

Date



Belmond Reserve CDD

Monday, 13 October 2025

Prepared For Board Of Supervisors

17 Items Identified

17 Items Incomplete

Nathan Neidlinger

Nathan Neidlinger

Field Inspection Coordinator



Items 1

Assigned To: Down To Earth

Remove crack weeds from sidewalk on Hays Clan Rd cul-de-sac.

Items 2

Assigned To: Down To Earth

Straps still hanging from trees around the dog park, inside the park and out on the street.



Items 3

Assigned To: Down To Earth

Remove weeds from cul-de-sac island on Willow Grove Rd.





Items 4

Assigned To: Down To Earth/Board

Two struggling oak trees across the street from 12957

Brookside Moss Dr, not sure if they will come back to life. If not can we please get a proposal for removal and replacement.



Items 5

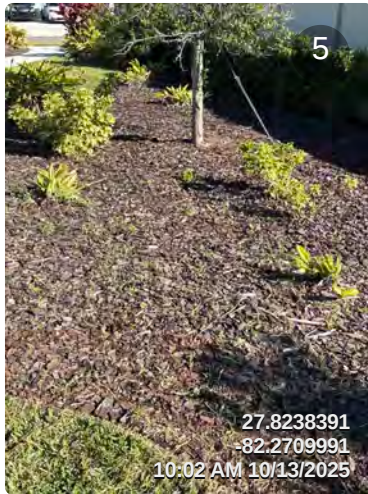
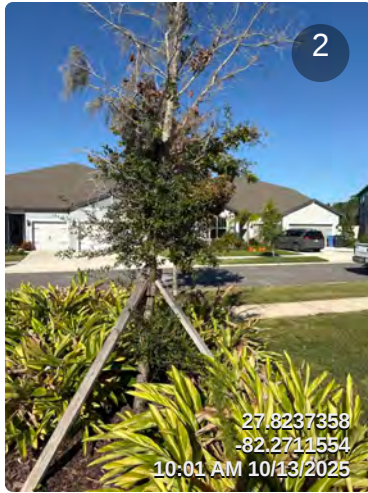
Assigned To: Down To Earth

Remove weeds in the center island at the Brookside Moss Dr cul-de-sac.

Items 6

Assigned To: Down To Earth

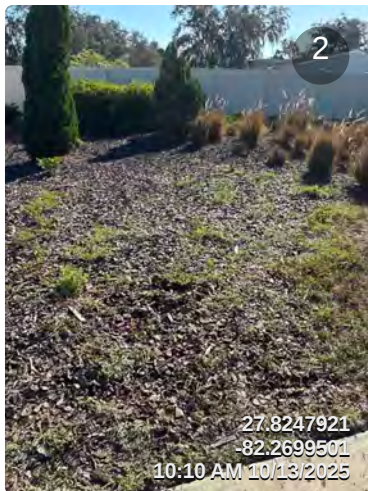
Clean up weeds in plant beds, remove dead plant material and trim sucker growth from the trees at the small park across from 12067 Orchid Ash St.



Items 7

Assigned To: Down To Earth

Clean up weeds in the plant material and soft edge the plant bed at the Shining Willow St exit/entrance.



Items 8

Assigned To: Down To Earth

Clean up crack weeds on the sidewalk at the Shining Willow St entrance.



Items 9

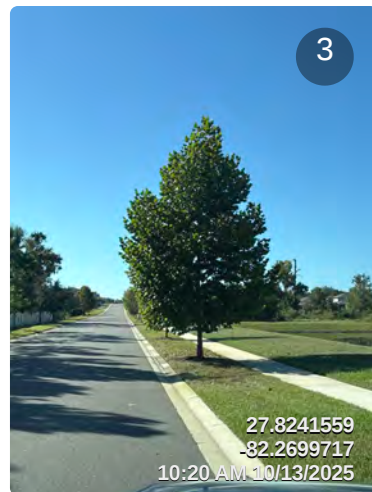
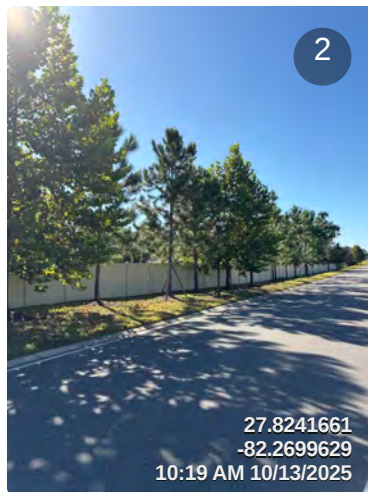
Assigned To: Down To Earth

Clean up weeds at the Cedarbrook monument entrance at Shining Willow St.

Items 10

Assigned To: Down To Earth

Elevate Oak trees along Shining Willow St, between Orchid Ash St. and David Baker Rd. Many are hanging too low over the street and sidewalk.



Items 11

Assigned To: Down To Earth

Clean up dead plant material from beds outside the pool fence.



Items 12

Assigned To: Down To Earth

Trim dead palms from around the pool area.



Items 13

Assigned To: Down To Earth

Remove dead plant material from around clubhouse entrance.



Items 14

Assigned To: Down To Earth

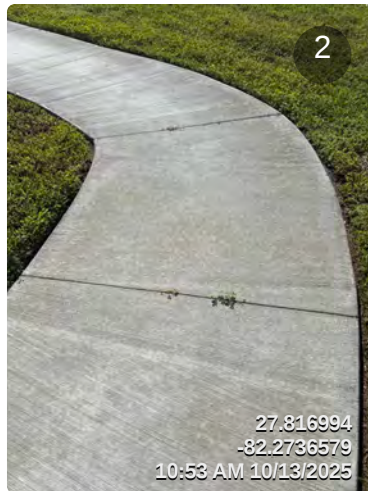
Mulch still need to be redistributed around the playground.



Items 15

Assigned To: Down To Earth

Spray for crack weeds on sidewalk near and around the pickleball court.



Items 16

Assigned To: Down To Earth

Remove dead plant material from between the hedges of the parking lot and the fence of 12988 Willow Grove Dr.



Items 17

Assigned To: Down To Earth

Remove dead plant material from beds around the mailboxes at the amenities center.



Consolidated Land Services, Inc.

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

Estimate

Date	Estimate #
8/11/2025	00000380

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

Project				
Pond D Addendum				
Description	Qty	U/M	Rate	Total
Pond D Addendum (reference estimate 334) Pond D (Addendum): Erosion repair with C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System. Recommended Material: Type C350 Turf Reinforcement Mat Project Location: Pond D Approx.: 250 LF CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will re-grade, backfill, compact and re-stabilize eroded areas in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor’s means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-in Trench in order to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment. 1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor’s means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-In Trench 4. Re-vegetate with Sod 5. De-mobilize *CLS, Inc. uses Erosion Turf Reinforcement Mat, Type C350 which meets Type 5A, B and C specifications requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration’s (FHWA) FP-03 Section 713.18.	1	ea	12,955.16	12,955.16
Approved by:		Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.		
		Total \$12,955.16		

**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, October 7, 2025, and called to order at 6:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present, either in person or via Zoom Video Communication, were:

Samantha Zaroni	District Manager
Cari Allen Webster	District Counsel
Jason Liggett	Field Services
Nathan Neidlinger	Field Services
Brent Franklin	Landscaping, DTE

Residents and Members of the Public

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Zaroni called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Approving Agenda

On MOTION by Mr. McPherson seconded by Ms. Hughes, with all in favor, motion to approve the October 7, 2025, meeting agenda, carried.

THIRD ORDER OF BUSINESS

Audience Comments

The audience present was advised to hold all comments related to the agenda until the end of the meeting.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

The Board reviewed the aquatics reports and had no comments or questions.

- i. **CSR1 August 2025 Report**
- ii. **CSR2 August 2025 Report**
- iii. **CSR1 September 2025 Report**

October 7, 2025

BELMOND RESERVE CDD

UNDER OTHER COVER**Landscaping**

Mr. Franklin presented the landscaping updates to the Board and advised the Board that the pressure tank near the entrance off Rhodine Road needs to be replaced. The pump and motor will need to be pulled for further diagnostics.

Mr. Franklin provided landscaping proposals to the Board for consideration.

i. Consideration of DTE Lift Station Well Repair Proposal #130214

On MOTION by Mr. Schroepel, seconded by Mr. McPherson, with all in favor, motion to approve DTE Lift Station Well Repair Proposal #130214, carried.

ii. Consideration of DTE Dog Park Brush Removal Proposal #129718

Proposal not approved by the Board.

iii. Consideration of DTE Orchard Pocket Park Oak Tree Replacement Proposal #129721

Proposal not approved by the Board.

iv. Consideration of DTE Cleanup Mowing Behind 13045 David Baker Proposal #129723

On MOTION by Mr. McPherson, seconded by Mr. Britt, with all in favor, motion to approve DTE Cleanup Mowing Behind 13045 David Baker Proposal #129723, not to be completed until December 2025 or January 2026, carried.

v. Consideration of DTE Cleanup Mowing Behind 12112 Orchid Ash Proposal #129725

On MOTION by Mr. McPherson, seconded by Mr. Britt, with all in favor, motion to approve DTE Cleanup Mowing Behind 12112 Orchid Ash Proposal #129725, not to be completed until December 2025 or January 2026, carried.

No further questions from the Board regarding landscaping.

B. Field Inspection Report

Mr. Liggett provided the Board with updates on the Field Inspection Report. The Board had no questions or comments regarding the reports.

October 7, 2025

BELMOND RESERVE CDD

- i. **August 2025 Report**
- ii. **September 2025 Report**

C. District Engineer

- i. **Consideration of CLS Pond D Addendum – Proposal #380**

The Board tabled this item until the November meeting.

- ii. **Consideration of Stantec Service Agreement Order #2025-1**

Ms. Zandoni advised that the district engineer is waiving the additional service agreement.

D. District Counsel

Ms. Webster provided the Board with updates regarding ethics training.

E. District Manager

Discussion ensued regarding the meeting schedule and reducing the meetings to every other month. The Board has decided to table this discussion.

- i. **Discussion of Clubhouse Agreement**

The Board tabled this discussion.

- ii. **Discussion of Extending Lighting Times at the Pickleball Courts**

Discussion ensued regarding the pickleball lights being extended to 10 p.m. The Board requested Ms. Zandoni to reach out to the HOA for assistance in getting a community vote regarding the extended time frame.

FIFTH ORDER OF BUSINESS

Business Items

- A. Consideration of Resolution 2026-01; Amendment to Fiscal Year 2025 Budget**

On MOTION by Mr. Britt, seconded by Mr. McPherson, with all in favor, motion to approve Resolution 2026-01; Amendment to Fiscal Year 2025 Budget, carried.

- B. Consideration to Open a Valley National Operating and Money Market Account and Close the Truist Operating Account**

On MOTION by Ms. Hughes, seconded by Mr. Schroepfel, with all in favor, motion to approve Opening a Valley National Operating and Money Market Account and Close the Truist Operating Account, carried.

- C. Consideration of Mikes Signs Proposal #1733**

On MOTION by Ms. Hughes seconded by Mr. McPherson, with all in favor, motion to approve Mikes Signs Proposal #1733, carried.

- D. Consideration of Court Co Invoice #03.13.2025**

October 7, 2025

BELMOND RESERVE CDD

The Board tabled this proposal.

E. Consideration of Inframark Repair Proposal #057-003-1-25

On MOTION by Ms. Hughes seconded by Mr. Schroepfel, with all in favor, motion to approve Inframark Repair Proposal #057-003-1-25, carried to have the sink in the women's restroom repair. All other items are tabled.

F. Ratification of DTE Grounding Rod Installation Proposal #126480

On MOTION by Ms. Hughes seconded by Mr. McPherson, with all in favor, motion to approve the Ratification of DTE Grounding Rod Installation Proposal #126480, carried.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting Held on August 5, 2025

On MOTION by Mr. Schroepfel, seconded by Mr. McPherson, with all in favor, motion to approve August 5, 2025 Meeting Minutes, carried.

B. Review of July 2025 & August 2025 Financial Statements

On MOTION by Mr. McPherson, seconded by Mr. Britt, with all in favor, motion to approve the July 2025 & August 2025 Financial Statements, carried.

C. Consideration of July 2025 & August 2025 Check Register

On MOTION by Mr. Schroepfel, seconded by Mr. McPherson, with all in favor, motion to approve the July 2025 & August 2025 Check Register, carried.

D. Consideration of July 2025 & August 2025 O&M Report

On MOTION by Mr. Mcpherson, seconded by Mr. Schroepfel, with all in favor, motion to approve the July 2025 & August 2025 O&M Report, carried.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

October 7, 2025

BELMOND RESERVE CDD

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Hughes seconded by Mr. Schroepel, with all in favor, the meeting was adjourned at 7:51 pm.
--

District Manager

Chairperson/ Vice Chairperson

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
ASSETS							
Cash - Operating Account	\$ 30,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,555
Due From Other Funds	-	12,073	283	1,356	-	-	13,712
Investments:							
Prepayment Account	-	3,580	53	-	-	-	3,633
Reserve Fund	-	296,353	17,475	-	-	-	313,828
Revenue Fund	-	248,528	57,512	-	-	-	306,040
Fixed Assets							
Construction Work In Process	-	-	-	-	6,900,655	-	6,900,655
Amount To Be Provided	-	-	-	-	-	9,620,000	9,620,000
TOTAL ASSETS	\$ 30,555	\$ 560,534	\$ 75,323	\$ 1,356	\$ 6,900,655	\$ 9,620,000	\$ 17,188,423
LIABILITIES							
Accounts Payable	\$ 23,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,548
Bonds Payable	-	-	-	-	-	9,620,000	9,620,000
Due To Other Funds	13,712	-	-	-	-	-	13,712
TOTAL LIABILITIES	37,260	-	-	-	-	9,620,000	9,657,260

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2020		GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND				
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	560,534	75,323	-	-	-	-	635,857
Capital Projects	-	-	-	1,356	-	-	-	1,356
Unassigned:	(6,705)	-	-	-	6,900,655	-	-	6,893,950
TOTAL FUND BALANCES	(6,705)	560,534	75,323	1,356	6,900,655	-	-	7,531,163
TOTAL LIABILITIES & FUND BALANCES	\$ 30,555	\$ 560,534	\$ 75,323	\$ 1,356	\$ 6,900,655	\$ 9,620,000	\$	\$ 17,188,423

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 18,272	\$ 18,272	0.00%
Interest - Tax Collector	-	1,828	1,828	0.00%
Rental Income	-	1,400	1,400	0.00%
Special Assmnts- Tax Collector	501,222	515,868	14,646	102.92%
Special Assmnts- CDD Collected	50,202	7,981	(42,221)	15.90%
Other Miscellaneous Revenues	-	350	350	0.00%
TOTAL REVENUES	551,424	545,699	(5,725)	98.96%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	8,000	4,000	66.67%
ProfServ-Trustee Fees	4,500	8,297	(3,797)	184.38%
Disclosure Report	8,200	4,500	3,700	54.88%
District Counsel	10,000	21,550	(11,550)	215.50%
District Engineer	4,000	5,163	(1,163)	129.08%
District Manager	36,000	56,356	(20,356)	156.54%
Accounting Services	4,500	4,500	-	100.00%
Auditing Services	6,400	8,300	(1,900)	129.69%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	335	(85)	134.00%
Public Officials Insurance	2,329	-	2,329	0.00%
Legal Advertising	2,500	2,707	(207)	108.28%
Bank Fees	250	779	(529)	311.60%
Misc-Contingency	15,000	30,024	(15,024)	200.16%
Key Card Distribution	2,500	2,646	(146)	105.84%
Website Administration	3,000	3,974	(974)	132.47%
Misc Admin	300	340	(40)	113.33%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	113,404	159,171	(45,767)	140.36%
<u>Utility Services</u>				
Water - Waste	12,000	7,657	4,343	63.81%
Electric Utility Services	3,500	11,801	(8,301)	337.17%
Street Lights	60,000	70,105	(10,105)	116.84%
Total Utility Services	75,500	89,563	(14,063)	118.63%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	12,000	-	100.00%
Waterway Management	5,000	6,300	(1,300)	126.00%
Contracts-Janitorial Services	9,000	5,005	3,995	55.61%
Contracts-Aquatic Control	13,200	13,044	156	98.82%
Pool Maintenance - Contract	16,000	13,320	2,680	83.25%
Garbage Dumpster - Rental/Collection	2,400	3,235	(835)	134.79%
Property & Casualty Insurance	25,000	23,075	1,925	92.30%
Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	15,000	47,000	(32,000)	313.33%
R&M-Pools	3,000	5,508	(2,508)	183.60%
Landscaping - Mulch	10,000	8,219	1,781	82.19%
Landscape Maintenance - Contract	132,000	120,041	11,959	90.94%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	10,000	10,756	(756)	107.56%
Dog Waste Station Service & Supplies	3,120	2,260	860	72.44%
Total Other Physical Environment	260,220	269,763	(9,543)	103.67%
<u>Clubhouse</u>				
Payroll-Pool Monitors	24,000	-	24,000	0.00%
Security Monitoring Systems	1,500	790	710	52.67%
Employee - Clubhouse Staff	65,000	69,984	(4,984)	107.67%
Amenity Internet	1,800	4,020	(2,220)	223.33%
R&M-Clubhouse	10,000	9,860	140	98.60%
Total Clubhouse	102,300	84,654	17,646	82.75%
TOTAL EXPENDITURES	551,424	603,151	(51,727)	109.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(57,452)	(57,452)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		50,747		
FUND BALANCE, ENDING		\$ (6,705)		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2020 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 20,768	\$ 20,768	0.00%
Special Assmnts- Tax Collector	592,209	573,231	(18,978)	96.80%
Special Assmnts- CDD Collected	-	63,509	63,509	0.00%
TOTAL REVENUES	592,209	657,508	65,299	111.03%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	215,000	230,000	(15,000)	106.98%
Interest Expense	377,209	380,181	(2,972)	100.79%
Total Debt Service	592,209	610,181	(17,972)	103.03%
TOTAL EXPENDITURES	592,209	610,181	(17,972)	103.03%
Excess (deficiency) of revenues				
Over (under) expenditures	-	47,327	47,327	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	6,700	6,700	0.00%
TOTAL FINANCING SOURCES (USES)	-	6,700	6,700	0.00%
Net change in fund balance	\$ -	\$ 54,027	\$ 54,027	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		506,507		
FUND BALANCE, ENDING		\$ 560,534		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2023 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,880	\$ 2,880	0.00%
Special Assmnts- Tax Collector	35,050	12,613	(22,437)	35.99%
Special Assmnts- CDD Collected	-	39,085	39,085	0.00%
TOTAL REVENUES	35,050	54,578	19,528	155.71%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	20,348	20,348	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	3	3	0.00%
TOTAL FINANCING SOURCES (USES)	-	3	3	0.00%
Net change in fund balance	\$ -	\$ 20,351	\$ 20,351	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		54,972		
FUND BALANCE, ENDING		\$ 75,323		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(6,700)	(6,700)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(6,700)	(6,700)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (6,700)</u>	<u>\$ (6,700)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,056		
FUND BALANCE, ENDING		<u>\$ 1,356</u>		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(3)	(3)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(3)	(3)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (3)</u>	<u>\$ (3)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		3		
FUND BALANCE, ENDING		<u>\$ -</u>		

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_09

Statement Date 09/30/2025

G/L Account No. 101001 Balance	30,554.51	Statement Balance	51,135.29
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	30,554.51	Subtotal	51,135.29
Negative Adjustments	0.00	Outstanding Checks	-20,580.78
Ending G/L Balance	30,554.51	Ending Balance	30,554.51

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000946	Interest -	Interest Earned	112.07	112.07	0.00
			Investments				
09/03/2025		JE000948	Rental Income	Deposit	50.00	50.00	0.00
09/09/2025		JE000949	Rental Income	Deposit	50.00	50.00	0.00
09/23/2025		JE000950	Rental Income	Deposit	50.00	50.00	0.00
Total Deposits					262.07	262.07	0.00
Checks							
							0.00
08/07/2025	Payment	1885	DEMETRIUS BRITT	Check for Vendor V00042	-200.00	-200.00	0.00
08/14/2025	Payment	1893	BELMOND RESERVE CDD	Check for Vendor V00023	-3,561.44	-3,561.44	0.00
08/14/2025	Payment	1894	TACTICAL PRESSURE	Check for Vendor V00083	-2,280.60	-2,280.60	0.00
08/20/2025	Payment	1897	WASHING LLC				
08/20/2025	Payment	1897	WILL MCPHERSON	Check for Vendor V00069	-200.00	-200.00	0.00
08/21/2025	Payment	1898	CHARTER COMMUNICATION	Check for Vendor V00019	-686.46	-686.46	0.00
08/26/2025	Payment	300040	S ACH				
08/26/2025	Payment	300040	TECO ACH	Inv: 081825-6975	-1,258.39	-1,258.39	0.00
08/26/2025	Payment	300041	TECO ACH	Inv: 081825-4244	-943.46	-943.46	0.00
08/26/2025	Payment	300042	TECO ACH	Inv: 081825-6985	-3,588.76	-3,588.76	0.00
08/26/2025	Payment	300043	TECO ACH	Inv: 081825-6983	-57.27	-57.27	0.00
08/26/2025	Payment	300044	TECO ACH	Inv: 081825-9324	-28.21	-28.21	0.00
08/26/2025	Payment	300045	TECO ACH	Inv: 081825-9725	-372.87	-372.87	0.00
08/26/2025	Payment	300046	TECO ACH	Inv: 081825-8939	-86.01	-86.01	0.00
08/28/2025	Payment	1899	NICOLE ADRIAN HUGHES	Check for Vendor V00073	-200.00	-200.00	0.00
09/03/2025	Payment	300047	WM CORPORATE SERVICES, INC. ACH	Inv: 0184034-2206-8-ACH	-463.02	-463.02	0.00
09/10/2025	Payment	1910	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-1,200.00	-1,200.00	0.00
09/10/2025	Payment	1911	COMPLETE I.T. CORP	Check for Vendor V00076	-99.00	-99.00	0.00
09/10/2025	Payment	1912	DOWN TO EARTH	Check for Vendor V00082	-9,417.83	-9,417.83	0.00

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_09

Statement Date

09/30/2025

09/10/2025	Payment	1913	HOMETEAM PEST DEFENSE INC	Check for Vendor V00038	-294.70	-294.70	0.00
09/10/2025	Payment	1914	INFRAMARK LLC	Check for Vendor V00031	-10,916.95	-10,916.95	0.00
09/10/2025	Payment	1915	JNJ CLEANING SERVICES LLC	Check for Vendor V00012	-570.00	-570.00	0.00
09/10/2025	Payment	1916	NAYLOR ENVIRONMENTAL SOLUTIONS LLC	Check for Vendor V00041	-6,050.00	-6,050.00	0.00
09/10/2025	Payment	1917	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-119.89	-119.89	0.00
09/10/2025	Payment	1918	SPEAREM ENTERPRISES	Check for Vendor V00017	-220.00	-220.00	0.00
09/19/2025	Payment	300048	BOCC ACH	Inv: 091525-0433	-543.47	-543.47	0.00
09/30/2025		JE000947	Bank Fees	Service Charges	-247.88	-247.88	0.00
Total Checks					-43,606.21	-43,606.21	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/30/2025	Payment	1880	INFRAMARK LLC	Check for Vendor V00031		-2,356.19
08/07/2025	Payment	1886	INFRAMARK LLC	Check for Vendor V00031		-10,832.00
08/07/2025	Payment	1889	SPEAREM ENTERPRISES	Check for Vendor V00017		-260.00
08/07/2025	Payment	1890	WILL MCPHERSON SOUTHEAST	Check for Vendor V00069		-200.00
09/17/2025	Payment	1919	WIRING SOLUTIONS INC	Check for Vendor V00006		-329.97
09/17/2025	Payment	1920	SPEAREM ENTERPRISES	Check for Vendor V00017		-220.00
09/25/2025	Payment	300049	TECO ACH	Inv: 091725-6975		-1,258.39
09/25/2025	Payment	300050	TECO ACH	Inv: 091725-221008514244		-909.93
09/25/2025	Payment	300051	TECO ACH	Inv: 091725-221008446983		-118.50
09/25/2025	Payment	300052	TECO ACH	Inv: 091725-8939		-104.84
09/25/2025	Payment	300053	TECO ACH	Inv: 091725-221008266985		-3,588.76
09/25/2025	Payment	300054	TECO ACH	Inv: 091725-221008339725		-372.87
09/25/2025	Payment	300055	TECO ACH	Inv: 091725-221008539324		-29.33
Total Outstanding Checks						-20,580.78

Outstanding Deposits

Total Outstanding Deposits

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1910	09/10/25	V00065	BLUE LIFE POOL SERVICE LLC	20431	Aug 2025- Pool Maint	Pool Maintenance - Contract	534078-53908	\$1,200.00
001	1911	09/10/25	V00076	COMPLETE I.T. CORP	17610	Sept 2025- Website Admin	Website Administration	549936-51301	\$99.00
001	1912	09/10/25	V00082	DOWN TO EARTH	153153	Aug 2025- Irrigation repairs	R&M-Other Landscape	546036-53908	\$136.00
001	1912	09/10/25	V00082	DOWN TO EARTH	153151	Aug 2025- Grounding Rods	R&M-Other Landscape	546036-53908	\$407.50
001	1912	09/10/25	V00082	DOWN TO EARTH	153380	Sept 2025- Landscape Contract	Landscape Maintenance - Contract	546300-53908	\$8,874.33
001	1913	09/10/25	V00038	HOMETEAM PEST DEFENSE INC	112164964	Aug 2025- Pest Control	R&M-Other Landscape	546036-53908	\$193.60
001	1913	09/10/25	V00038	HOMETEAM PEST DEFENSE INC	112164965	Aug 2025- Pest Control	R&M-Other Landscape	546036-53908	\$101.10
001	1914	09/10/25	V00031	INFRAMARK LLC	157130	July 2025- Admin/Postage	Postage, Phone, Faxes, Copies	541024-51301	\$84.95
001	1914	09/10/25	V00031	INFRAMARK LLC	158082	DISTRICT MANAGEMENT SEPTEMBER 2025	ACCOUNTING SERVICES	532001-51301	\$375.00
001	1914	09/10/25	V00031	INFRAMARK LLC	158082	DISTRICT MANAGEMENT SEPTEMBER 2025	DISSEMINATION SERVICES	531142-51301	\$375.00
001	1914	09/10/25	V00031	INFRAMARK LLC	158082	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT	531150-51301	\$3,000.00
001	1914	09/10/25	V00031	INFRAMARK LLC	158082	DISTRICT MANAGEMENT SEPTEMBER 2025	FIELD MANAGEMENT	531016-51301	\$1,000.00
001	1914	09/10/25	V00031	INFRAMARK LLC	158082	DISTRICT MANAGEMENT SEPTEMBER 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$250.00
001	1914	09/10/25	V00031	INFRAMARK LLC	158082	DISTRICT MANAGEMENT SEPTEMBER 2025	PERSONNEL SERVICES	534425-51301	\$5,832.00
001	1915	09/10/25	V00012	JNJ CLEANING SERVICES LLC	INV0002	Sept 2025- Cleaning Services	R&M-Clubhouse	546015-57202	\$570.00
001	1916	09/10/25	V00041	NAYLOR ENVIRONMENTAL SOLUTIONS LLC	19-037	Aug 2025- Mitigation and Modifications	Waterway Management	531085-53908	\$6,050.00
001	1917	09/10/25	V00006	SOUTHEAST WIRING SOLUTIONS INC	20279074	Sept 2025- Clubhouse monitoring	Security Monitoring Systems	534174-57202	\$119.89
001	1918	09/10/25	V00017	SPEAREM ENTERPRISES	6257	July/Aug 2025- Dog Waste Stations	R&M-Other Landscape	546036-53908	\$220.00
001	1919	09/17/25	V00006	SOUTHEAST WIRING SOLUTIONS INC	20273951	Access Control	monthly service	546998-57202	\$109.99
001	1919	09/17/25	V00006	SOUTHEAST WIRING SOLUTIONS INC	20275458	Access Control - April 25	Access Control Maintenance & Repair	546998-57202	\$109.99
001	1919	09/17/25	V00006	SOUTHEAST WIRING SOLUTIONS INC	20276204	Access Control - 05/01-05/31	Access Control - May 25	546998-57202	\$109.99
001	1920	09/17/25	V00017	SPEAREM ENTERPRISES	6266	DOG WASTE STATIONS 08/16/25-09/15/25	DOG WASTE STATIONS	546036-53908	\$220.00
001	300047	09/03/25	V00044	WM CORPORATE SERVICES, INC. ACH	0184034-2206-8-ACH	Aug 2025- Waste Management	Garbage Dumpster - Rental/Collection	534098-53400	\$463.02
001	300048	09/19/25	V00035	BOCC ACH	091525-0433	WATER 08/14/25-09/14/25	WATER	543018-53150	\$543.47
001	300049	09/25/25	V00036	TECO ACH	091725-6975	ELECTRIC 08/13/25-09/11/25	ELECTRIC	543041-53150	\$1,258.39
001	300050	09/25/25	V00036	TECO ACH	091725-221008514244	ELECTRIC 08/13/25-09/11/25	ELECTRIC	543041-53150	\$909.93
001	300051	09/25/25	V00036	TECO ACH	091725-221008446983	Sept 2025- Electric	ELECTRIC 08/13/25-09/11/25	543041-53150	\$118.50
001	300052	09/25/25	V00036	TECO ACH	091725-8939	ELECTRIC 08/13/25-09/11/25	ELECTRIC	543041-53150	\$104.84
001	300053	09/25/25	V00036	TECO ACH	091725-221008266985	ELECTRIC 08/13/25-09/11/25	ELECTRIC	543041-53150	\$3,588.76
001	300054	09/25/25	V00036	TECO ACH	091725-221008339725	ELECTRIC 08/13/25-09/11/25	ELECTRIC	543041-53150	\$372.87
001	300055	09/25/25	V00036	TECO ACH	091725-221008539324	ELECTRIC 08/13/25-09/11/25	ELECTRIC	543041-53150	\$29.33

Fund Total	\$36,827.45
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Total Checks Paid	\$36,827.45
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September 2025 Meeting

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	9/1/2025	113154	\$1,087.00	\$1,087.00	AQUATICS SERVICES
BLUE LIFE POOL SERVICE LLC	9/1/2025	20431	\$1,200.00	\$1,200.00	Aug 2025- Pool Maint
COMPLETE I.T. CORP	9/1/2025	17610	\$99.00	\$99.00	Sept 2025- Website Admin
DOWN TO EARTH	9/1/2025	153380	\$8,874.33	\$8,874.33	Sept 2025- Landscape Contract
HOMETEAM PEST DEFENSE INC	8/16/2025	112164964	\$193.60	\$193.60	Aug 2025- Pest Control
HOMETEAM PEST DEFENSE INC	8/16/2025	112164965	\$101.10	\$101.10	Aug 2025- Pest Control
INFRAMARK LLC	9/5/2025	158082	\$375.00		ACCOUNTING SERVICES
INFRAMARK LLC	9/5/2025	158082	\$375.00		DISSEMINATION SERVICES
INFRAMARK LLC	9/5/2025	158082	\$3,000.00		DISTRICT MANAGEMENT
INFRAMARK LLC	9/5/2025	158082	\$1,000.00		FIELD MANAGEMENT
INFRAMARK LLC	9/5/2025	158082	\$250.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	9/5/2025	158082	\$5,832.00	\$10,832.00	PERSONNEL SERVICES
JNJ CLEANING SERVICES LLC	8/27/2025	INV0002	\$570.00	\$570.00	Sept 2025- Cleaning Services
JNJ CLEANING SERVICES LLC	9/22/2025	INV0015	\$570.00	\$570.00	CLEANING SERVICES
SPEAREM ENTERPRISES	8/26/2025	6257	\$220.00	\$220.00	July/Aug 2025- Dog Waste Stations
SPEAREM ENTERPRISES	9/12/2025	6266	\$220.00	\$220.00	DOG WASTE STATIONS
WM CORPORATE SERVICES, INC. ACH	8/26/2025	0184034-2206-8-ACH	\$463.02	\$463.02	Aug 2025- Waste Management
Monthly Contract Subtotal			\$24,430.05	\$24,430.05	
Utilities					
BOCC ACH	9/15/2025	091525-0433	\$543.47	\$543.47	WATER
TECO ACH	9/17/2025	091725-6975	\$1,258.39	\$1,258.39	ELECTRIC
TECO ACH	9/17/2025	091725-221008514244	\$909.93	\$909.93	ELECTRIC
TECO ACH	9/17/2025	091725-221008446983	\$118.50	\$118.50	ELECTRIC 08/13/25-09/11/25
TECO ACH	9/17/2025	091725-8939	\$104.84	\$104.84	ELECTRIC
TECO ACH	9/17/2025	091725-221008266985	\$3,588.76	\$3,588.76	ELECTRIC
TECO ACH	9/17/2025	091725-221008339725	\$372.87	\$372.87	ELECTRIC
TECO ACH	9/17/2025	091725-221008539324	\$29.33	\$29.33	ELECTRIC
Utilities Subtotal			\$6,926.09	\$6,926.09	

September 2025 Meeting

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
DOWN TO EARTH	8/29/2025	153153	\$136.00	\$136.00	Aug 2025- Irrigation repairs
DOWN TO EARTH	8/29/2025	153151	\$407.50	\$407.50	Aug 2025- Grounding Rods
EGIS INSURANCE	9/11/2025	29152	\$23,453.00	\$23,453.00	INSURANCE
INFRAMARK LLC	8/28/2025	157130	\$84.95	\$84.95	July 2025- Admin/Postage
INFRAMARK LLC	9/22/2025	159229	\$224.37		POSTAGE & COPIES
INFRAMARK LLC	9/22/2025	159229	\$13.47	\$237.84	POSTAGE & COPIES
NAYLOR ENVIRONMENTAL SOLUTIONS LLC	8/27/2025	19-037	\$6,050.00	\$6,050.00	Aug 2025- Mitigation and Modifications
SOUTHEAST WIRING SOLUTIONS INC	9/1/2025	20279074	\$119.89	\$119.89	Sept 2025- Clubhouse monitoring
STANTEC CONSULTING SERVICES INC.	4/30/2025	2389988	\$2,221.00	\$2,221.00	DISTRICT ENGINEERING SERVICES
STRALEY ROBIN VERICKER	9/16/2025	27123	\$1,432.50	\$1,432.50	Aug 2025- District Counsel
Regular Services Subtotal			\$34,142.68	\$34,142.68	
TOTAL			\$65,498.82	\$65,498.82	

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

Invoice

Date	Invoice #
9/1/2025	113154

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/1/2025

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

Thank you for your business.

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

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20431	09/01/2025	\$1,200.00	10/01/2025	Net 30	

DATE	ITEM	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 #	17610
Invoice Date	09-01-25
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. • Seat 1 • Seat 2 • Seat 3 • Seat 4 • Seat 5 • eDiscovery Admin Email for Auditing • Includes 1 password reset per yea	\$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



Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #153380

September 2025

Customer

Belmond Reserve CDD
Inframark Management Services
2654 Cypress Ridge Blvd Suite 101

Wesley Chapel, FL 33544

Property / Project Address

Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, FL 33579

Project/Job

Belmond Reserve CDD Contract (2025)
Estimate # 122410

Invoice Date

9/1/2025

Date Due

10/1/2025

Terms

Net 30

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#122410 - Belmond Reserve CDD Contract (2025) September 2025				\$8,874.33

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

Visit us at <https://dtelandscape.com> for all other questions or concerns.

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$8,874.33
Sales Tax	\$0.00
Total	\$8,874.33
Credits/Payments	(\$0.00)
Balance Due	\$8,874.33

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

Service Slip / Invoice

INVOICE: 112164964
DATE: 08/16/25
ORDER: 112164964

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
08/16/25	11:26 AM		ARKLEIN		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	08/16/25	N/A	N/A	

Service	Description	Amount
PS	Pest Control Service	\$193.60
Today's 6-Point Advantage Service:		
1. Inspected the exterior of your home to identify potential pest problems		
2. Removed and treated cobwebs and wasps nests within reach		
3. Provided conventional pest control applications		
4. Treated pest entry points around doors and windows		
5. Applied pest control materials around the outside perimeter of your home.		
6. Provided this detailed service report.		
SUBTOTAL		\$193.60
TAX		\$0.00
TOTAL		\$193.60
AMT. PAID		\$0.00
BALANCE		\$193.60

Today's Service Comments:

What I saw:

I found a few cobwebs and spider eggs as well as three mud dauber nests around the perimeter of the building. No wasp nests were found in the playground. I also found two ant piles in the playground.

What I did:

I started by spraying the full perimeter of the main building and applying granular bait in all of the mulch surrounding the property. I also applied some granular fire ant bait to the


TECHNICIAN SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE

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

Service Slip / Invoice

INVOICE:	112164965
DATE:	08/16/25
ORDER:	112164965

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
08/16/25	10:44 AM		ARKLEIN		
Purchase Order		Terms	Last Service	Map Code	Sub/Dev
		DUE UPON RECEIPT	08/16/25	N/A	N/A
					Time Out

Service	Description	Amount
MCS	Mosquito Control Service	\$101.10
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 2 potential issues, such as highly shaded plants around the building and a retention pond behind the property. Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in October 2025.		SUBTOTAL
		\$101.10
		TAX
		\$0.00
		TOTAL
		\$101.10
		AMT. PAID
		\$0.00
		BALANCE
		\$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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

158082

CUSTOMER ID

C2276

PO#**DATE**

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

Services provided for the Month of: September 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.



JNJ AMENITY SERVICES

P.O. Box 18 Zephyrhills fl 33539
8137818999
services@jnjcleanservices.com

Page 51

INVOICE

INV0002

DATE

08/27/2025

DUE DATE

09/15/2025

BALANCE DUE

USD \$570.00

BILL TO

Belmond Reserve CDD c/o Inframark

2005 Pan Am Circle Suite 300
Tampa FL 33607
inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$570.00	1	\$570.00
TOTAL			\$570.00

Payment Info

BY CHECK

JNJ AMENITY SERVICES LLC

BALANCE DUE

USD \$570.00

**Please submit payment to the new address showing on invoice!
Thank you!



JNJ AMENITY SERVICES

P.O. Box 18 Zephyrhills fl 33539
8137818999
services@jnjcleanservices.com

Page 52
INVOICE

INV0015

DATE

09/22/2025

DUE DATE

10/15/2025

BALANCE DUE

USD \$570.00

BILL TO

Belmond Reserve CDD c/o Inframark

2005 Pan Am Circle Suite 300
Tampa FL 33607
inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$570.00	1	\$570.00
TOTAL			\$570.00

Payment Info

BY CHECK
JNJ AMENITY SERVICES LLC

BALANCE DUE

USD \$570.00

September 2025 amenity cleaning service

****Please submit payment to the new address showing on invoice!**
Thank you!

Spearem Enterprises, LLC

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



INVOICE

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

INVOICE 6257
DATE 08/26/2025
TERMS Net 15
DUE DATE 09/10/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor 7/16/25 to 8/16/25 Service dog waist station and supply bags and mut mits 2 times per week for 4 weeks	4	55.00	220.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$220.00**

Spearem Enterprises, LLC

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



INVOICE

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

INVOICE 6266
DATE 09/12/2025
TERMS Net 15
DUE DATE 09/27/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor 8/16/25 to 9/15/25 Service dog waist station and supply bags and mut mits 2 times per week for 4 weeks	4	55.00	220.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$220.00**



INVOICE

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

28-13540-53000
BELMOND RESERVE
09/01/25-09/30/25
08/26/2025
0184034-2206-8

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Sep 25, 2025

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

Your Total Due

\$463.02

If payment is received after
09/25/2025: **\$ 474.60**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
306.32		(306.32)		0.00		463.02		463.02

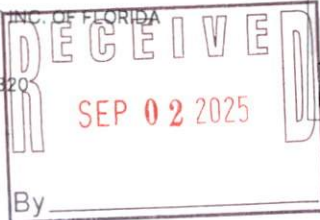
IMPORTANT MESSAGES

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

✂ ----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172



Invoice Date	Invoice Number	Customer ID (Include with your payment)
08/26/2025	0184034-2206-8	28-13540-53000
Payment Terms	Total Due	Amount
Total Due by 09/25/2025	\$463.02	
If Received after 09/25/2025	\$474.60	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$463.02.

2206000281354053000001840340000004630200000046302 6

0047606 01 MX 0.68 **AUTO T3 0 7237 33607 -C04-P47653-11 10290C79



BELMOND RESERVE
2002 PAN AM CIR STE 300
TAMPA FL 33607



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



DETAILS OF SERVICE

Details for Service Location:
Belmond Reserve, 13004 Willow Grove Dr, Riverview FL 33579-6876

Customer ID: 28-13540-53000

Description	Date	Ticket	Quantity	Amount
Lock Per Unit	09/01/25		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	09/01/25		1.00	216.58
4 Yard Dumpster 1X Week	09/01/25		1.00	214.44
Total Current Charges				463.02

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

**AutoPay**

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

**Online**

Use wm.com for quick and easy payments

**By Phone**

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us		Your Payment is Due		Your Total Due	
Visit wm.com/MyWM		10/25/2022		\$123.45	
1. If you are a new customer, please call 866-964-2729 to set up your account. 2. If you are an existing customer, please log in to your account at wm.com/MyWM to view your invoice and make payments.		3. If payment is received after 10/25/2022, \$123.45			
Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due	
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45	
DETAILS OF SERVICE					
Details for Service Location: Belmond Reserve, 13004 Willow Grove Dr, Riverview FL 33579-6876 Customer ID: 28-13540-53000					
Description	Date	Ticket	Quantity	Amount	
Disposal 4 Yard Dumpster 2X Week	09/01/25		1.00	216.58	
4 Yard Dumpster 1X Week	09/01/25		1.00	214.44	
Total Current Charges				463.02	

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

New Payment Platform

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

**Expanded payment options.**

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

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

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

☐ Check Here to Change Contact Info

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

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment Enrollment

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

Email	
Date	
Bank Account Holder Signature	

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

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

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



Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	09/15/2025	10/06/2025

Summary of Account Charges

Previous Balance	\$923.46
Net Payments - Thank You	\$-923.46
Total Account Charges	\$543.47
AMOUNT DUE	\$543.47

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **9634760433**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 1,984 0
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE

10/06/2025

**Auto Pay Scheduled
DO NOT PAY**



0096347604330 00000543470



Hillsborough
County Florida

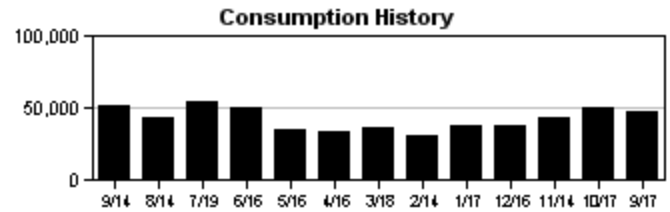
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	09/15/2025	10/06/2025

Service Address: 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702151774	08/14/2025	1853663	09/14/2025	1904659	50996 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$154.01
Water Base Charge	\$42.44
Water Usage Charge	\$114.78
Total Service Address Charges	\$317.26



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	09/15/2025	10/06/2025

Service Address: 13047 WILLOW GROVE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	08/12/2025	4252	09/11/2025	4276	2400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$7.25
Water Base Charge	\$20.91
Water Usage Charge	\$2.47
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$15.65
Total Service Address Charges	\$102.91





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
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BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT

9634760433

09/15/2025

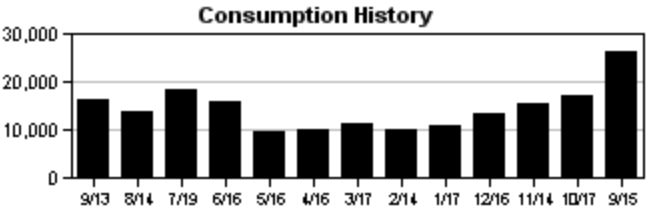
10/06/2025

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	08/14/2025	1655127	09/13/2025	1671376	16249 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$49.07
Water Base Charge	\$51.46
Water Usage Charge	\$16.74
Total Service Address Charges	\$123.30



Statement Date: September 17, 2025



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

Amount Due: \$1,258.39

Due Date: October 08, 2025
Account #: 221008516975

DO NOT PAY. Your account will be drafted on October 08, 2025



Account Summary

Current Service Period: August 13, 2025 - September 11, 2025	
Previous Amount Due	\$1,258.39
Payment(s) Received Since Last Statement	-\$1,258.39
Current Month's Charges	\$1,258.39
Amount Due by October 08, 2025	\$1,258.39

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



Scan here to view your account online.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

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



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

Account #: 221008516975

Due Date: October 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,258.39

Payment Amount: \$ _____

632865971542

Your account will be drafted on October 08, 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.

00000011-0000260-Page 19 of 30



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

Account #: 221008516975
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Service Period: Aug 13, 2025 - Sep 11, 2025

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 30 days		
	Lighting Energy Charge	513 kWh @ \$0.03412/kWh	\$17.50
	Fixture & Maintenance Charge	27 Fixtures	\$448.47
	Lighting Pole / Wire	27 Poles	\$764.64
	Lighting Fuel Charge	513 kWh @ \$0.03363/kWh	\$17.25
	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		\$1.13
	Lighting Charges		\$1,258.39

Total Current Month's Charges **\$1,258.39**

Important Messages

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

Ways To Pay Your Bill

- Bank Draft**
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- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free:
866-689-6469

Contact Us

- Online:**
TampaElectric.com

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

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

Amount Due: \$909.93

Due Date: October 08, 2025
Account #: 221008514244

DO NOT PAY. Your account will be drafted on October 08, 2025

Account Summary

Current Service Period: August 13, 2025 - September 11, 2025	
Previous Amount Due	\$943.46
Payment(s) Received Since Last Statement	-\$943.46
Current Month's Charges	\$909.93
Amount Due by October 08, 2025	\$909.93

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

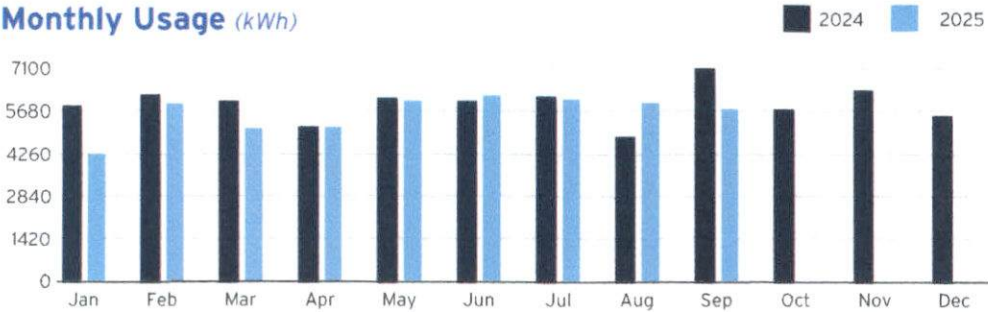
Your Energy Insight

- Your average daily kWh used was **16.23% lower** than the same period last year.
- Your average daily kWh used was **6.83% 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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 221008514244
Due Date: October 08, 2025

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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

Amount Due: \$909.93

Payment Amount: \$ _____

632865971541

Your account will be drafted on October 08, 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.

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

Account #: 221008514244
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Meter Read

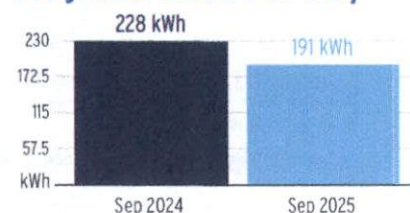
Service Period: Aug 13, 2025 - Sep 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000838830	09/11/2025	47,740	42,008	5,732 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	5,732 kWh @ \$0.08641/kWh	\$495.30
Fuel Charge	5,732 kWh @ \$0.03391/kWh	\$194.37
Storm Protection Charge	5,732 kWh @ \$0.00577/kWh	\$33.07
Clean Energy Transition Mechanism	5,732 kWh @ \$0.00418/kWh	\$23.96
Storm Surcharge	5,732 kWh @ \$0.02121/kWh	\$121.58
Florida Gross Receipt Tax		\$22.75
Electric Service Cost		\$909.93

Total Current Month's Charges

\$909.93

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: September 17, 2025

Amount Due: \$118.50

Due Date: October 08, 2025

Account #: 221008446983

DO NOT PAY. Your account will be drafted on October 08, 2025

Account Summary

Current Service Period: August 13, 2025 - September 11, 2025

Previous Amount Due	\$57.27
Payment(s) Received Since Last Statement	-\$57.27

Current Month's Charges	\$118.50
--------------------------------	-----------------

Amount Due by October 08, 2025	\$118.50
---------------------------------------	-----------------

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

Your Energy Insight

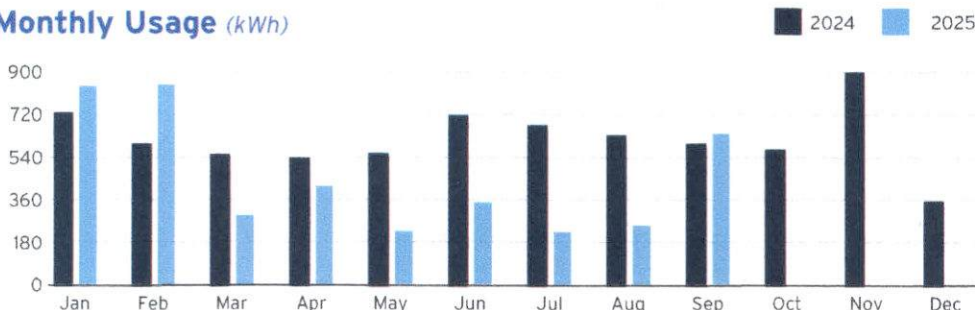
Your average daily kWh used was **10.53% higher** than the same period last year.

Your average daily kWh used was **133.33% 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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



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

Account #: 221008446983

Due Date: October 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$118.50

Payment Amount: \$ _____

632865971540

Your account will be drafted on October 08, 2025

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

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

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



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

Account #: 221008446983
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Meter Read

Service Period: Aug 13, 2025 - Sep 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852710	09/11/2025	32,551	31,913	638 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	638 kWh @ \$0.08641/kWh	\$55.13
	Fuel Charge	638 kWh @ \$0.03391/kWh	\$21.63
	Storm Protection Charge	638 kWh @ \$0.00577/kWh	\$3.68
	Clean Energy Transition Mechanism	638 kWh @ \$0.00418/kWh	\$2.67
	Storm Surcharge	638 kWh @ \$0.02121/kWh	\$13.53
	Florida Gross Receipt Tax		\$2.96
	Electric Service Cost		\$118.50

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$118.50

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All Other

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7-1-1

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877-588-1010

Energy-Saving Programs:

813-275-3909

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Statement Date: September 17, 2025



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

Amount Due: \$104.84

Due Date: October 08, 2025
Account #: 221008528939

DO NOT PAY. Your account will be drafted on October 08, 2025

Account Summary

Current Service Period: August 13, 2025 - September 11, 2025

Previous Amount Due	\$86.01
Payment(s) Received Since Last Statement	-\$86.01

Current Month's Charges	\$104.84
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Amount Due by October 08, 2025	\$104.84
---------------------------------------	-----------------

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

Your Energy Insight

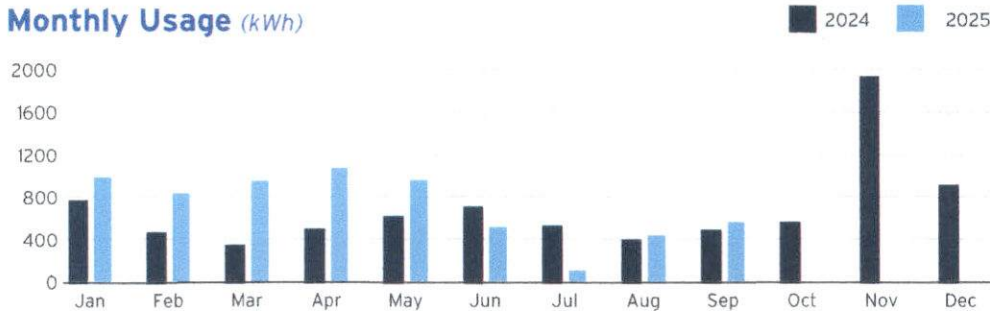
Your average daily kWh used was **20% higher** than the same period last year.

Your average daily kWh used was **20% 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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



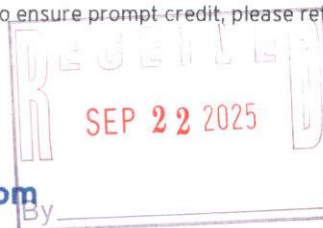
To ensure prompt credit, please return stub portion of this bill with your payment.



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.



Account #: 221008528939

Due Date: October 08, 2025

Amount Due: \$104.84

Payment Amount: \$ _____

632865971543

Your account will be drafted on October 08, 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.

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

Account #: 221008528939
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Meter Read

Meter Location: WELL

Service Period: Aug 13, 2025 - Sep 11, 2025

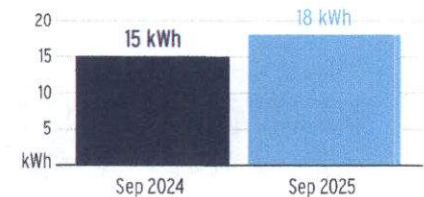
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000551211	09/11/2025	48,118	47,568	550 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	550 kWh @ \$0.08641/kWh	\$47.53
	Fuel Charge	550 kWh @ \$0.03391/kWh	\$18.65
	Storm Protection Charge	550 kWh @ \$0.00577/kWh	\$3.17
	Clean Energy Transition Mechanism	550 kWh @ \$0.00418/kWh	\$2.30
	Storm Surcharge	550 kWh @ \$0.02121/kWh	\$11.67
	Florida Gross Receipt Tax		\$2.62
	Electric Service Cost		\$104.84

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$104.84

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Ways To Pay Your Bill



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

All Other

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Statement Date: September 17, 2025



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

Amount Due: \$3,588.76

Due Date: October 08, 2025

Account #: 221008266985

DO NOT PAY. Your account will be drafted on October 08, 2025

Account Summary

Current Service Period: August 13, 2025 - September 11, 2025

Previous Amount Due \$3,588.76

Payment(s) Received Since Last Statement -\$3,588.76

Current Month's Charges \$3,588.76

Amount Due by October 08, 2025 \$3,588.76

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



Scan here to view
your account online.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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: October 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,588.76

Payment Amount: \$ _____

693358441674

Your account will be
drafted on October 08, 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.

00000011-0000254-Page 7 of 30



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

Account #: 221008266985
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Service Period: Aug 13, 2025 - Sep 11, 2025

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 30 days		
	Lighting Energy Charge	1463 kWh @ \$0.03412/kWh	\$49.92
	Fixture & Maintenance Charge	77 Fixtures	\$1278.97
	Lighting Pole / Wire	77 Poles	\$2180.64
	Lighting Fuel Charge	1463 kWh @ \$0.03363/kWh	\$49.20
	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		\$3.23
	Lighting Charges		\$3,588.76

Total Current Month's Charges **\$3,588.76**

Important Messages

00000011-0000254-Page 8 of 30

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



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P.O. Box 31318
Tampa, FL 33631-3318
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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Statement Date: September 17, 2025



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

Amount Due: \$372.87

Due Date: October 08, 2025
Account #: 221008339725

DO NOT PAY. Your account will be drafted on October 08, 2025



Account Summary

Current Service Period: August 13, 2025 - September 11, 2025	
Previous Amount Due	\$372.87
Payment(s) Received Since Last Statement	-\$372.87
Current Month's Charges	\$372.87
Amount Due by October 08, 2025	\$372.87

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



Scan here to view your account online.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

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



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

Account #: 221008339725

Due Date: October 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$372.87

Payment Amount: \$ _____

693358441675

Your account will be drafted on October 08, 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.

00000011-0000256-Page 11 of 30



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

Account #: 221008339725
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Service Period: Aug 13, 2025 - Sep 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	152 kWh @ \$0.03412/kWh	\$5.19
Fixture & Maintenance Charge	8 Fixtures	\$132.88
Lighting Pole / Wire	8 Poles	\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03363/kWh	\$5.11
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		\$0.34

Lighting Charges **\$372.87**

Total Current Month's Charges

\$372.87

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Tampa, FL 33601-0111



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7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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Statement Date: September 17, 2025



BELMOND RESERVE CDD
13207 RHODINE RD
RIVERVIEW, FL 33579

Amount Due: \$29.33

Due Date: October 08, 2025
Account #: 221008539324

DO NOT PAY. Your account will be drafted on October 08, 2025

Account Summary

Current Service Period: August 13, 2025 - September 11, 2025	
Previous Amount Due	\$28.21
Payment(s) Received Since Last Statement	-\$28.21
Current Month's Charges	\$29.33
Amount Due by October 08, 2025	\$29.33

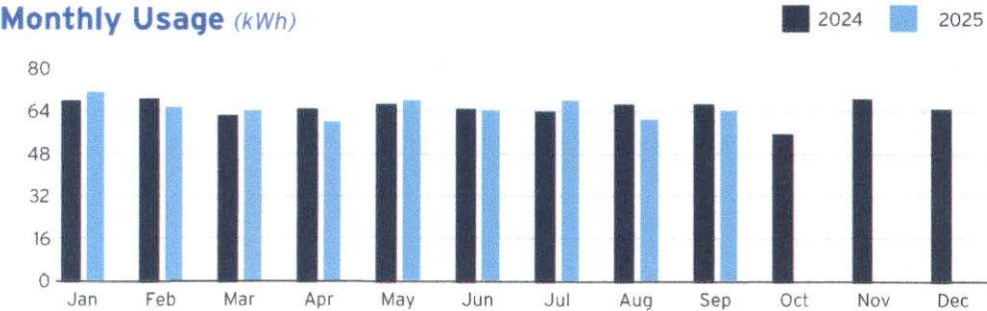
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **0% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 221008539324
Due Date: October 08, 2025

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

Amount Due: \$29.33

Payment Amount: \$ _____

632865971544

Your account will be drafted on October 08, 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.

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Service For:
13207 RHODINE RD
RIVERVIEW, FL 33579

Account #: 221008539324
Statement Date: September 17, 2025
Charges Due: October 08, 2025

Meter Read

Meter Location: ENTRY

Service Period: Aug 13, 2025 - Sep 11, 2025

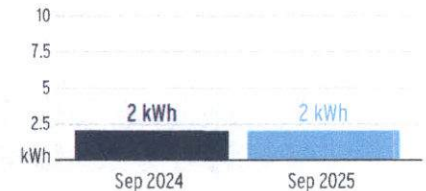
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000337420	09/11/2025	2,267	2,203	64 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	64 kWh @ \$0.08641/kWh	\$5.53
	Fuel Charge	64 kWh @ \$0.03391/kWh	\$2.17
	Storm Protection Charge	64 kWh @ \$0.00577/kWh	\$0.37
	Clean Energy Transition Mechanism	64 kWh @ \$0.00418/kWh	\$0.27
	Storm Surcharge	64 kWh @ \$0.02121/kWh	\$1.36
	Florida Gross Receipt Tax		\$0.73
	Electric Service Cost		\$29.33

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$29.33

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7-1-1

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813-275-3909

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Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #153153

August 2025

Customer

Belmond Reserve CDD
Inframark Management Services
2654 Cypress Ridge Blvd Suite 101

Property / Project Address

Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, FL 33579

Wesley Chapel, FL 33544

Project/Job

Invoice Irrigation Form 08.26.2025
Estimate # 126861

Invoice Date

8/29/2025

Date Due

9/28/2025

Terms

Net 30

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#126861 - Invoice Irrigation Form 08.26.2025				\$136.00
LCE006: Irrigation Repairs				\$136.00
Drip Line Fittings (Kit)	Each	6.00	\$3.00	\$18.00
Drip Line Repair (Kit)	Foot	8.00	\$2.50	\$20.00
MP Irrigation Nozzle Replaced (Kit)	Each	1.00	\$18.00	\$18.00
Standard Irrigation Nozzle Replaced (Kit)	Each	10.00	\$8.00	\$80.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

Visit us at <https://dtelandscape.com> for all other questions or concerns.

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$136.00
Sales Tax	\$0.00
Total	\$136.00
Credits/Payments	(\$0.00)
Balance Due	\$136.00

Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #153151
August 2025

Customer

Belmond Reserve CDD
Inframark
2005 Pan Am Circle Suite 300

Property / Project Address

Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, FL 33579

Tampa, FL 33607

Project/Job

Grounding Rod installation
Estimate # 126480

Invoice Date

8/29/2025

Date Due

9/13/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#126480 - Grounding Rod installation				\$407.50
install new grounding rods at both wells on the property.				

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

LCE005: Irrigation Installation				\$407.50
5/8 X 8FT COPPER GROUNDING ROD w clamp and wire (Material)	Each	2.00	\$97.50	\$195.00
Irrigation Labor (Hide Labor) (E) (Labor)				\$212.50

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$407.50
Sales Tax	\$0.00
Total	\$407.50
Credits/Payments	(\$0.00)
Balance Due	\$407.50

INVOICE



Belmond Reserve Community Development District
c/o Meritus Corp
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Customer	Belmond Reserve Community Development District
Acct #	993
Date	09/11/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 23,453.00
Payment Amount	
Payment for:	Invoice#29152
100125455	

Thank You

Please detach and return with payment



Customer: Belmond Reserve Community Development District

Invoice	Effective	Transaction	Description	Amount
29152	10/01/2025	Renew policy	Policy #100125455 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/11/2025	23,453.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total

\$ 23,453.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
 Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/11/2025



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

157130

CUSTOMER ID

C2276

PO#**DATE**

8/28/2025

NET TERMS

Due On Receipt

DUE DATE

8/28/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Samantha Ford- 6-5-25 AMAZON MKTPL*N62CJ7BK0 : \$36.74	1	Ea	36.74		36.74
B/W Copies	19	Ea	0.15		2.85
Color Copies	84	Ea	0.39		32.76
Postage	18	Ea	0.70		12.60
Subtotal					84.95

Subtotal

\$84.95

Tax

\$0.00

Total Due

\$84.95

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

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
159229
CUSTOMER ID
C2276
PO#

DATE
9/22/2025
NET TERMS
Due On Receipt
DUE DATE
9/22/2025

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

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Samantha M Zaroni- Amazon Charges: \$224.37	1	Ea	224.37		224.37
B/W Copies	1	Ea	0.15		0.15
Postage	18	Ea	0.74		13.32
Subtotal					237.84

Subtotal	\$237.84
Tax	\$0.00
Total Due	\$237.84

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

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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

INVOICE #19-037
 DATE: AUGUST 27, 2025
AMOUNT DUE: \$6,050

Remit Payment To:

Naylor Environmental Solutions LLC
 14706 Tudor Chase Drive
 Tampa, FL 33626

TO:

Belmond Reserve CDD
 c/o Meritus Districts
 2005 Pan Am Circle, Ste 300
 Tampa, FL 33607

FOR:

Belmond Reserve OSW 13 Mitigation and
 Modifications

TASK	DESCRIPTION	QUANTITY	RATE	TOTAL AMOUNT DUE
Task 1. SWFWMD/EPC Semi- annual reporting and monitoring	Complete	-	\$4,000	\$0
Task 2. Final Agency Inspection/Sign-off	Met with EPC and received sign-off on mitigation area; met with SWFWMD and developed game plan to revise mitigation based on issues developed due to hurricanes	1	\$1,800	\$1,800
Task 3 Maintenance	4 events (quarterly maintenance) – stopped maintenance after meeting with SWFWMD	3	\$350	\$750
Task 4 Supplemental Planting and Erosion Control	Complete	-	\$0	\$0
Task 1 SWFWMD ERP and EPC Modifications	Prepared EPC and SWFWMD modifications; secured mitigation; closed out permitting requirements	1	\$3,500	\$3,500
Total				\$6,050

Thank you for your business!

PO Box 135093
Clermont, FL 34713

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20279074	PROJ-0108	09/01/2025	10/01/2025	\$119.89	\$

To: BELMOND RESERVE CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607Remit To: Southeast Wiring Solutions, Inc.
PO Box 135093
Clermont, FL 34713-----
Detach and return with your payment.

Customer Name	Customer #	Invoice #	Invoice Date	PO Number	Amount Due
BELMOND RESERVE CDD	PROJ-0108	20279074	09/01/2025		\$119.89

Description	QTY	Rate	Amount
<i>BELMOND AMENITY CENTER, 13004 WILLOW GROVE DRIVE RIVERVIEW, FL</i>			
ACCESS CONTROL MANAGEMENT, (09/01/2025 - 09/30/2025) :	1.00	119.89	119.89
SUBSCRIBER REMOTE ACCESS - \$59.95, SWS REMOTE ACCESS - \$59.95			

	Sub Total:	119.89
	Total Sales Tax:	0.00
	Invoice Total:	119.89
	Payments/Credits Applied:	(0.00)
	Invoice Amount Due:	119.89
	Amount Due:	\$119.89

CONTACT US

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

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

Invoice Number	2389988
Invoice Date	April 30, 2025
Purchase Order	238202114
Customer Number	155669
Project Number	238202114

Bill To

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

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

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

Project Belmont Reserve CDD

Project Manager	Stewart, Tonja L	Contract Upset	3,326.50
Current Invoice Total (USD)	2,221.00	Contract Billed to Date	3,288.00
		For Period Ending	April 25, 2025

Top Task 2025 2025 FY General Consulting
Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 07	Nurse, Vanessa M	0.50	167.00	83.50
Level 10	Waag, R Tyson (Tyson)	11.25	190.00	2,137.50
	Subtotal Professional Services	<u>11.75</u>		<u>2,221.00</u>

Top Task Subtotal	2025 FY General Consulting	2,221.00
-------------------	----------------------------	----------

Total Fees & Disbursements	<u>2,221.00</u>
INVOICE TOTAL (USD)	2,221.00

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

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

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

September 16, 2025
Client: 001542
Matter: 000001
Invoice #: 27123

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RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/4/2025	CAW	REVIEW AGENDA AND PREPARE FOR AUGUST 5TH BOARD MEETING; PHONE CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING AND RESIDENT SUSPENSION; PHONE CORRESPONDENCE WITH J. MCCLARY REGARDING DRAINAGE CONCERNS.	0.8	\$260.00
8/5/2025	CAW	PREPARE FOR AND ATTEND AUGUST 5TH BOARD MEETING IN PERSON.	3.5	\$1,137.50
8/20/2025	AM	REVIEW EMMA RE QUARTER REPORT FILINGS FOR SERIES 2023 BOND AND STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
Total Professional Services			4.5	\$1,432.50

September 16, 2025
 Client: 001542
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Total Services	\$1,432.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,432.50
Previous Balance		\$1,657.50
Less Payments		(\$1,657.50)
PAY THIS AMOUNT		\$1,432.50

Please Include Invoice Number on all Correspondence

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-02-24	238202114	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	MAPPING COORDINATION/STATUS TRACKING FOR EPG MEETING	
2025-02-20	238202114	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW NOTES. EMAIL CORRESPONDENCE WITH DM REGARDING DRAINAGE AREA OF CONCERN AND TO SCHEDULE A SITE VISIT TO REVIEW A POTENTIAL GRADING ISSUE.	
2025-03-03	238202114	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW EMAILS AND CORRESPONDENCE WITH DM REGARDING BOARD MEETING AND 3/11 SITE VISIT.	
2025-03-04	238202114	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH DM REGARDING OUTSTANDING ITEMS FOR BOARD MEETING.	
2025-03-11	238202114	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MAPPING COORDINATION MEETING.	
2025-03-17	238202114	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW AERIAL IMAGES AND RESPOND TO DM REGARDING DAMAGED FENCE LINE AT RESIDENT'S HOME.	
2025-03-18	238202114	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.00	190.00	570.00	REVIEW DISTRICT PLAN SETS. FIELD PREPARATION. SITE VISIT TO REVIEW GRADING CONCERN AT 13047 WILLOW GROVE	
2025-03-28	238202114	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	REVIEW FIELD REPORT FROM MAINTENANCE VENDOR AND EMAIL DM REGARDING POND D AND E EROSION. REVIEW PLANS SETS AND WRITE FIELD REPORT REGARDING GRADING CONCERN AT THE DOG PARK (RESIDENT HAS PONDING CONCERNS)	
2025-04-01	238202114	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.50	190.00	665.00	SITE VISIT TO OBSERVE EROSION AT POND D AND POND E. CORRESPONDENCE WITH DM. MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
Total Project 238202114					11.75		\$2,221.00		