



Belmond Reserve Community Development District

January 6, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Belmond Reserve Community Development District

Board of Supervisors

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

Staff:

Samantha Zanoni, District Manager
 Cari Allen Webster, District Counsel
 Tyson Waag, District Engineer
 Jason Liggett, Field Services
 Jonathan Sciotino, District Accountant
 Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda Tuesday, January 6, 2026 – 11:00 a.m.

The 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. Streetleaf Presentation for Outdoor Lighting.....Page 3
 - B. Resolution 2026-02; Removing and Designating New TreasurerPage 5
 - C. Consideration of Second Amendment to Clubhouse Management & Accounting Services Agreement.....Page 6
 - D. Ratification of Inframark Restroom Repair Proposal #1028Page 8
 - E. Ratification of Inframark (21) Tree Stake Removal Proposal #1029Page 9
5. **Staff Reports**
 - A. Accounting Report
 - i. Review of October - November 2025 Financial StatementsPage 10
 - ii. Consideration of October - November 2025 Check Register.....Page 28
 - iii. Consideration of October 2025 O&M Report.....Page 30
 - B. Aquatics Report November and DecemberPage 77
 - C. Landscape
 - i. Consideration of DTE Mulch Proposal #132449Page 85
 - ii. Ratification of DTE Well Pump Proposal #130958.....Page 86
 - D. Field Inspection Report November & DecemberPage 87
 - E. District Engineer
 - i. Consideration of CLS Pond D Addendum Proposal #0380Page 102
 - ii. Consideration of CLS Erosion Repair Proposal #0381Page 103
 - iii. Consideration of CLS Erosion Repair Proposal #0382Page 105
 - iv. Consideration of Erosion Repair at Lift Station.....Page 107
 - F. District Counsel
 - G. District Manager
 - i. Discussion of Pickleball Light SurveyPage 109
 - ii. Discussion of Clubhouse Rules
6. **Business Administration**
 - A. Consideration of November 4, 2025, Meeting MinutesPage 114
7. **Supervisor Request**
8. **Audience Comments – *Three (3) Minute Time Limit***
9. **Adjournment**

The next meeting is scheduled for Tuesday, February 3, 2026, at 11:00 a.m.



THE NEW STANDARD IN OUTDOOR LIGHTING

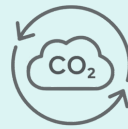
For safe, happy communities

Since 2019 we've partnered with land developers, builders, municipalities, utilities, and HOAs to create safer, greener communities.



12k+

INSTALLATIONS
IN 10 STATES



5M+

LBS. OF CARBON
EMISSIONS AVOIDED



\$62M+

INFRASTRUCTURE
SAVINGS



AFFORDABLE

No Upfront Costs, Low Monthly Fee



HASSLE-FREE

Fast & Flexible Installations



RELIABLE

24/7 Remote Monitoring, Proactive Maintenance



Certified by DarkSky.org



RELIABLE LIGHTS. RENEWABLE POWER.

OUR LIGHTS



Streetleaf
BLVD 
Collector
Roads

Lumens: 7,200
Battery: 1230 Wh
Panel: 220 W
DarkSky Approved



Streetleaf
AVE 
Local
Roads

Lumens: 5,400
Battery: 820 Wh
Panel: 150 W
DarkSky Approved



Streetleaf
PATH 
Pathways

Lumens: 588
Battery: 102 Wh
Panel: 27 W

KEY CUSTOMERS



CONTACT US

2502 N. Rocky Point Dr.
Suite 1070
Tampa, FL 33607

813-800-LEAF

info@streetleaf.com

streetleaf.com



RESOLUTION 2026-02

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING ERIC DAVIDSON AS
TREASURER OF THE BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Belmond Reserve Community Development District desires to remove Leah Popelka as Treasurer and appoint Eric Davidson as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Eric Davidson is appointed as Treasurer.

Adopted this 6th day of January, 2026

Chair / Vice Chair

Secretary / Assistant Secretary

**SECOND AMENDMENT TO THE MANAGEMENT
AND ACCOUNTING SERVICES AGREEMENT BETWEEN
BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT AND INFRAMARK, LLC**

THIS AMENDMENT is entered into and effective on December 1, 2025, as set forth by and between Belmond Reserve Community Development District (“DISTRICT”) and Inframark, LLC.

WHEREAS, District Management Services, LLC, d/b/a Meritus Districts (“Meritus Districts”) and DISTRICT entered into a management and financial services contract on December 20, 2019 (the “Original Agreement”), where Meritus Districts would provide district management services to the DISTRICT, and

WHEREAS, on January 1, 2022, the Agreement was assigned from Meritus Districts to Inframark, LLC (“MANAGER”); and

WHEREAS, on May 21, 2024, the DISTRICT and MANAGER amended the Original Agreement to add field services and adjust MANAGER’S compensation (the “First Amendment”) (the First Amendment and Original Agreement are collectively referred to hereafter as the “Agreement”); and

WHEREAS the MANAGER and DISTRICT now wish to amend the Agreement by adjusting to part-time onsite staff and adjusting the compensation; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The scope of services set forth in Section A.6 of Exhibit A of the Agreement is hereby amended to remove the full-time dedicated staff member and to replace it with a part-time staff member for six (6) hours per day for three (3) days per week from MANAGER to perform field services set forth in Section A.6 of Exhibit A to the DISTRICT.
2. The DISTRICT shall pay MANAGER \$28,658.00 annually for the part-time staff as set forth in Section 1 of this Second Amendment, which shall be paid in equal monthly installments of \$2,388.17. MANAGER shall provide monthly invoices to the DISTRICT and DISTRICT shall pay such invoices within thirty (30) days of receipt of invoice. This compensation to the MANAGER will be adjusted annually in budget to reflect wage and cost of living increases for staff.
3. Except as provided in this Second Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the

terms of this Second Amendment and terms of the Agreement, the terms of this Second Amendment shall prevail.

4. This Second Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have duly executed this Second Amendment as of this _____ day of _____ 2025.

Inframark, LLC

Belmond Reserve Community Development
District

By: _____

By: _____

Name: Chris Tarase

Name: _____

(Print)

(Print)

Title: President

Title: _____, Chairperson

Inframark LLC
 656-247-3501
 nmontagna@inframark.com
 2005 Pan Am Cir Suite 300
 Tampa, FL 33607



Estimate #: 1028
 Date: 12/29/2025
 Valid until: 1/31/2026

✓ Accepted

12/29/2025 (10:30am ET)
 samantha.zanoni@inframark.com

Belmond Reserve CDD
 2005 Pan Am Cir 300
 Tampa, FL 33607

There is a toilet leaking in the men's and woman's bathroom. Clubhouse manager can assist with exact location

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Labor	2	\$75.00	\$150.00
Material	2	\$75.00	\$150.00
Subtotal:			\$300.00
Total:			\$300.00

Inframark
 Offices-Celebration-Tampa
 We are proud to provide a range of services for your community.

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607



Estimate #: 1029
Date: 12/29/2025
Valid until: 1/31/2026

✔ Accepted
12/29/2025 (10:36am ET)
samantha.zanoni@inframark.com

Belmond Reserve CDD
2005 Pan Am Cir 300
Tampa, FL 33607

21 tree stakes need to be removed throughout the community
Price includes labor and disposal charge

Job location
2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Labor	4	\$75.00	\$300.00
Subtotal:			\$300.00
Total:			\$300.00

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2025

Prepared by:



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

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash - Operating Account	\$ 16,673	\$ -	\$ -	\$ -	\$ -	\$ 16,673
Investments:						
Prepayment Account	-	3,580	53	-	-	3,633
Reserve Fund	-	296,353	17,475	-	-	313,828
Revenue Fund	-	250,367	57,748	-	-	308,115
Fixed Assets						
Construction Work In Process	-	-	-	6,900,655	-	6,900,655
Amount To Be Provided	-	-	-	-	9,620,000	9,620,000
TOTAL ASSETS	\$ 16,673	\$ 550,300	\$ 75,276	\$ 6,900,655	\$ 9,620,000	\$ 17,162,904
<u>LIABILITIES</u>						
Accounts Payable	\$ 44,326	\$ -	\$ -	\$ -	\$ -	\$ 44,326
Bonds Payable	-	-	-	-	9,620,000	9,620,000
TOTAL LIABILITIES	44,326	-	-	-	9,620,000	9,664,326
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	550,300	75,276	-	-	625,576
Unassigned:	(27,653)	-	-	6,900,655	-	6,873,002
TOTAL FUND BALANCES	(27,653)	550,300	75,276	6,900,655	-	7,498,578
TOTAL LIABILITIES & FUND BALANCES	\$ 16,673	\$ 550,300	\$ 75,276	\$ 6,900,655	\$ 9,620,000	\$ 17,162,904

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 71	\$ 71	0.00%
Rental Income	-	50	50	0.00%
Special Assmnts- Tax Collector	501,222	-	(501,222)	0.00%
Special Assmnts- CDD Collected	50,202	-	(50,202)	0.00%
TOTAL REVENUES	551,424	121	(551,303)	0.02%

EXPENDITURES

Administration

Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Trustee Fees	4,500	-	4,500	0.00%
Disclosure Report	8,200	-	8,200	0.00%
District Counsel	10,000	-	10,000	0.00%
District Engineer	4,000	-	4,000	0.00%
District Manager	36,000	-	36,000	0.00%
Accounting Services	4,500	-	4,500	0.00%
Auditing Services	6,400	750	5,650	11.72%
Website Compliance	1,500	99	1,401	6.60%
Postage, Phone, Faxes, Copies	250	8	242	3.20%
General Liability	3,812	-	3,812	0.00%
Public Officials Insurance	3,120	836	2,284	26.79%
Property & Casualty Insurance	18,100	3,230	14,870	17.85%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	495	2,005	19.80%
Supervisor Email Accounts	1,200	-	1,200	0.00%
Bank Fees	250	213	37	85.20%
Key Card Distribution	250	-	250	0.00%
Website Administration	3,000	-	3,000	0.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	122,282	6,806	115,476	5.57%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Amenity Internet	2,400	289	2,111	12.04%
Water - Waste	10,000	581	9,419	5.81%
Electric Utility Services	7,000	1,123	5,877	16.04%
Street Lights	65,000	5,220	59,780	8.03%
Total Utility Services	84,400	7,213	77,187	8.55%
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	-	12,000	0.00%
Waterway Management	5,000	-	5,000	0.00%
Contracts-Janitorial Services	6,500	-	6,500	0.00%
Contracts-Aquatic Control	13,200	1,087	12,113	8.23%
Pool Maintenance - Contract	15,000	1,580	13,420	10.53%
Garbage Dumpster - Rental/Collection	3,500	463	3,037	13.23%
R&M-Other Landscape	25,000	-	25,000	0.00%
R&M-Pools	3,000	-	3,000	0.00%
Landscaping - Mulch	5,000	-	5,000	0.00%
Landscape Maintenance - Contract	115,000	8,874	106,126	7.72%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	7,500	-	7,500	0.00%
Access Control R&M	2,000	-	2,000	0.00%
Dog Waste Station Service & Supplies	2,400	-	2,400	0.00%
Total Other Physical Environment	217,100	12,004	205,096	5.53%
<u>Clubhouse</u>				
Security Monitoring Systems	1,320	120	1,200	9.09%
Employee - Clubhouse Staff	65,000	-	65,000	0.00%
R&M-Clubhouse	10,000	-	10,000	0.00%
Total Clubhouse	76,320	120	76,200	0.16%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Reserves</u>				
Capital Reserves	51,322	-	51,322	0.00%
Total Reserves	51,322	-	51,322	0.00%
TOTAL EXPENDITURES & RESERVES	551,424	26,143	525,281	4.74%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(26,022)	(26,022)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(1,631)		
FUND BALANCE, ENDING		\$ (27,653)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,840	\$ 1,840	0.00%
Special Assmnts- Tax Collector	590,813	-	(590,813)	0.00%
TOTAL REVENUES	590,813	1,840	(588,973)	0.31%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	220,000	-	220,000	0.00%
Interest Expense	370,813	-	370,813	0.00%
Total Debt Service	590,813	-	590,813	0.00%
TOTAL EXPENDITURES	590,813	-	590,813	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,840	1,840	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		548,460		
FUND BALANCE, ENDING		\$ 550,300		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 236	\$ 236	0.00%
Special Assmnts- Tax Collector	34,645	-	(34,645)	0.00%
TOTAL REVENUES	34,645	236	(34,409)	0.68%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	9,000	-	9,000	0.00%
Interest Expense	25,645	-	25,645	0.00%
Total Debt Service	34,645	-	34,645	0.00%
TOTAL EXPENDITURES	34,645	-	34,645	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	236	236	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		75,040		
FUND BALANCE, ENDING		\$ 75,276		

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_10

Statement Date

10/31/2025

G/L Account No. 101001 Balance	16,673.06	Statement Balance	37,288.02
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	37,288.02
Subtotal	16,673.06	Outstanding Checks	-20,614.96
Negative Adjustments	0.00	Ending Balance	16,673.06
Ending G/L Balance	16,673.06		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/13/2025		JE000984	Rental Income	Room Rental-A.	50.00	50.00	0.00
10/31/2025		JE000995	Interest - Investments	Interest Earned	73.35	73.35	0.00
10/31/2025		JE000997	Electric Utility Services	TECO ACH Adj. JE	2.22	2.22	0.00
10/31/2025		JE000998	Electric Utility Services	TECO ACH Adj. JE	1.32	1.32	0.00
10/31/2025		JE000999	Garbage Dumpster - Rental/Collection	WM ACH Adj. JE	11.58	11.58	0.00
10/31/2025		JE000996	Bank Fees	Service Charges	463.02	463.02	0.00
Total Deposits					601.49	601.49	0.00
Checks							
							0.00
09/17/2025	Payment	1919	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-329.97	-329.97	0.00
09/25/2025	Payment	300049	TECO ACH	Inv: 091725-6975	-1,258.39	-1,258.39	0.00
09/25/2025	Payment	300050	TECO ACH	Inv: 091725-221008514244	-909.93	-909.93	0.00
09/25/2025	Payment	300051	TECO ACH	Inv: 091725-221008446983	-118.50	-118.50	0.00
09/25/2025	Payment	300052	TECO ACH	Inv: 091725-8939	-104.84	-104.84	0.00
09/25/2025	Payment	300053	TECO ACH	Inv: 091725-221008266985	-3,588.76	-3,588.76	0.00
09/25/2025	Payment	300054	TECO ACH	Inv: 091725-221008339725	-372.87	-372.87	0.00
09/25/2025	Payment	300055	TECO ACH	Inv: 091725-221008539324	-29.33	-29.33	0.00
10/03/2025	Payment	1921	EGIS INSURANCE	Payment of Invoice 002004	-1,970.05	-1,970.05	0.00
10/09/2025	Payment	1924	NICOLE ADRIAN HUGHES	Check for Vendor V00073	-200.00	-200.00	0.00
10/09/2025	Payment	1925	TAMPA PUBLISHING COMPANY	Check for Vendor V00014	-495.00	-495.00	0.00
10/09/2025	Payment	1926	WILL MCPHERSON	Check for Vendor V00069	-200.00	-200.00	0.00
10/09/2025	Payment	1927	ZEBADIAH RABSATT	Check for Vendor V00068	-200.00	-200.00	0.00
10/14/2025	Payment	300056	WM CORPORATE SERVICES, INC. ACH	Inv: 0192086-2206-8	-474.60	-474.60	0.00

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_10

Statement Date

10/31/2025

10/15/2025	Payment	1928	COMPLETE I.T. CORP	Check for Vendor V00076	-99.00	-99.00	0.00
10/15/2025	Payment	1929	FLORIDA COMMERCE	Check for Vendor V00004	-175.00	-175.00	0.00
10/20/2025	Payment	300057	BOCC ACH	Inv: 101625-0433	-581.44	-581.44	0.00
10/22/2025	Payment	1930	IPFS CORPORATION	Check for Vendor V00087	-2,096.12	-2,096.12	0.00
10/28/2025	Payment	1931	COMMUNICATION S ACH	Check for Vendor V00019	-568.75	-568.75	0.00
10/31/2025		JE000996	Bank Fees	Service Charges	-463.02	-463.02	0.00
10/31/2025		JE001000	Bank Fees	Service Charges	-213.19	-213.19	0.00
Total Checks					-14,448.76	-14,448.76	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	Check for Vendor V00069			-200.00
09/17/2025	Payment	1920	SPEAREM ENTERPRISES	Check for Vendor V00017			-220.00
10/09/2025	Payment	1922	DEMETRIUS BRITT	Check for Vendor V00042			-200.00
10/09/2025	Payment	1923	MARK TODD SCHROEPPEL	Check for Vendor V00079			-200.00
10/27/2025	Payment	300058	TECO ACH	Inv: 101625-221008339725			-372.87
10/27/2025	Payment	300059	TECO ACH	Inv: 101625-221008528939			-89.28
10/27/2025	Payment	300060	TECO ACH	Inv: 101625-221008516975			-1,258.39
10/27/2025	Payment	300061	TECO ACH	Inv: 101625-221008539324			-28.21
10/27/2025	Payment	300062	TECO ACH	Inv: 101625-221008514244			-974.53
10/27/2025	Payment	300063	TECO ACH	Inv: 101625-221008266985			-3,588.76
10/27/2025	Payment	300064	TECO ACH	Inv: 101625-221008446983			-34.73
Total Outstanding Checks							-20,614.96

Outstanding Deposits

Total Outstanding Deposits

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash - Operating Account	\$ 58,281	\$ -	\$ -	\$ -	\$ -	\$ 58,281
Cash in Transit	-	6,252	138	-	-	6,390
Accounts Receivable - Off Roll Billing	13,909	-	16,185	-	-	30,094
Due From Other Funds	-	30,542	672	-	-	31,214
Investments:						
Prepayment Account	-	3,580	53	-	-	3,633
Reserve Fund	-	296,353	17,475	-	-	313,828
Revenue Fund	-	65,321	35,962	-	-	101,283
Fixed Assets						
Construction Work In Process	-	-	-	6,900,655	-	6,900,655
Amount To Be Provided	-	-	-	-	9,611,000	9,611,000
TOTAL ASSETS	\$ 72,190	\$ 402,048	\$ 70,485	\$ 6,900,655	\$ 9,611,000	\$ 17,056,378

LIABILITIES

Accounts Payable	\$ 83,926	\$ 6,252	\$ 138	\$ -	\$ -	\$ 90,316
Bonds Payable	-	-	-	-	9,611,000	9,611,000
Due To Other Funds	31,214	-	-	-	-	31,214
TOTAL LIABILITIES	115,140	6,252	138	-	9,611,000	9,732,530

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	395,796	70,347	-	-	466,143
Unassigned:	(42,950)	-	-	6,900,655	-	6,857,705
TOTAL FUND BALANCES	(42,950)	395,796	70,347	6,900,655	-	7,323,848
TOTAL LIABILITIES & FUND BALANCES	\$ 72,190	\$ 402,048	\$ 70,485	\$ 6,900,655	\$ 9,611,000	\$ 17,056,378

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 150	\$ 150	0.00%
Rental Income	-	350	350	0.00%
Special Assmnts- Tax Collector	501,222	27,486	(473,736)	5.48%
Special Assmnts- CDD Collected	50,202	13,909	(36,293)	27.71%
Other Miscellaneous Revenues	-	100	100	0.00%
TOTAL REVENUES	551,424	41,995	(509,429)	7.62%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Trustee Fees	4,500	-	4,500	0.00%
Disclosure Report	8,200	1,200	7,000	14.63%
District Counsel	10,000	1,463	8,537	14.63%
District Engineer	4,000	568	3,432	14.20%
District Manager	36,000	6,000	30,000	16.67%
Accounting Services	4,500	750	3,750	16.67%
Auditing Services	6,400	1,350	5,050	21.09%
Website Compliance	1,500	198	1,302	13.20%
Postage, Phone, Faxes, Copies	250	16	234	6.40%
General Liability	3,812	-	3,812	0.00%
Public Officials Insurance	3,120	836	2,284	26.79%
Property & Casualty Insurance	18,100	5,326	12,774	29.43%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	495	2,005	19.80%
Supervisor Email Accounts	1,200	-	1,200	0.00%
Bank Fees	250	397	(147)	158.80%
Key Card Distribution	250	-	250	0.00%
Website Administration	3,000	500	2,500	16.67%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	122,282	21,274	101,008	17.40%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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>Utility Services</u>				
Amenity Internet	2,400	289	2,111	12.04%
Water - Waste	10,000	1,030	8,970	10.30%
Electric Utility Services	7,000	2,200	4,800	31.43%
Street Lights	65,000	10,440	54,560	16.06%
Total Utility Services	84,400	13,959	70,441	16.54%
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	2,000	10,000	16.67%
Waterway Management	5,000	-	5,000	0.00%
Contracts-Janitorial Services	6,500	1,140	5,360	17.54%
Contracts-Aquatic Control	13,200	1,087	12,113	8.23%
Pool Maintenance - Contract	15,000	2,840	12,160	18.93%
Garbage Dumpster - Rental/Collection	3,500	463	3,037	13.23%
R&M-Other Landscape	25,000	463	24,537	1.85%
R&M-Pools	3,000	-	3,000	0.00%
Landscaping - Mulch	5,000	-	5,000	0.00%
Landscape Maintenance - Contract	115,000	17,749	97,251	15.43%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	7,500	10,826	(3,326)	144.35%
Access Control R&M	2,000	-	2,000	0.00%
Dog Waste Station Service & Supplies	2,400	440	1,960	18.33%
Total Other Physical Environment	217,100	37,008	180,092	17.05%
<u>Clubhouse</u>				
Security Monitoring Systems	1,320	240	1,080	18.18%
Employee - Clubhouse Staff	65,000	10,833	54,167	16.67%
R&M-Clubhouse	10,000	-	10,000	0.00%
Total Clubhouse	76,320	11,073	65,247	14.51%
<u>Reserves</u>				
Capital Reserves	51,322	-	51,322	0.00%
Total Reserves	51,322	-	51,322	0.00%
TOTAL EXPENDITURES & RESERVES	551,424	83,314	468,110	15.11%
Excess (deficiency) of revenues Over (under) expenditures	-	(41,319)	(41,319)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(1,631)		
FUND BALANCE, ENDING		\$ (42,950)		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 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
REVENUES				
Interest - Investments	\$ -	\$ 3,687	\$ 3,687	0.00%
Special Assmnts- Tax Collector	590,813	30,543	(560,270)	5.17%
TOTAL REVENUES	590,813	34,230	(556,583)	5.79%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	220,000	-	220,000	0.00%
Interest Expense	370,813	186,894	183,919	50.40%
Total Debt Service	590,813	186,894	403,919	31.63%
TOTAL EXPENDITURES	590,813	186,894	403,919	31.63%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(152,664)	(152,664)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		548,460		
FUND BALANCE, ENDING		\$ 395,796		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 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
REVENUES				
Interest - Investments	\$ -	\$ 475	\$ 475	0.00%
Special Assmnts- Tax Collector	34,645	672	(33,973)	1.94%
Special Assmnts- CDD Collected	-	16,185	16,185	0.00%
TOTAL REVENUES	34,645	17,332	(17,313)	50.03%
EXPENDITURES				
<u>Debt Service</u>				
Principal Debt Retirement	9,000	9,000	-	100.00%
Interest Expense	25,645	13,025	12,620	50.79%
Total Debt Service	34,645	22,025	12,620	63.57%
TOTAL EXPENDITURES	34,645	22,025	12,620	63.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,693)	(4,693)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		75,040		
FUND BALANCE, ENDING		\$ 70,347		

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_11

Statement Date 11/30/2025

G/L Account No. 101001 Balance	58,280.69	Statement Balance	65,377.46
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	58,280.69	Subtotal	65,377.46
Negative Adjustments	0.00	Outstanding Checks	-7,096.77
Ending G/L Balance	58,280.69	Ending Balance	58,280.69

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
11/07/2025		JE001006	Special Assmnts-Tax Collector	Tax Rev Debt Service	12,016.02	12,016.02	0.00
11/13/2025		JE001009	Rental Income	Deposits Rental Income	100.00	100.00	0.00
11/17/2025		JE001010	Other Miscellaneous Revenues	Clubhouse Rental-Recovery from Society Inc chk 1022	100.00	100.00	0.00
11/06/2025		JE001011	Rental Income	Clubhouse Rental revenue	200.00	200.00	0.00
11/14/2025		JE001012	Special Assmnts-Tax Collector	Tax Revenue Debt Service	19,853.25	19,853.25	0.00
11/21/2025		JE001013	Special Assmnts-Tax Collector	Tax Revenue Debt Service	19,316.57	19,316.57	0.00
11/30/2025		JE001017	Interest - Investments	Interest Earned	75.11	75.11	0.00
11/03/2025		JE001036	Special Assmnts-Tax Collector	Tax Revenue Debt Svc-excess Fees	7,515.37	7,515.37	0.00
Total Deposits					59,176.32	59,176.32	0.00
Checks							
							0.00
07/30/2025	Payment	1880	INFRAMARK LLC	Check for Vendor V00031	-2,356.19	-2,356.19	0.00
08/07/2025	Payment	1886	INFRAMARK LLC	Check for Vendor V00031	-10,832.00	-10,832.00	0.00
10/09/2025	Payment	1922	DEMETRIUS BRITT	Check for Vendor V00042	-200.00	-200.00	0.00
10/27/2025	Payment	300058	TECO	Inv: 101625-221008339725	-372.87	-372.87	0.00
10/27/2025	Payment	300059	TECO	Inv: 101625-221008528939	-89.28	-89.28	0.00
10/27/2025	Payment	300060	TECO	Inv: 101625-221008516975	-1,258.39	-1,258.39	0.00
10/27/2025	Payment	300061	TECO	Inv: 101625-221008539324	-28.21	-28.21	0.00
10/27/2025	Payment	300062	TECO	Inv: 101625-221008514244	-974.53	-974.53	0.00
10/27/2025	Payment	300063	TECO	Inv: 101625-221008266985	-3,588.76	-3,588.76	0.00
10/27/2025	Payment	300064	TECO	Inv: 101625-221008446983	-34.73	-34.73	0.00
11/03/2025	Payment	300065	WM CORPORATE SERVICES, INC.	Inv: 0200136-2206-1	-463.02	-463.02	0.00
11/07/2025	Payment	1932	MARK TODD SCHROEPPEL	Check for Vendor V00079	-200.00	-200.00	0.00
11/18/2025	Payment	1933	AQUATIC WEED CONTROL INC	Check for Vendor V00040	-1,087.00	-1,087.00	0.00

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_11

Statement Date

11/30/2025

11/18/2025	Payment	1934	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-1,200.00	-1,200.00	0.00
11/18/2025	Payment	1935	DISCLOSURE TECHNOLOGY SERVICES, LLC	Check for Vendor V00063	-750.00	-750.00	0.00
11/18/2025	Payment	1936	JNJ CLEANING SERVICES LLC	Check for Vendor V00012	-570.00	-570.00	0.00
11/18/2025	Payment	300066	BOCC	Inv: 111425-0433	-448.32	-448.32	0.00
11/21/2025	Payment	1938	DOWN TO EARTH	Check for Vendor V00082	-6,450.00	-6,450.00	0.00
11/30/2025		JE001018	Bank Fees	Service Charges	-183.58	-183.58	0.00
Total Checks					-31,086.88	-31,086.88	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/07/2025	Payment	1889	SPEAREM ENTERPRISES	Check for Vendor V00017			-260.00
08/07/2025	Payment	1890	WILL MCPHERSON	Check for Vendor V00069			-200.00
09/17/2025	Payment	1920	SPEAREM ENTERPRISES	Check for Vendor V00017			-220.00
11/18/2025	Payment	1937	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006			-119.89
11/24/2025	Payment	300067	TECO	Inv: 111725-221008446983			-71.17
11/24/2025	Payment	300068	TECO	Inv: 111725-221008514244			-877.35
11/24/2025	Payment	300069	TECO	Inv: 111725-221008516975			-1,258.39
11/24/2025	Payment	300070	TECO	Inv: 111725-221008528939			-96.95
11/24/2025	Payment	300071	TECO	Inv: 111725-221008266985			-3,588.76
11/24/2025	Payment	300072	TECO	Inv: 111725-221008339725			-372.87
11/24/2025	Payment	300073	TECO	Inv: 110725-221008539324			-31.39
Total Outstanding Checks							-7,096.77

Outstanding Deposits

Total Outstanding Deposits

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(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	1921	10/03/25	V00009	EGIS INSURANCE	30481	POLICY# 100125455 10/1-10/1/26	Property & Casualty Insurance	545009-51301	\$1,970.05
001	1922	10/09/25	V00042	DEMETRIUS BRITT	DB-100725	BOARD 10/07/25	Supervisor Fees	511100-51101	\$200.00
001	1924	10/09/25	V00073	NICOLE ADRIAN HUGHES	NH-100725	BOARD 10/07/25	Supervisor Fees	511100-51101	\$200.00
001	1925	10/09/25	V00014	TAMPA PUBLISHING COMPANY	50362-090325	SEPT 2025- ADVERTISING	LEGAL ADVERTISING	548002-51301	\$495.00
001	1926	10/09/25	V00069	WILL MCPHERSON	WM-100725	BOARD 10/07/25	Supervisor Fees	511100-51101	\$200.00
001	1927	10/09/25	V00068	ZEBADIAH RABSATT	ZR-100725	BOARD 10/07/25	Supervisor Fees	511100-51101	\$200.00
001	1928	10/15/25	V00076	COMPLETE I.T. CORP	17914	Oct 2025- WEBSITE ADMIN	WEBSITE ADMIN	534397-51301	\$99.00
001	1929	10/15/25	V00004	FLORIDA COMMERCE	93464	FY 26-DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
001	1930	10/22/25	V00087	IPFS CORPORATION	100325-1732	FY26- Insurance	Property & Casualty Insurance	545009-51325	\$1,260.00
001	1930	10/22/25	V00087	IPFS CORPORATION	100325-1732	FY26- Insurance	FY26 Insurance	545008-51325	\$836.12
001	1931	10/28/25	V00019	CHARTER COMMUNICATIONS ACH	2543561091925	SERVICE 09/19/25 - 10/18/25	INTERNET	541036-57202	\$279.90
001	1931	10/28/25	V00019	CHARTER COMMUNICATIONS ACH	2543561101925	SERVICE 10/19/25 - 11/18/25	INTERNET	541036-57202	\$288.85
001	300056	10/14/25	V00044	WM CORPORATE SERVICES, INC. ACH	0192086-2206-8	OCT 25- DUMPSTER RENTAL	Oct 2025- Dumpster rental	534098-53908	\$474.60
001	300057	10/20/25	V00035	BOCC ACH	101625-0433	OCT 25-WATER	WATER	543018-53150	\$581.44
001	300058	10/27/25	V00036	TECO ACH	101625-221008339725	ELECTRIC 09/12/25-10/10/25	ELECTRIC	543041-53150	\$372.87
001	300059	10/27/25	V00036	TECO ACH	101625-221008528939	ELECTRIC 09/12/25-10/10/25	ELECTRIC	543041-53150	\$89.28
001	300060	10/27/25	V00036	TECO ACH	101625-221008516975	ELECTRIC 09/12/25-10/10/25	ELECTRIC	543041-53150	\$1,258.39
001	300061	10/27/25	V00036	TECO ACH	101625-221008539324	ELECTRIC-9/12/25-10/10/25	ELECTRIC	543041-53150	\$28.21
001	300062	10/27/25	V00036	TECO ACH	101625-221008514244	ELECTRIC-9/12/25-10/10/25	ELECTRIC	543041-53150	\$974.53
001	300063	10/27/25	V00036	TECO ACH	101625-221008266985	ELECTRIC-9/12/25-10/10/25	ELECTRIC	543041-53150	\$3,588.76
001	300064	10/27/25	V00036	TECO ACH	101625-221008446983	ELECTRIC-9/12/25-10/10/25	ELECTRIC	543041-53150	\$34.73
Fund Total									\$13,606.73

Total Checks Paid	\$13,606.73
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BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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	1932	11/07/25	V00079	MARK TODD SCHROEPPEL	MS-100725	BOARD 10/07/25	Supervisor Fees	511100-51101	\$200.00
001	1933	11/18/25	V00040	AQUATIC WEED CONTROL INC	113154	AQUATICS-SEPTEMBER 2025	AQUATICS SERVICES	531085-53908	\$1,087.00
001	1934	11/18/25	V00065	BLUE LIFE POOL SERVICE LLC	20794	Oct 2025-POOL SERVICES	POOL SERVICES	534078-53908	\$1,200.00
001	1935	11/18/25	V00063	DISCLOSURE TECHNOLOGY SERVICES, LLC	1460	SPECIALASSESSMENT REV BONDS	Auditing Services	532002-51301	\$750.00
001	1936	11/18/25	V00012	JNJ CLEANING SERVICES LLC	INV0015	CLEANING SERVICES SEPTEMBER 2025	CLEANING SERVICES	546015-57202	\$570.00
001	1937	11/18/25	V00006	SOUTHEAST WIRING SOLUTIONS INC	20279805	Oct 2025- AQUATICS	AQUATICS SERVICES	534174-57202	\$119.89
001	1938	11/21/25	V00082	DOWN TO EARTH	151146	OCT 2025- WELL REPLACEMENT	WELL REPLACEMENT	546036-53908	\$6,450.00
001	300065	11/03/25	V00044	WM CORPORATE SERVICES, INC.	0200136-2206-1	NOV 25-DUMPSTER RENTAL	DUMPSTER RENTAL	546036-53908	\$463.02
001	300066	11/18/25	V00035	BOCC	111425-0433	Nov 2025 water	Water - Waste	543018-53150	\$448.32
001	300067	11/24/25	V00036	TECO	111725-221008446983	10/11/25-11/11/25 ELECTRIC	ELECTRIC	543041-53150	\$71.17
001	300068	11/24/25	V00036	TECO	111725-221008514244	10/11/25-11/11/25 ELECTRIC	ELECTRIC	543041-53150	\$877.35
001	300069	11/24/25	V00036	TECO	111725-221008516975	10/11/25-11/11/25 STREETLIGHTS	STREETLIGHTS	543062-53150	\$1,258.39
001	300070	11/24/25	V00036	TECO	111725-221008528939	10/11/25-11/11/25 ELECTRIC	ELECTRIC	543041-53150	\$96.95
001	300071	11/24/25	V00036	TECO	111725-221008266985	10/11/25-11/11/25 STREETLIGHTS	ELECTRIC	543062-53150	\$3,588.76
001	300072	11/24/25	V00036	TECO	111725-221008339725	10/11/25-11/11/25 STREETLIGHTS	STREETLIGHTS	543062-53150	\$372.87
001	300073	11/24/25	V00036	TECO	110725-221008539324	10/11/25-11/11/25 ELECTRIC	ELECTRIC	543041-53150	\$31.39
Fund Total									\$17,585.11

Total Checks Paid	\$17,585.11
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BELMOND RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
AQUATIC WEED CONTROL INC	10/1/2025	114281	\$1,087.00			AQUATICS SERVICES
BLUE LIFE POOL SERVICE LLC	10/1/2025	20794	\$1,200.00			POOL SERVICES
CHARTER COMMUNICATIONS ACH	9/19/2025	2543561091925	\$279.90			INTERNET
CHARTER COMMUNICATIONS ACH	10/19/2025	2543561101925	\$288.85		\$568.75	INTERNET
COMPLETE I.T. CORP	10/1/2025	17914	\$99.00			WEBSITE ADMIN
DOWN TO EARTH	10/1/2025	155103	\$8,874.33			LANDSCAPE CONTRACT
SOUTHEAST WIRING SOLUTIONS INC	10/1/2025	20279805	\$119.89			AQUATICS SERVICES
WM CORPORATE SERVICES, INC. ACH	9/30/2025	0192086-2206-8	\$474.60			Oct 2025- Dumpster rental
Monthly Contract Subtotal			\$12,423.57			
Variable Contract						
TECO ACH	10/16/2025	101625-221008266985	\$3,588.76			ELECTRIC
Variable Contract Subtotal			\$3,588.76			
Utilities						
BOCC ACH	10/16/2025	101625-0433	\$581.44			WATER
TECO ACH	10/16/2025	101625-221008339725	\$372.87			ELECTRIC
TECO ACH	10/16/2025	101625-221008528939	\$89.28			ELECTRIC
TECO ACH	10/16/2025	101625-221008516975	\$1,258.39			ELECTRIC
TECO ACH	10/16/2025	101625-221008539324	\$28.21			ELECTRIC
TECO ACH	10/16/2025	101625-221008514244	\$974.53			ELECTRIC
TECO ACH	10/16/2025	101625-221008446983	\$34.73		\$2,758.01	ELECTRIC
Utilities Subtotal			\$3,339.45			
Regular Services						
BLUE LIFE POOL SERVICE LLC	10/6/2025	20874	\$380.00			POOL REPAIRS
DEMETRIUS BRITT	10/7/2025	DB-100725	\$200.00			BOARD 10/07/25

BELMOND RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
DOWN TO EARTH	8/18/2025	151146	\$6,450.00			WELL REPLACEMENT
DOWN TO EARTH	8/18/2025	151145	\$1,200.00		\$7,650.00	WELL REPAIRS
EGIS INSURANCE	10/2/2025	30481	\$1,970.05			POLICY# 100125455 10/1-10/1/26
FLORIDA COMMERCE	10/1/2025	93464	\$175.00			DISTRICT FILING FEES
INFRAMARK LLC	10/24/2025	161761	\$8.14			Oct 2025- Postage
IPFS CORPORATION	10/3/2025	100325-1732	\$1,260.00			FY26- Insurance
IPFS CORPORATION	10/3/2025	100325-1732	\$836.12	\$2,096.12	\$2,096.12	FY26 Insurance
MARK TODD SCHROEPPEL	10/7/2025	MS-100725	\$200.00			BOARD 10/07/25
NICOLE ADRIAN HUGHES	10/7/2025	NH-100725	\$200.00			BOARD 10/07/25
TAMPA PUBLISHING COMPANY	9/3/2025	50362-090325	\$495.00			LEGAL ADVERTISING
WILL MCPHERSON	10/7/2025	WM-100725	\$200.00			BOARD 10/07/25
ZEBADIAH RABSATT	10/7/2025	ZR-100725	\$200.00			BOARD 10/07/25
Regular Services Subtotal			\$13,774.31			
TOTAL			\$33,126.09			

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

Invoice

Date	Invoice #
10/1/2025	114281

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/31/2025

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
20794	10/01/2025	\$1,200.00	10/31/2025	Net 30	

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

September 19, 2025
 Invoice Number: 2543561091925
 Account Number: **8337 12 029 2543561**
 Security Code: **2252**
 Service At: 13004 WILLOW GROVE DR
 RIVERVIEW FL 33579-6876

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

Summary

*Service from 09/19/25 through 10/18/25
 details on following pages*

Previous Balance	686.46
Payments Received -Thank You!	-686.46
Remaining Balance	\$0.00
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	180.00
Spectrum Business™ Voice	50.00
Other Charges	5.00
Taxes, Fees and Charges	4.90
Current Charges	\$279.90
Total Due by 10/06/25	\$279.90

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Stay connected to your business and save big with multi-line mobile savings. Call **1-855-767-1766**.



Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 19 09202025 NNNNNYNN 01 994743

BELMOND RESERVE CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

September 19, 2025

BELMOND RESERVE CDD

Invoice Number: 2543561091925
 Account Number: 8337 12 029 2543561
 Service At: 13004 WILLOW GROVE DR
 RIVERVIEW FL 33579-6876

Total Due by 10/06/25	\$279.90
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833712029254356100279901

Invoice Number: 2543561091925
 Account Number: 8337 12 029 2543561
 Security Code: 2252

BELMOND RESERVE CDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 19 09202025 NNNNNYNN 01 994743

Charge Details

Previous Balance	686.46
Check Payment-thank You 09/09	-686.46
Remaining Balance	\$0.00

Payments received after 09/19/25 will appear on your next bill.

Service from 09/19/25 through 10/18/25

Spectrum Business™ TV

Spectrum Business TV Stream	40.00
	\$40.00

Spectrum Business™ TV Total **\$40.00****Spectrum Business™ Internet**

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
	\$180.00

Spectrum Business™ Internet Total **\$180.00****Spectrum Business™ Voice**

Spectrum Business Voice	50.00
	\$50.00

Phone number (813) 574-7540

\$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$50.00****Other Charges**

Payment Processing	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Communications Services Tax	4.90
Taxes, Fees and Charges Total	\$4.90

Current Charges **\$279.90**
Total Due by 10/06/25 **\$279.90**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

Simplify your life with Auto Pay!

Spend less time paying your bill
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**Visit: spectrumbusiness.net/payment

(My Account login required)

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.

October 19, 2025
 Invoice Number: 2543561101925
 Account Number: **8337 12 029 2543561**
 Security Code: **2252**
 Service At: 13004 WILLOW GROVE DR
 RIVERVIEW FL 33579-6876

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

Summary

*Service from 10/19/25 through 11/18/25
 details on following pages*

Previous Balance	279.90
Payments Received	0.00
Past Due Balance - Due Now	\$279.90
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	180.00
Spectrum Business™ Voice	50.00
Other Charges	5.00
One-Time Charges	8.95
Taxes, Fees and Charges	4.90
Current Charges Due By 11/05/25	\$288.85
Total Due	\$568.75

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 19 10202025 NNNNNYNN 01 992276

BELMOND RESERVE CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.



October 19, 2025

BELMOND RESERVE CDD

Invoice Number: 2543561101925
 Account Number: 8337 12 029 2543561
 Service At: 13004 WILLOW GROVE DR
 RIVERVIEW FL 33579-6876

Total Due	\$568.75
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833712029254356100568758

Invoice Number: 2543561101925
 Account Number: 8337 12 029 2543561
 Security Code: 2252

BELMOND RESERVE CDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

8633 2390 DY RP 19 10202025 NNNNNYNN 01 992276

Charge Details

Previous Balance	279.90
Past Due Balance - Due Now	\$279.90

Payments received after 10/19/25 will appear on your next bill.

Service from 10/19/25 through 11/18/25

Spectrum Business™ TV

Spectrum Business TV Stream	40.00
	\$40.00

Spectrum Business™ TV Total \$40.00

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
	\$180.00

Spectrum Business™ Internet Total \$180.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
	\$50.00

Phone number (813) 574-7540 \$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$50.00

Other Charges

Payment Processing	5.00
Other Charges Total	\$5.00

One-Time Charges

Late Fee	10/19	8.95
One-Time Charges Total		\$8.95

Taxes, Fees and Charges

Communications Services Tax	4.90
Taxes, Fees and Charges Total	\$4.90

Current Charges Due By 11/05/25 \$288.85
Total Due \$568.75

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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Continued on the next page....

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Spend less time paying your bill
 and more time doing what you love.

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 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment

(My Account login required)

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call 1-866-519-1263.



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 #	17914
Invoice Date	10-01-25
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 Landscape &
Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Page 40
Invoice: #155103

October 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

Belmond Reserve CDD Contract (2025)
Estimate # 122410

Invoice Date

10/1/2025

Date Due

10/31/2025

Terms

Net 30

Customer PO #

Invoice Details

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

Billing Questions

Theresa.Koglin@Down2earthinc.com
(321) 228-5717

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

PO Box 135093
Clermont, FL 34713

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20279805	PROJ-0108	10/01/2025	10/31/2025	\$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	20279805	10/01/2025		\$119.89

Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13004 WILLOW GROVE DRIVE RIVERVIEW, FL			
ACCESS CONTROL MANAGEMENT, (10/01/2025 - 10/31/2025) :	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

Page 42
Page 1 of 2

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

28-13540-53000
BELMOND RESERVE
10/01/25-10/31/25
09/30/2025
0192086-2206-8

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

Oct 30, 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
10/30/2025: **\$ 474.60**

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

IMPORTANT MESSAGES

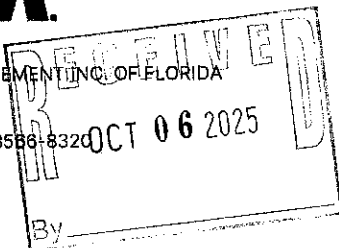
***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



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)
09/30/2025	0192086-2206-8	28-13540-53000
Payment Terms	Total Due	Amount
Total Due by 10/30/2025	\$463.02	
If Received after 10/30/2025	\$474.60	

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

2206000281354053000001920860000004630200000046302 6

0048336 01 MX 0.68 **AUTO T8 0 7272 33607 -C04-P48384-I1 I0290C92



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



Printed on
recycled paper.

405-0336465-2206-1

DETAILS OF SERVICE

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

Customer ID: 28-13540-53000

Description	Date	Ticket	Quantity	Amount
Lock Per Unit	10/01/25		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	10/01/25		1.00	216.58
4 Yard Dumpster 1X Week	10/01/25		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	
<small>WM Customer Service Center 13004 Willow Grove Dr, Riverview, FL 33579-6876 866-964-2729</small>		<small>WM Customer Service Center 13004 Willow Grove Dr, Riverview, FL 33579-6876 866-964-2729</small>		<small>If payment is received after 10/25/2022: \$126.45</small>	
Previous Balance	Payments	Adjustments	Current Invoiced Charges	Total Amount Due	
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45	

WM Customer Service Center
13004 Willow Grove Dr, Riverview, FL 33579-6876
866-964-2729

Customer ID: 28-13540-53000

Description: 866-964-2729
WM STATE SOLID WASTE TAX @ 7.5%
COUNTY RESIDUAL CHARGE

- 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)



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

Statement Date: October 16, 2025 Page 44

Amount Due: \$3,588.76

Due Date: November 06, 2025

Account #: 221008266985

DO NOT PAY. Your account will be drafted on November 06, 2025

Account Summary

Current Service Period: September 12, 2025 - October 10, 2025

Previous Amount Due \$3,588.76

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

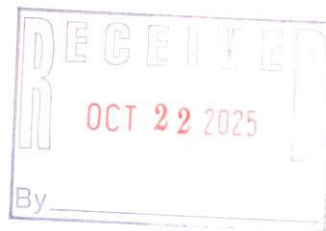
Current Month's Charges \$3,588.76

Amount Due by November 06, 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.



DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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



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

Account #: 221008266985

Due Date: November 06, 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: \$ _____

632865988602

Your account will be
drafted on November 06, 2025

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

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

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



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

Account #: 221008266985
Statement Date: October 16, 2025
Charges Due: November 06, 2025

Service Period: Sep 12, 2025 - Oct 10, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	1463 kWh @ \$0.03412/kWh	\$49.92
Fixture & Maintenance Charge	77 Fixtures	\$1278.97
Lighting Pole / Wire	77 Poles	\$2180.64
Lighting Fuel Charge	1463 kWh @ \$0.03363/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

00000013-0000326-Page 16 of 30

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

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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Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	10/16/2025	11/06/2025

Page 46

Summary of Account Charges

Previous Balance	\$543.47
Net Payments - Thank You	\$-543.47
Total Account Charges	\$581.44
AMOUNT DUE	\$581.44

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 1,931 0
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE

11/06/2025

**Auto Pay Scheduled
DO NOT PAY**



0096347604330 00000581447



Hillsborough
County Florida

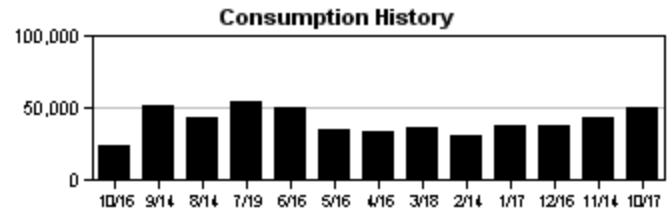
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	10/16/2025	11/06/2025

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	09/14/2025	1904659	10/16/2025	1928008	23349 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$70.51
Water Base Charge	\$42.44
Water Usage Charge	\$35.70
Total Service Address Charges	\$154.68



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	10/16/2025	11/06/2025

Service Address: 13047 WILLOW GROVE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	09/11/2025	4276	10/14/2025	4468	19200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$57.98
Water Base Charge	\$20.91
Water Usage Charge	\$39.52
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$125.18
Total Service Address Charges	\$300.22





Hillsborough
County Florida

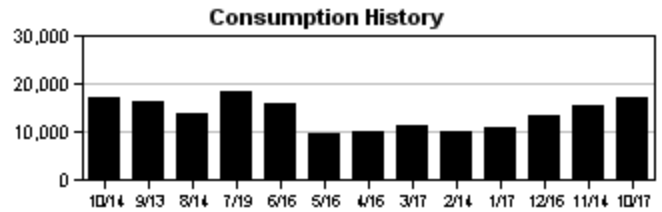
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	10/16/2025	11/06/2025

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	09/13/2025	1671376	10/14/2025	1688427	17051 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$51.49
Water Base Charge	\$51.46
Water Usage Charge	\$17.56
Total Service Address Charges	\$126.54





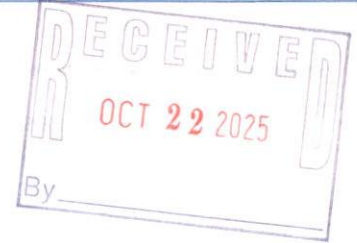
BELMOND RESERVE CDD
RHODINE RD AND HAYS CLAN RD PH3
RIVERVIEW, FL 33579

Statement Date: October 16, 2025 Page 49

Amount Due: \$372.87

Due Date: November 06, 2025

Account #: 221008339725



DO NOT PAY. Your account will be drafted on November 06, 2025

Account Summary

Current Service Period: September 12, 2025 - October 10, 2025

Previous Amount Due \$372.87

Payment(s) Received Since Last Statement -\$372.87

Current Month's Charges \$372.87

Amount Due by November 06, 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.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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



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

Account #: 221008339725

Due Date: November 06, 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: \$ _____

632865988603

Your account will be
drafted on November 06, 2025

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

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

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



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

Account #: 221008339725
Statement Date: October 16, 2025
Charges Due: November 06, 2025

Service Period: Sep 12, 2025 - Oct 10, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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

00000013-0000330-Page 24 of 30

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 16, 2025 Page 51

Amount Due: \$89.28

Due Date: November 06, 2025

Account #: 221008528939

DO NOT PAY. Your account will be drafted on November 06, 2025

Account Summary

Current Service Period: September 12, 2025 - October 10, 2025

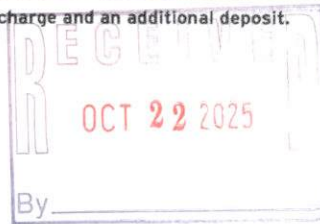
Previous Amount Due \$104.84

Payment(s) Received Since Last Statement -\$104.84

Current Month's Charges \$89.28

Amount Due by November 06, 2025 \$89.28

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 **15.79% lower** than the same period last year.



Your average daily kWh used was **11.11% lower** than it was in your previous period.



Scan here to view your account online.

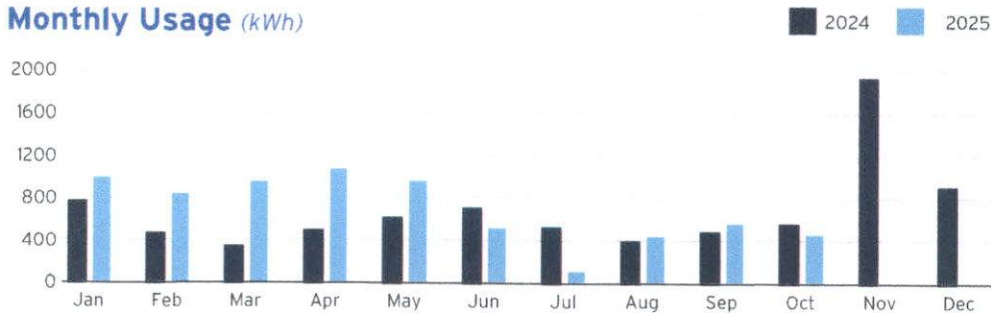
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)



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



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

Account #: 221008528939

Due Date: November 06, 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: \$89.28

Payment Amount: \$ _____

632865988607

Your account will be
drafted on November 06, 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.

00000013-0000332-Page 27 of 30



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

Account #: 221008528939
Statement Date: October 16, 2025
Charges Due: November 06, 2025

Meter Read

Meter Location: WELL

Service Period: Sep 12, 2025 - Oct 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551211	10/10/2025	48,572	48,118		454 kWh	1	29 Days

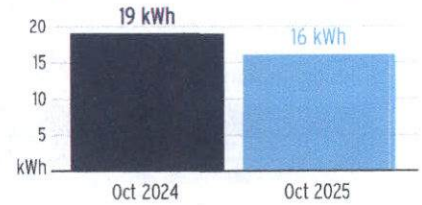
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	454 kWh @ \$0.08641/kWh	\$39.23
Fuel Charge	454 kWh @ \$0.03391/kWh	\$15.40
Storm Protection Charge	454 kWh @ \$0.00577/kWh	\$2.62
Clean Energy Transition Mechanism	454 kWh @ \$0.00418/kWh	\$1.90
Storm Surcharge	454 kWh @ \$0.02121/kWh	\$9.63
Florida Gross Receipt Tax		\$2.23
Electric Service Cost		\$89.28

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$89.28

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 16, 2025 Page 53

Amount Due: \$1,258.39

Due Date: November 06, 2025

Account #: 221008516975

DO NOT PAY. Your account will be drafted on November 06, 2025

Account Summary

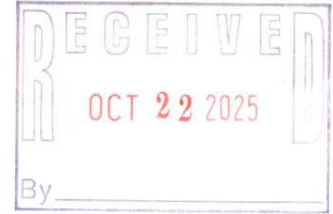
Current Service Period: September 12, 2025 - October 10, 2025

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 November 06, 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.

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spoofed phone
numbers to pose
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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008516975

Due Date: November 06, 2025

Amount Due: \$1,258.39

Payment Amount: \$ _____

632865988606

Your account will be
drafted on November 06, 2025



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

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

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



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

Account #: 221008516975
Statement Date: October 16, 2025
Charges Due: November 06, 2025

Service Period: Sep 12, 2025 - Oct 10, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	513 kWh @ \$0.03412/kWh	\$17.50
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03363/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

00000013-0000320-Page 4 of 30

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

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



Phone

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866-689-6469

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TampaElectric.com

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Amount Due: \$28.21

Due Date: November 06, 2025

Account #: 221008539324

DO NOT PAY. Your account will be drafted on November 06, 2025

Account Summary

Current Service Period: September 12, 2025 - October 10, 2025

Previous Amount Due	\$29.33
Payment(s) Received Since Last Statement	-\$29.33

Current Month's Charges	\$28.21
--------------------------------	----------------

Amount Due by November 06, 2025	\$28.21
--	----------------

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.



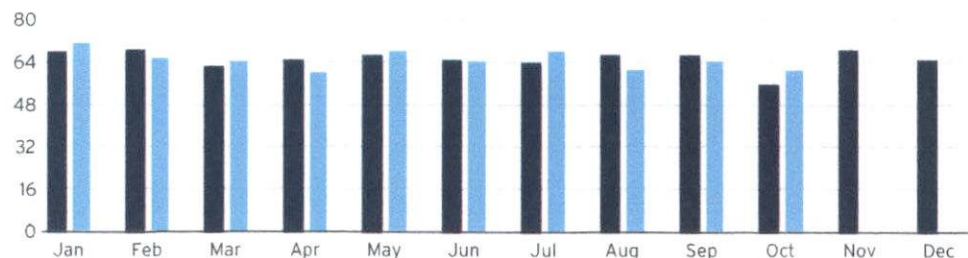
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Monthly Usage (kWh)



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

Account #: 221008539324

Due Date: November 06, 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: \$28.21

Payment Amount: \$ _____

632865988608

Your account will be
drafted on November 06, 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:
13207 RHODINE RD
RIVERVIEW, FL 33579

Account #: 221008539324
Statement Date: October 16, 2025
Charges Due: November 06, 2025

Meter Read

Meter Location: ENTRY

Service Period: Sep 12, 2025 - Oct 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000337420	10/10/2025	2,328	2,267		61 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	61 kWh @ \$0.08641/kWh	\$5.27
Fuel Charge	61 kWh @ \$0.03391/kWh	\$2.07
Storm Protection Charge	61 kWh @ \$0.00577/kWh	\$0.35
Clean Energy Transition Mechanism	61 kWh @ \$0.00418/kWh	\$0.25
Storm Surcharge	61 kWh @ \$0.02121/kWh	\$1.29
Florida Gross Receipt Tax		\$0.71
Electric Service Cost		\$28.21

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$28.21

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Ways To Pay Your Bill



Bank Draft

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

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 16, 2025 Page 57

Amount Due: \$974.53

Due Date: November 06, 2025

Account #: 221008514244

DO NOT PAY. Your account will be drafted on November 06, 2025

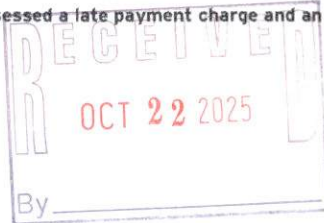
Account Summary

Current Service Period: September 12, 2025 - October 10, 2025

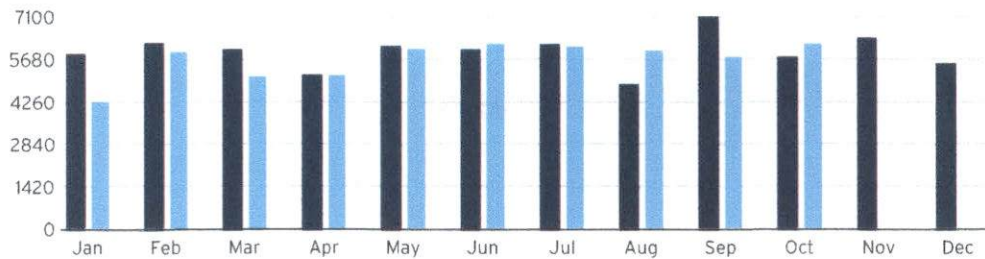
Previous Amount Due	\$909.93
Payment(s) Received Since Last Statement	-\$907.71
Miscellaneous Credits	-\$2.22
Current Month's Charges	\$974.53

Amount Due by November 06, 2025 \$974.53

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



Monthly Usage (kWh)



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

Your Energy Insight



Your average daily kWh used was **8.16% higher** than the same period last year.



Your average daily kWh used was **10.99% higher** than it was in your previous period.



Scan here to view your account online.

DON'T BE FOOLED!

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TampaElectric.com/Scam.



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

Account #: 221008514244

Due Date: November 06, 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: \$974.53

Payment Amount: \$ _____

632865988605

Your account will be drafted on November 06, 2025

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

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

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



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

Account #: 221008514244
Statement Date: October 16, 2025
Charges Due: November 06, 2025

Meter Read

Service Period: Sep 12, 2025 - Oct 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000838830	10/10/2025	53,892	47,740	6,152 kWh	1	29 Days

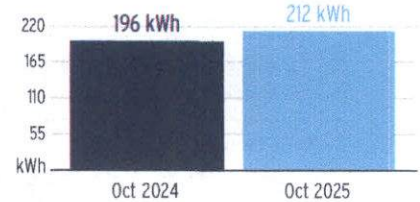
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	6,152 kWh @ \$0.08641/kWh	\$531.59
Fuel Charge	6,152 kWh @ \$0.03391/kWh	\$208.61
Storm Protection Charge	6,152 kWh @ \$0.00577/kWh	\$35.50
Clean Energy Transition Mechanism	6,152 kWh @ \$0.00418/kWh	\$25.72
Storm Surcharge	6,152 kWh @ \$0.02121/kWh	\$130.48
Florida Gross Receipt Tax		\$24.36
Electric Service Cost		\$974.53

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges

\$974.53



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$2.22
Total Current Month's Credits	-\$2.22

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Amount Due: \$34.73

Due Date: November 06, 2025

Account #: 221008446983

DO NOT PAY. Your account will be drafted on November 06, 2025

Account Summary

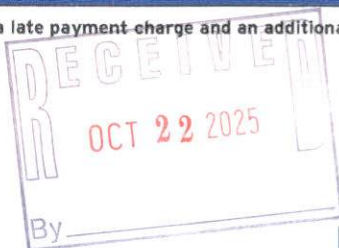
Current Service Period: September 12, 2025 - October 10, 2025

Previous Amount Due	\$118.50
Payment(s) Received Since Last Statement	-\$117.18
Miscellaneous Credits	-\$1.32

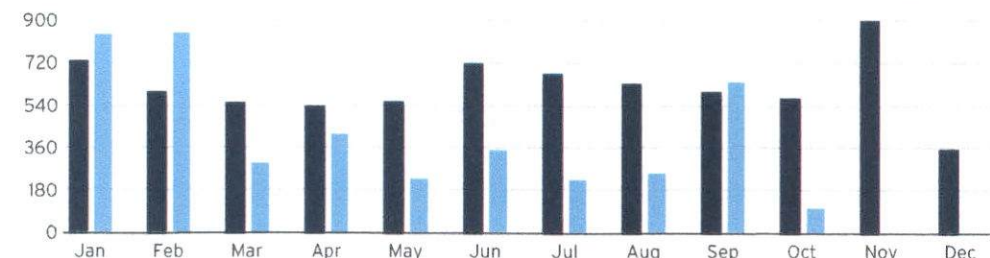
Current Month's Charges \$34.73

Amount Due by November 06, 2025 \$34.73

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



Monthly Usage (kWh)



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

Your Energy Insight

 Your average daily kWh used was **80% lower** than the same period last year.

 Your average daily kWh used was **80.95% lower** than it was in your previous period.



Scan here to view your account online.

DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



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

Account #: 221008446983

Due Date: November 06, 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: \$34.73

Payment Amount: \$ _____

632865988604

Your account will be drafted on November 06, 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: October 16, 2025
Charges Due: November 06, 2025

Meter Read

Service Period: Sep 12, 2025 - Oct 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852710	10/10/2025	32,654	32,551		103 kWh	1	29 Days

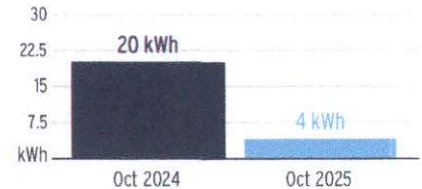
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	103 kWh @ \$0.08641/kWh	\$8.90
Fuel Charge	103 kWh @ \$0.03391/kWh	\$3.49
Storm Protection Charge	103 kWh @ \$0.00577/kWh	\$0.59
Clean Energy Transition Mechanism	103 kWh @ \$0.00418/kWh	\$0.43
Storm Surcharge	103 kWh @ \$0.02121/kWh	\$2.18
Florida Gross Receipt Tax		\$0.87
Electric Service Cost		\$34.73

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges

\$34.73



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$1.32
Total Current Month's Credits	-\$1.32

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



Phone

Toll Free:
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Contact Us

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TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
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
20874	10/06/2025	\$380.00	11/05/2025	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
SERVICE MAINTENANCE EQUIPMENT	NEW HOSE FOR FEEDER + LINE FEEDER + PRESSURE GAUGE + VACUUM GAUGE + CLAMP FLOW METER + INSTALLATION	1	380.00	380.00

SUBTOTAL	380.00
TAX	0.00
TOTAL	380.00
BALANCE DUE	\$380.00

Pay invoice

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: October 7, 2025

	Name	In Attendance Please X	Paid
1	Demetrious Britt	X	\$200.00
2	Will McPherson	X	\$200.00
3	Nicole Hughes	X	\$200.00
4	Zebadiah Rabsatt	X	\$200.00
5	Mark Schroepel	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zaroni
District Manager Signature

10/8/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Down to Earth Landscape & Irrigation
 PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 263-2700



Page 63
 Invoice: #151146

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

Well Replacement 5hp
 Estimate # 124087

Invoice Date

8/18/2025

Date Due

9/2/2025

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#124087 - Well Replacement 5hp				\$9,180.00

DTE will install new pump and motor to the well next to the pickle ball area.

Estimates require a 50% deposit to order and schedule any approved work.

LCE006: Irrigation Repairs				\$9,180.00
Pump and Motor 5HPw/ 230V/3PH (Material)	Each	1.00	\$9180.00	\$9180.00

Billing Questions

Theresa.Koglin@Down2earthinc.com
 (321) 228-5717

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

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	\$9,180.00
Sales Tax	\$0.00
Total	\$9,180.00
Credits/Payments	(\$2,730.00)
Balance Due	\$6,450.00

Down to Earth Landscape & Irrigation
 PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 263-2700



Page 64
 Invoice: #151145

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

Well Repairs w Tank
 Estimate # 124086

Invoice Date

8/18/2025

Date Due

9/2/2025

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#124086 - Well Repairs w Tank				\$2,730.00

DTE will replace the pressure tank and pull the pump out to see what shape it is in an also check the water table.

If you decide to use DTE we will apply this amount to the later replacment of the pump and the motor.

Estimates require a 50% deposit to order and schedule any approved work.

LCE006: Irrigation Repairs				\$2,730.00
Pressure Tank and Pull Pump and Motor (Sub)	Each	1.00	\$2730.00	\$2730.00

Billing Questions

Theresa.Koglin@Down2earthinc.com
 (321) 228-5717

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	\$2,730.00
Sales Tax	\$0.00
Total	\$2,730.00
Credits/Payments	(\$1,530.00)
Balance Due	\$1,200.00



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	10/02/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 1,970.05
Payment Amount	
Payment for:	Invoice#30481
100125455	

Thank You

Please detach and return with payment



Customer: Belmond Reserve Community Development District

Invoice	Effective	Transaction	Description	Amount
30481	10/01/2025	Renew policy	Policy #100125455 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy PF - FC pays Company - Renew policy Due Date: 10/2/2025	23,453.00 -21,482.95

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

Total

\$ 1,970.05

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

10/02/2025

Signed by:

7EE00E4D02BE4D8...

10/2/2025

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

Date Invoiced: 10/01/2025				Invoice No: 93464
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Belmond Reserve Community Development District

Mr. Brian K. Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



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

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

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

Registered Agent's Signature: [Signature] Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



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#

161761

CUSTOMER ID

C2276

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	11	Ea	0.74		8.14
Subtotal					8.14

Subtotal	\$8.14
-----------------	--------

Tax	\$0.00
------------	--------

Total Due	\$8.14
------------------	--------

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.

IPFS CORPORATION
P.O. BOX 412086
KANSAS CITY, MO 64141-2086
PHONE: (800)584-9969 - FAX: (770)225-2866
ipfs.com

NOTICE OF PAYMENT DUE Page 68		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
10/13/25	GAA-D81732	11/01/25

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

332318 0.4800 1014 18112 55741 1/1 BIN:0



BELMOND RESERVE CDD
C/O INFRAMARK
2005 PAN AM CIR
TAMPA, FL 33607-2359

CURRENT BALANCE	PAYMENT DUE
\$23,057.32	\$2,096.12

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Make payments, view account information or register for eForms at ipfs.com.
First time users please use access code **L99JLDK6D** to register.

DETACH HERE

Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

BELMOND RESERVE CDD
C/O INFRAMARK
2005 PAN AM CIR
TAMPA, FL 33607-2359

For any overnight or priority delivery,
please mail to:
IPFS CORPORATION
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223



PREBIL (10/16) Copyright 2018 IPFS Corporation

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
1	GAA-D81732	11/01/25

PAYMENT DUE: \$2,096.12
OUTSTANDING FEES DUE: \$0.00
PAST DUE AMOUNT: \$0.00

PAYMENT DUE: **\$2,096.12**

IF RECEIVED AFTER 11/06/25
5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY \$104.81
PLEASE PAY THIS AMOUNT **\$2,200.93**

GAA0D817324 00002200936

IPFS CORPORATION

(IPFS)
400 NORTHRIDGE ROAD
SUITE 450
ATLANTA, GA 30350
(800)584-9969 - FAX: (770)225-2866

NOTICE OF ACCEPTANCE AND OF ASSIGNMENT Page 69

REFER TO THIS
ACCOUNT NO. IN ALL
CORRESPONDENCE

ACCOUNT NUMBER

GAA-D81732

Dear Customer,

Thank you for the opportunity to finance your insurance premium. Subject to confirmation that the down payment has been paid in full by immediately available funds, and per your request, we will pay the premium balance due on the policy listed below, less your down payment, to either the insurer or your agent as instructed by your agent.

This notice of acceptance (and, therefore, the effectiveness of the premium finance agreement) is conditional upon your down payment not being returned or rejected. If the down payment is returned or rejected for any reason, this condition precedent has not been satisfied and this notice of acceptance and the premium finance agreement will have no legal effect and will be void from inception, which may cause your insurance policies to not be in force.

Your payment schedule is shown below. If payment coupons are not enclosed, you will be billed for each installment.



330780 0.6400 1003 4302 15879 1/2 BIN:0



INSURED
BELMOND RESERVE CDD
C/O INFRAMARK
2005 PAN AM CIR
TAMPA, FL 33607-2359

AGENT
EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827

DISCLOSURE	
TOTAL PREMIUMS	\$23,453.00
DOWN PAYMENT	\$1,970.05
AMOUNT FINANCED	\$21,482.95
FINANCE CHARGE	\$1,499.12
ASSESSMENTS	\$75.25
TOTAL PAYMENTS	\$23,057.32
NUMBER OF PAYMENTS	11
PAYMENT AMOUNT	\$2,096.12
ANNUAL % RATE	13.650
ACCEPTANCE DATE	10/03/25

SCHEDULE OF PAYMENTS		
PYMT NO.	DUE DATE	AMOUNT
1	11/01/25	\$2,096.12
2	12/01/25	\$2,096.12
3	01/01/26	\$2,096.12
4	02/01/26	\$2,096.12
5	03/01/26	\$2,096.12
6	04/01/26	\$2,096.12
7	05/01/26	\$2,096.12
8	06/01/26	\$2,096.12
9	07/01/26	\$2,096.12
10	08/01/26	\$2,096.12
11	09/01/26	\$2,096.12

The terms and conditions of your premium finance agreement govern this loan. If for any reason you did not authorize this request for financing of your insurance premium, notify us immediately at the address or telephone number shown above.

**Payment
Instructions:**

1. All payments must be made payable to IPFS CORPORATION
2. To ensure proper credit to your account, write your account number on your check and return the proper coupon with your payment.
3. Be sure your payment is mailed in time to reach our office by your due date.
4. Mail your payment to the address on the coupon.

Make online payments or view account information at ipfs.com.
Please use access code L99JLDK6D to register (first time users).

REFER TO THIS
ACCOUNT NO. IN ALL
CORRESPONDENCE

ACCOUNT NUMBER

GAA-D81732

SCHEDULE A

INSURED

BELMOND RESERVE CDD
C/O INFRAMARK
2005 PAN AM CIR
TAMPA, FL 33607-2359

AGENT

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827

SCHEDULE OF POLICIES

POLICY PREFIX AND NUMBER	EFFECTIVE DATE	FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER TO WHOM COPY OF THIS NOTICE WAS SENT	COVERAGE	POLICY TERM IN MONTHS COVERED BY PREM.	PREMIUM FINANCED
			FIRE, AUTO MAR, I.M., CAS		
100125455	10/01/25	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PKG	12	\$23,453.00



Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: October 7, 2025

	Name	In Attendance Please X	Paid
1	Demetrious Britt	X	\$200.00
2	Will McPherson	X	\$200.00
3	Nicole Hughes	X	\$200.00
4	Zebadiah Rabsatt	X	\$200.00
5	Mark Schroeppel	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zaroni
District Manager Signature

10/8/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

REVISED 10/8/2025 15:30

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: October 7, 2025

	Name	In Attendance Please X	Paid
1	Demetrious Britt	X	\$200.00
2	Will McPherson	X	\$200.00
3	Nicole Hughes	X	\$200.00
4	Zebadiah Rabsatt	X	\$200.00
5	Mark Schroepel	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zaroni
District Manager Signature

10/8/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

REVISED 10/8/2025 15:29



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

VERTISING INVOICE

Advertising Run Dates	Advertiser Name	
9/3/25-9/3/25	BELMOND CDD	
Billing Date	Sales Rep	Customer Account
9/3/2025	Deirdre Bonett	TB303847
Total Amount Due		Invoice Number
\$495.00		50362-090325

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
9/3/25	9/3/25	50362	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	FY 25-26 Meetings Affidavit Fee	2	1.00x61.00 L	\$493.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
9/3/25-9/3/25	BELMOND CDD	
Billing Date	Sales Rep	Customer Account
9/3/2025	Deirdre Bonett	TB303847
Total Amount Due		Invoice Number
\$495.00		50362-090325

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

50362

Tampa Bay Times

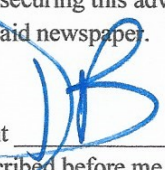
Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter FY 25-26 Meetings was published in said newspaper by print in the issues of 09/03/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

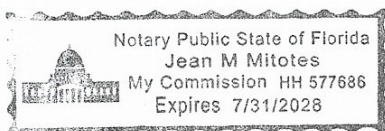
Signature of Affiant 

Sworn to and subscribed before me this 09/03/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____



NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025/2026
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Belmont Reserve Community Development District has scheduled their Regular Board Meetings for FY 2025/2026 to be held on the first Tuesday of every month at The Belmont Reserve Clubhouse located at: 13004 Willow Grove Drive Riverview, FL 33579 at 11:00a.m.

October 07, 2025
November 04, 2025
December 02, 2025
January 06, 2026
February 03, 2026
March 03, 2026
April 07, 2026
May 05, 2026 Proposed Budget Meeting
June 02, 2026
July 07, 2026
August 04, 2026 Final Budget Meeting
September 01, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Samantha Zanoni
District Manager
Run Date: 9-5-25

50362

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: October 7, 2025

	Name	In Attendance Please X	Paid
1	Demetrious Britt	X	\$200.00
2	Will McPherson	X	\$200.00
3	Nicole Hughes	X	\$200.00
4	Zebadiah Rabsatt	X	\$200.00
5	Mark Schroepel	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zaroni
District Manager Signature

10/8/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

REVISED 10/8/2025 15:29

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: October 7, 2025

	Name	In Attendance Please X	Paid
1	Demetrious Britt	X	\$200.00
2	Will McPherson	X	\$200.00
3	Nicole Hughes	X	\$200.00
4	Zebadiah Rabsatt	X	\$200.00
5	Mark Schroepel	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zaroni
District Manager Signature

10/8/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

REVISED 10/8/2025 15:30

☐ Naiad ☐ _____

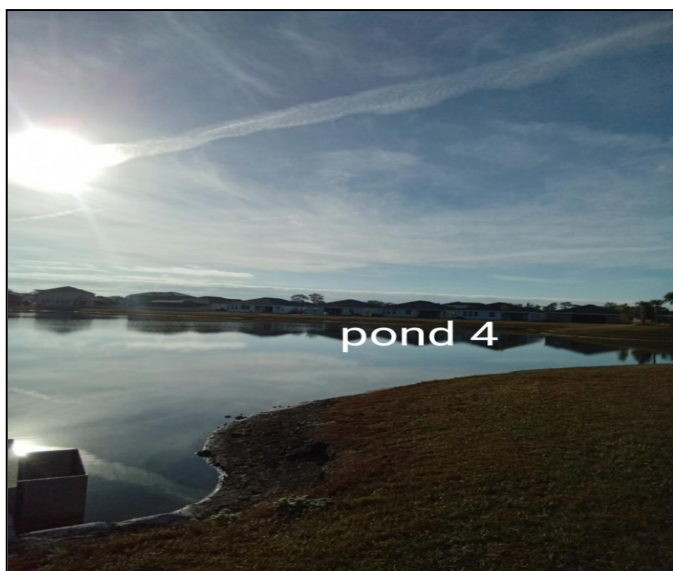
☐ Pickerelweed

☐ Soft Rush ☐













**Down to Earth Landscape & Irrigation**

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

Estimate: #132449**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

Re-mulch property (pine
nuggets)

Estimated Job Start Date

January 30, 2026

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)				\$2,632.50
Pine Bark Mulch (Dyed) Installed (E)	3 Cubic Foot Bag	551	\$9.65	\$5,317.15
Play Ground Installed (E)	3 Cubic Foot Bag	200	\$10.25	\$2,050.00
Subtotal				\$9,999.65
Estimated Tax				\$0.00
Job Total				\$9,999.65

- Re-mulching your property with pine nuggets is a great way to enhance its appearance while also providing practical benefits such as weed control and moisture retention in the soil.
- Top coat play ground mulch, focusing on high traffic play area'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:

Dave Towsley
Down to Earth

11/18/2025

Date

Inframark Management
Services

Date

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/>.

**Down to Earth Landscape & Irrigation**

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

Estimate: #130958**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

Pump Replacement @ Lift
Station

Estimated Job Start Date

October 27, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
5hp well pump (Irrigation)	Each	1	\$10,715.00	\$10,715.00
Subtotal				\$10,715.00
Estimated Tax				\$0.00
Job Total				\$10,715.00

Replacing the pump and pressure tank near the lift station.

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:

Dave Towsley

Down to Earth

10/23/2025

Date

Agreed & Accepted By:

Signed by:

SAMANTHA ZANONI

Inframark Management
Services

11/3/2025

Date

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/>.



Belmond Reserve CDD

Friday, 07 November 2025

Prepared For Board Of Supervisors

12 Items Identified

12 Items Incomplete

Nathan Neidlinger

Nathan Neidlinger

Field Inspection Coordinator

Items 1

Assigned To: Down To Earth

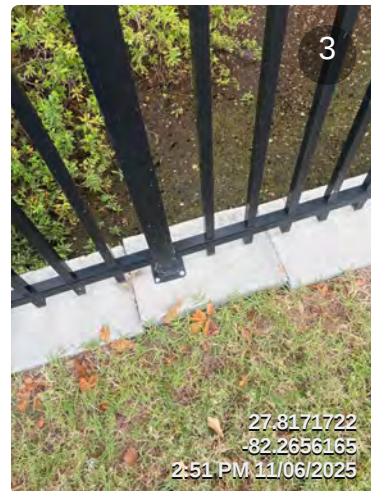
Please pick up loose debris at the corner of Willow Grove and Hayes Clan.

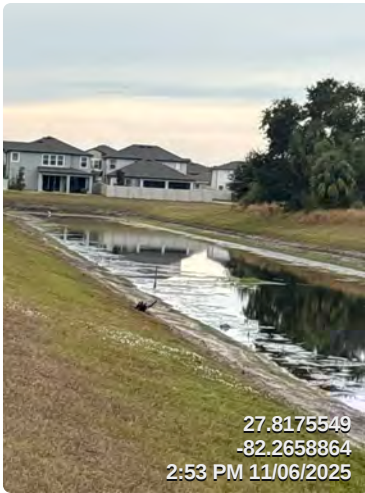


Items 2

Assigned To: Board

The fence along the bend on Sage Hollow Ave is not secure, a few loose cement blocks on the ground. It needs to be resecured to prevent accidents/injury. The one end post is also missing its cap.





Items 3

Assigned To: Aquatic Weed Control

There is some algae in pond E that needs to be treated.

Items 4

Assigned To: Down To Earth

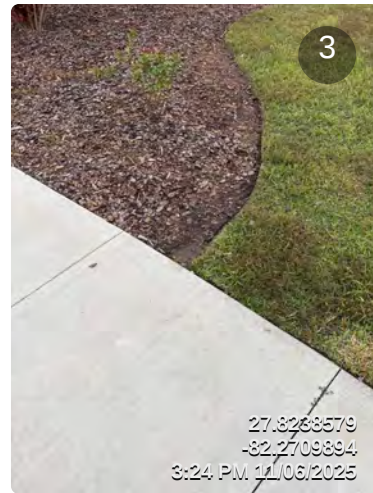
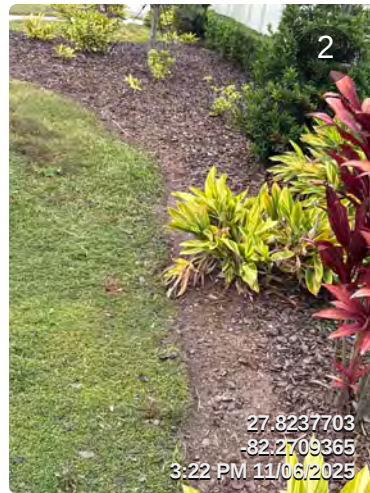
There are a few old tree stakes laying around a tree in the dog park, please remove.



Items 5

Assigned To: Board

Many areas around the community could use fresh mulch to improve the overall look. We can get a proposal for you if desired. Down To Earth mentioned this as well at the last meeting.



Items 6

Assigned To: Aquatic Weed Control

There is some algae in pond F



Items 7

Assigned To: Down To Earth

Please be sure to clean up the weeds between the park on Orchid Ash St and 12048 Orchid Ash St.

Items 8

Assigned To: Down To Earth

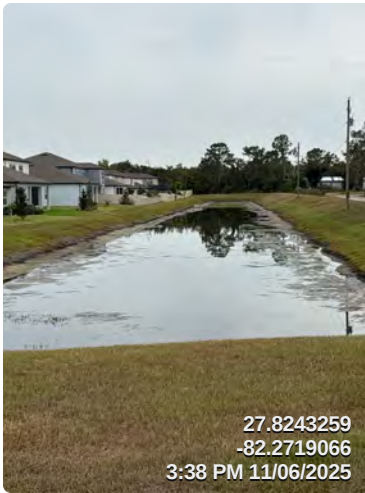
There are a couple loose tree stakes behind the Rhodine/Shining Willow entrance monument. Please remove or restake.



Items 9

Assigned To: Aquatic Weed Control

There is algae in pond H



Items 10

Assigned To: Aquatic Weed Control

There is very minimal algae in pond G.



Items 11

Assigned To: Board/Engineer

Some bank erosion in FPM area 1, across from pond G.



Items 12

Assigned To: Down To Earth

Please be mindful of the landscape equipment on the sidewalks around the amenity enter.

There are a lot of tire tracks, some scratches and debris left behind. Onsite has been blowing

off the sidewalks.





Belmond Reserve CDD

Wednesday, 10 December 2025

Prepared For Board Of Supervisors

16 Items Identified

16 Items Incomplete

Nathan Neidlinger

Nathan Neidlinger

Field Inspection Coordinator



SCAN HERE
For Our Services

Items 1

Assigned To: Down To Earth

Can we please lift and trim these trees across from 12617 Hays Clan Rd.



Items 2

Assigned To: Board

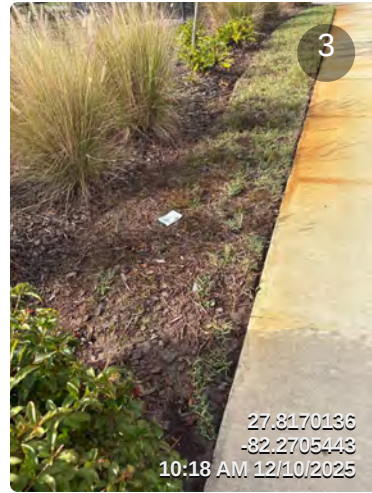
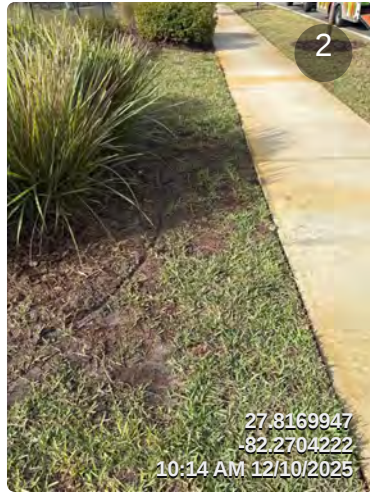
These posts at the center island across from 12908 Brookside Moss Dr could use a paint refresh. Please let us know if you would like us to get a proposal for this to be done.



Items 3

Assigned To: Down To Earth

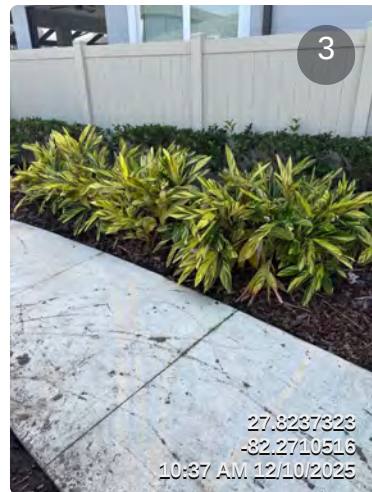
Please look at the grass in this area and diagnose the issue. Could we please get a proposal to replace the grass near the sidewalk/side gate to the dog park if you do not think it will come back on its own.



Items 4

Assigned To: Down To Earth

Can we please pull out the dead undergrowth from the plant material around the small park across from 12071 Orchid Ash St.





Items 5

Assigned To: Down To Earth

Could we please get this tree lifted so it is not overhanging and obstructing the sidewalk on Shining Willow just past Orchid Ash.



Items 6

Assigned To: Down To Earth

Please reattach the fallen wreath off the monument at Shining Willow/Rhodine.



Items 7

Assigned To: Aquatic Weed Control

Pond H still has a small amount of algae.

Items 8

Assigned To: Board

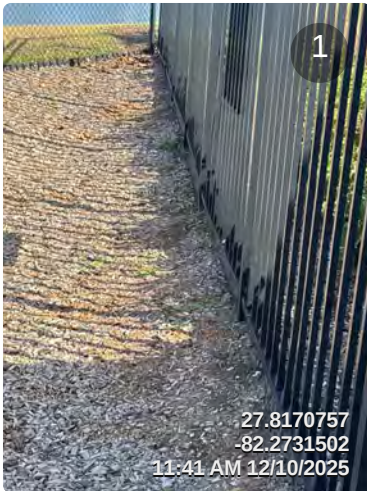
These posts next to 12180 Shining Willow could also use a paint refresh. Let us know if you would like a proposal to address this.



Items 9

Assigned To: Down To Earth

Please spray for weeds along the fence line inside the playground.



Items 10

Assigned To: Down To Earth

Please remove the uprooted plant material from the plant bed outside the pickleball court.

**Items 11**

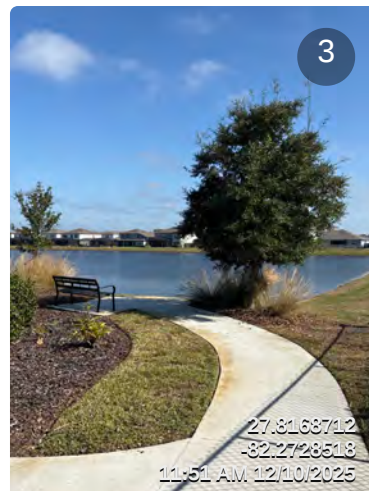
Assigned To: Down To Earth

Please clean up the dead undergrowth in the plant bed outside the pickleball court.

**Items 12**

Assigned To: Down To Earth

Please look at lifting or trimming this tree behind the pool to reduce the overhang onto the sidewalk.





Items 13

Assigned To: Down To Earth

Please remove the tree straps and support poles from this tree next to the pool.

Items 14

Assigned To: Down To Earth

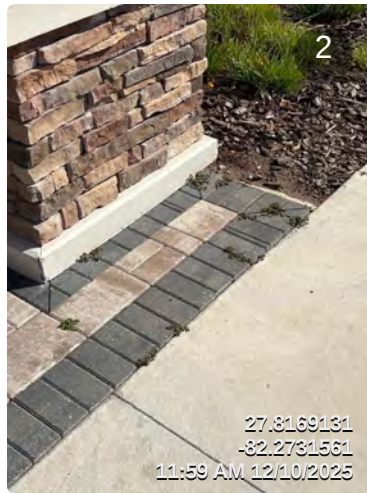
Please look into the grass just to the left of the entrance to the amenity center. If it will not come back to health, please provide a proposal to replace.



Items 15

Assigned To: Down To Earth

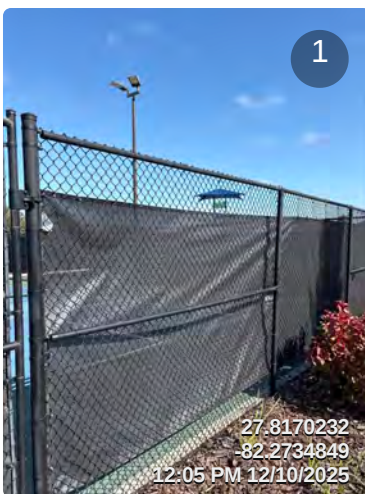
Please spray for crack weeds at the entrance to the amenity center and around the pool deck.



Items 16

Assigned To: Board/Onsite

Part of the wind screen on the pickleball court needs to be reattached with zip ties.





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
<p>Pond D Addendum (reference estimate 334)</p> <p>Pond D (Addendum): Erosion repair with C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System.</p> <p>Recommended Material: Type C350 Turf Reinforcement Mat Project Location: Pond D Approx.: 250 LF</p> <p>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.</p> <p>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</p> <p>*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.</p>	1	ea	12,955.16	12,955.16
Approved by:		<p><i>Estimate Valid for 30 Days.</i> <i>CLS, Inc. Provides Competition Sensitive Pricing.</i></p>		
		<p>Total 12,955.16</p>		



Consolidated Land Services, Inc.

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

Estimate

Date	Estimate #
8/11/2025	00000381

Name / Address

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

Project

FPM Area 1 Erosion Repair - Flexamat

Description	Qty	U/M	Rate	Total
<p>Recommended Material Repair</p> <p>FPM Area 1: Erosion repair with High Strength Geogrid Flexamat (Hard) Armoring system with Earth Anchoring System.</p> <p>Recommended Material: High Strength Geogrid Flexamat (Hard) Armoring system Project Location: FPM Area 1 Approx.: 450 sqft</p> <p>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 High Strength Geogrid Flexamat (Hard) Armoring system, Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In 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.</p> <p>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 High Strength Geogrid Flexamat (Hard) Armoring system with Earth Anchoring System and Toe-In Trench 4. Re-vegetate with Sod 5. De-mobilize</p>	1	ea	8,955.26	8,955.26
Initial:	Continued on next page...			



Consolidated Land Services, Inc.

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

Estimate

Date	Estimate #
8/11/2025	00000381

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

Project				
FPM Area 1 Erosion Repair - Flexamat				
Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas. Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p>				
<div> <div>Approved by:</div> <div> <div>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</div> <div> Total \$8,955.26 </div> </div> </div>				



Consolidated Land Services, Inc.

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

Estimate

Date	Estimate #
8/11/2025	00000382

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

Project				
FPM Area 1 Erosion Repair - C350				
Description	Qty	U/M	Rate	Total
<p>FPM Area 1: Erosion repair with C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System.</p> <p>Material: Type C350 Turf Reinforcement Mat Project Location: FPM Area 1 Approx.: 450 sqft</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will re-grade, backfill, compact and re-stabilize eroded areas in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-in Trench in order to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Once completed, the restored area and access points will be re-vegetated with sod.</p> <p>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</p> <p>*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.</p>	1	ea	7,015.53	7,015.53
Initial:				
Continued on next page...				



Consolidated Land Services, Inc.

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

Estimate

Date	Estimate #
8/11/2025	00000382

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

Project				
FPM Area 1 Erosion Repair - C350				
Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas. Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p>				
<div> <div>Approved by:</div> <div> <div>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</div> <div> Total \$7,015.53 </div> </div> </div>				

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

PROPOSAL

Belmond Reserve CDD

Erosion Repair at Lift Station

10/6/2025

**Remediate erosion of pond slope due to runoff from the
concrete paving at Lift Station near entrance to the CDD**

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

**Pond bank repair below NWL will consist of leveling the exposed soil area,
covering exposed soil with woven geo-fabric, then placing 12" layer
of rubble rip-rap to current water level.**

TOTAL \$5,400

NOTE:

watering of new sod is not included

Site Masters of Florida, LLC

5551 Bloomfield Blvd.

Lakeland, FL 33810

Phone: (813) 917-9567

Email: tim.sitemastersofflorida@yahoo.com

ID	The district is lo	Seasonal or standard h	Address	Feedback
1	Adjust to 10pm	Standard (year-round)	12931 Willow Grove Dr	Most of us working adults in the community start playing at 7:30 or 8 PM, so 10 PM is a reasonable choice to keep noise/lights down at night
2	Adjust to 10pm	Standard (year-round)	12951 Willow Grove Dr	
3	Adjust to 10pm	Standard (year-round)	12953 Willow Grove Dr	
4	Adjust to 10pm	Standard (year-round)	12181 Orchid Ash St	Huge number of players waiting to play between 7 to 9 pmp.m, everyone has to wait 30 minutes, setting time till 10p.m would give fair chance to all.
5	Adjust to 10pm	Standard (year-round)	12166 Orchid Ash Street	Most of us are working and get the time to relax and do some physical activity after 7.30 or 8. Request to keep the pickle ball lights on till 10
6	Adjust to 10pm	Standard (year-round)	13337 Sage Hollow Ave	I saw kids are playing after 5-7:30 PM EST and adults starting games after 7:30 only . This timing adjust can accommodate everyone get chance to play for whole years around.
7	Adjust to 10pm	Standard (year-round)	12319 Shining Willow St	
8	Adjust to 10pm	Standard (year-round)	12041 Orchid Ash Street	
9	Adjust to 10pm	Standard (year-round)	12310 Shining Willow St	
10	Adjust to 10pm	Standard (year-round)	12979 willow grove dr	Please adjust the time to 10
11	Adjust to 9:30pm	Standard (year-round)	12551 shinning willow street	
12	Keep as 9pm	Standard (year-round)	13193 Brookside Moss Dr	
13	Adjust to 10pm	Standard (year-round)	12521 Shining Willow Street	Since the waiting the time is more, most of them are not able to participate in games. This will help us to spend some quality time in play area to refresh ourselves by considering the above time.
14	Adjust to 10pm	Standard (year-round)	13043 Brookside Moss Dr	Good
15	Adjust to 10pm	Standard (year-round)	12943 Brookside Moss Dr	
16	Adjust to 10pm	Standard (year-round)	13432 Sage Hollow Ave	
17	Adjust to 10pm	Standard (year-round)	12551 shinning willow street	
18	Adjust to 10pm	Standard (year-round)	13119 peachleaf ave	Being very close to community center and I walk daily at that time , I see the daily issues as around 10 adults wait for kids to play and then they get to play for like 30 mins max ..considering working hours and commute traffic to reach back home - this should be changed to 10

				I, live closely to the pickleball court. I, have had several issues with the lights on after 9pm. I, have addressed the issues with Bryan in the past. I, feel that 9pm is an appropriate time for the lights to be turned off. Other community residents use the court. They have no consideration for the homes surrounding the court, as well as our OWN residents, especially when they don't live close to the court. The noise travels throughout the area. We had had issues with teenagers hanging out in the court when the lights stayed on all night, playing music and smoking. Not to mention, the amount of people that have hung out in the parking lot smoking, among other things. It is unfair for families that have to work in the morning or children that have to go to school to be subjected to hear the pounding of a ball, yelling, music, etc.. late hours of the night. NO one follows the times listed on the court. The time to play in the morning is 8am. People are out there at 6am. So how can we have some order? There should be access to the court for our residents ONLY. But anyone can come to our community and help themselves to it.
19	Keep as 9pm	Standard (year-round)	12988 Willow Grove Drive	
20	Keep as 9pm	Standard (year-round)	12936 Willow Grove Dr	we really dont think there is any reason to be playing later then 9PM in a residential neighborhood.
21	Adjust to 10pm	Standard (year-round)	13456 Sage Hollow Ave	Request to increase the pick ball play timing
22	Adjust to 10pm	Standard (year-round)	13062 Willow Grove Dr	Allow only Cedarbrook Residents.
23	Adjust to 10pm	Standard (year-round)	12225 Shining Willow St	Nowadays, many people are interested in playing pickleball. In our community, it's one of the few sports that both young kids and adults can enjoy together. However, the crowd has increased significantly, and we often only get one or two turns to play. Therefore, please adjust the playing time to conclude by 10 PM.
24	Keep as 9pm	Standard (year-round)	12418 Shining Willow St	The people living near the courts should have more say as it affects them more.
25	Adjust to 10pm	Standard (year-round)	13363 Sage hollow ave	
26	Adjust to 10pm	Standard (year-round)	13355 sage hollow Avenue	
27	Adjust to 10pm	Standard (year-round)		I work until 7:30 pm, so it would be helpful to extend the lights until 10 pm to atleast spend an hour or two

28	Adjust to 10pm	Standard (year-round)	12515 Shining Willow St	I would until late evening. It helps me and my family to spend some time if it gets extended to 10 pm
29	Adjust to 10pm	Standard (year-round)		
30	Adjust to 10pm	Standard (year-round)		
31	Adjust to 10pm	Standard (year-round)		
32	Adjust to 10pm	Standard (year-round)	12991 Willow Grove Dr	We would like to get opportunity for playing pickleball, the given time till 9 PM is not sufficient for us to accommodate everyone, we need to give opportunities to kids as well, so please move the time to 10 PM for switching the light off. Thanks for the understanding
33	Adjust to 10pm	Standard (year-round)	13345 Sage hollow ave	This will help adults and kids time to play
34	Adjust to 10pm	Standard (year-round)	12927 Brookside Moss Dr	
35	Adjust to 10pm	Standard (year-round)	13354 Sage Hollow Ave	
36	Adjust to 10pm	Standard (year-round)	12327 Shining Willow st	
37	Adjust to 10pm	Standard (year-round)	12346 Shining Willow st	
38	Adjust to 10pm	Standard (year-round)	12139, Orchid Ash Street	Please adjust the time to 10PM
39	Keep as 9pm	Standard (year-round)	12926 Willow Grove Dr	I think changing it to a later time would only cause more problems at the community center. A lot of the people that come to play pickle ball aren't even residents of the community. Also, the later the lights are on the more people that feel as they need to gather or hangout at the community center. We have a lot of individuals that come from outside communities on their dirt bikes, golf carts, and off road 4x4's. I think we need to be considerate of our neighbors that live next to the community center and keep the time at 9pm.
40	Keep as 9pm	Standard (year-round)	13423 Sage Hollow Avenue	
41	Keep as 9pm	Standard (year-round)	12174 Orchid Ash St	Should be kept as 9 pm as I have seen multiple neighbors complaining for noise after 9 pm
42	Keep as 9pm	Standard (year-round)	12906 Brookside Moss	
43	Adjust to 9:30pm	Standard (year-round)	13065 David baker rd	
44	Keep as 9pm	Standard (year-round)	12927 Willow Grove Dr	
45	Keep as 9pm	Standard (year-round)	12489 Shining Willow	
46	Adjust to 10pm	Standard (year-round)	12273 shining Willow st	

47	Keep as 9pm	Standard (year-round)	12933 Brookside Moss Drive	
48	Adjust to 10pm	Standard (year-round)	12909 Brookside Moss Dr	
49	Keep as 9pm	Standard (year-round)		
50	Adjust to 10pm	Standard (year-round)	12975 Willow Grove Dr	thanks
51	Adjust to 10pm	Standard (year-round)	12978 Brookside Moss Drive	
52	Adjust to 10pm	Standard (year-round)	12979 Brookside Moss Drive	
53	Adjust to 10pm	Standard (year-round)	12980 Brookside Moss Drive	Pls follow up
54	Adjust to 10pm	Standard (year-round)	12981 Brookside Moss Drive	
55	Keep as 9pm	Standard (year-round)	12982 Brookside Moss Drive	NA
56	Adjust to 9:30pm	Standard (year-round)	12983 Brookside Moss Drive	
57	Keep as 9pm	Standard (year-round)	12984 Brookside Moss Drive	ONLY for Cedarbrook Residents
58	Keep as 9pm	Standard (year-round)	12985 Brookside Moss Drive	
59	Adjust to 9:30pm	Standard (year-round)	12986 Brookside Moss Drive	
60	Adjust to 10pm	Standard (year-round)	12987 Brookside Moss Drive	
61	Adjust to 10pm	Standard (year-round)	12988 Brookside Moss Drive	
62	Adjust to 10pm	Standard (year-round)	12989 Brookside Moss Drive	
63	Adjust to 10pm	Standard (year-round)	12990 Brookside Moss Drive	
64	Adjust to 10pm	Standard (year-round)	12991 Brookside Moss Drive	
65	Adjust to 10pm	Standard (year-round)	12992 Brookside Moss Drive	All good
66	Keep as 9pm	Standard (year-round)	12993 Brookside Moss Drive	
67	Adjust to 10pm	Standard (year-round)	12994 Brookside Moss Drive	My husband and I are avid pickleball players but work til 7pm and struggle to use the courts before 9pm with taking care of our family in between. The hours til 10pm would allow to use this great amenity regularly.
68	Adjust to 10pm	Seasonal (June-August)		
69	Adjust to 10pm	Standard (year-round)	12085 Ochid Ash St	
70	Adjust to 10pm	Standard (year-round)	12173 Orchid Ash St	I would appreciate if hours kept till 10 PM so that everyone gets equal chances. Thanks
71	Keep as 9pm	Standard (year-round)	12649 Hayes Clan Road	9pm cause all the light & sound reflects off the lake
72	Keep as 9pm	Seasonal (June-August)	12939 Brookside Moss Dr	Go solar with lights
73	Adjust to 10pm	Standard (year-round)		
74	Keep as 9pm	Standard (year-round)	12976 Brookside Moss Drive	
75	Adjust to 10pm	Standard (year-round)	12079 Orchid Ash Street	

76	Adjust to 10pm	Standard (year-round)	12328 Shining Willow St
77	Adjust to 10pm	Standard (year-round)	12095 Orchid Ash St
78	Adjust to 10pm	Standard (year-round)	13068 willow grove dr
79	Adjust to 10pm	Seasonal (June-August)	12964 willow grove drive

**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, November 4, 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
Will McPherson	Vice Chairperson
Zebadiah Rabsatt	Assistant Secretary
Mark Schroepel	Assistant Secretary
Nicole Hughes	Assistant Secretary

Also present, either in person or via Teams Communication, were:

Samantha Zanoni	District Manager
Cari Allen Webster	District Counsel
Nathan Neidlinger	Field Services
Chris Labenz	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. Zanoni called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Approving Agenda

On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor, motion to approve the November 4, 2025, meeting agenda carried.
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THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Grau & Associates FY2025 Audit Engagement Letter

On MOTION by Mr. Schroepfel, seconded by Mr. Britt, with all in favor, motion to approve the Grau & Associates FY2025 Audit Engagement Letter carried.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

The Board reviewed the Aquatics Report and asked if the algae had been treated. Ms. Zandoni stated she would follow up with the aquatic vendor and report back to the Board.

B. Landscape Update

Mr. Labenz with DTE presented the landscape update to the Board. The Board requested routine items be taken care of on a regular basis and stated this should not be an issue on the field inspection report.

i. Consideration of DTE Tree Stake Removal Proposal #130851

Proposal tabled.

C. Field Inspection Report

Mr. Neidlinger discussed with the Board concerns regarding the inspection report. The Board decided not to review the report in-depth.

D. District Engineer

Mr. Waag and Jerney, with CLS, presented updates on the pond erosion issues to the Board.

Discussion ensued.

The Board decided to table all pond erosion proposals and asked Ms. Zandoni to look into who completed the original grading on the ponds to see if there is any legal recourse. The Board also requested that Mr. Waag provide a proposal on the cost to inspect the remaining ponds for erosion.

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

Proposal tabled.

BELMOND RESERVE CDD
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E. District Counsel

There being none, the next order of business followed.

F. District Manager

Ms. Zanoni discussed the cost saving measures for the District, one being the reduction of hours for the Clubhouse manager. The Board decided to table this discussion until the December meeting.

Discussion ensued regarding the alligator policy. The Board decided that if there is no threat there will be no request to have the alligator removed.

i. Discussion of Meeting Times

On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor, motion to approve changing the meeting time from 6pm to 11am starting on December 2, 2025, carried.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting Held on October 7, 2025

On MOTION by Mr. Britt, seconded by Mr. Schroepel, with all in favor, motion to approve October 7, 2025 Meeting Minutes, carried.

B. Review of September 2025 Financial Statements

The Board reviewed the September 2025 Financial Statements and had no questions.

C. Consideration of September 2025 Check Register

On MOTION by Mr. Rabsatt, seconded by Mr. Britt, with all in favor, motion to approve the September 2025 Check Register carried.

D. Consideration of September 2025 O&M Report

On MOTION by Mr. Britt, seconded by Mr. Schroepel, with all in favor, motion to approve the September 2025 O&M Report, carried.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

The Board requested Ms. Zanoni provide options for solar lighting.

BELMOND RESERVE CDD
November 4, 2025

98 The Board had questions regarding the invoices for District Counsel and District Engineer.

99 The Board had questions regarding the dog park latch replacement.

100

101 **EIGHTH ORDER OF BUSINESS**

Audience Comments

102 The audience commented on the weeds and dirt in the dog park area, the sprinkler hours seeming to
103 run at odd times, and the Clubhouse manager.

104

105 **NINTH ORDER OF BUSINESS**

Adjournment

106 On MOTION by Mr. Britt, seconded by Mr. McPherson, with all in favor, the
107 meeting was adjourned at 7:40 pm.

108

109

110

111

112 _____

District Manager

Chairperson/ Vice Chairperson