



Belmond Reserve Community Development District

February 3, 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
 Christina Fowler, Field Services
 Jonathan Sciotino, District Accountant
 Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda

Tuesday, February 3, 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. Review of Backflow Prevention Assembly Test and Maintenance Report....Page 3
5. **Staff Reports**
 - A. Accounting Report
 - i. Review of December 2025 Financial Statements.....Page 4
 - ii. Consideration of December 2025 Check RegisterPage 16
 - iii. Consideration of December 2025 O&M ReportPage 18
 - B. Aquatics ReportPage 122
 - C. Landscape
 - i. Consideration of DTE VFD – Pump Relay Proposal #139102.....Page 130
 - D. Field Inspection Report.....Page 131
 - E. District Engineer
 - F. District Counsel
 - G. District Manager
 - i. Discussion of Amenity Management Hours and Job Descriptions
 - ii. Discussion of Clubhouse/Pool Rules and Regulations
6. **Business Administration**
 - A. Consideration of January 6, 2026, Meeting Minutes.....Page 149
 - B. Consideration of January 21, 2026, Workshop Minutes.....Page 152
7. **Supervisor Request**
8. **Audience Comments – *Three (3) Minute Time Limit***
9. **Adjournment**

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

BACKFLOW PREVENTION ASSEMBLY TEST AND MAINTENANCE REPORT

Page 3

Reporting Utility:	Hillsborough County Public Utilities Department
Address of Service:	Cedarbrook @ Belmond, 12900 BROOKSIDE MOSS Riverview, FL 33579
Account Number:	
Permit:	

TYPE OF BACKFLOW PREVENTION ASSEMBLY (BPA): Reduced Pressure Zone Assembly


Manufacturer:	WILKINS	Size:	1"
Model Number:	975XL2	BPA Location:	located on Brookside Moss Drive @cul de sac
Serial Number:	ABR3702	BPA Serves:	Irrigation

Reason for test: New ☐ Existing ☐ Replacement ☐ Old Model/Serial # _____

TEST RESULT	Reduced Pressure Principle Assembly (RPBA)			Type II Assembly	PVB & SVB	
PASS <input checked="" type="checkbox"/>	DCVA		Relief Valve	Bypass Check	Air Inlet	Check Valve
FAIL <input type="checkbox"/>	1 st Check	2 nd Check***				
Initial Test Date: 01/16/2026 Time:	Held at 9.8 psid Closed Tight <input checked="" type="checkbox"/> Leaked <input type="checkbox"/>	Held at 2.4 psid Closed Tight <input checked="" type="checkbox"/> Leaked <input type="checkbox"/>	Opened at 2.6 psid Did not open <input type="checkbox"/>	Held at _____ psid Closed Tight <input type="checkbox"/> Leaked <input type="checkbox"/>	Opened at _____ psid Did not open <input type="checkbox"/> Did it fully open (Yes <input type="checkbox"/> /No <input type="checkbox"/>)	Held at _____ psid Leaked <input type="checkbox"/>
Repairs and Materials Used**						
Test After Repair Date: _____ Time: _____	Held at _____ psid Closed Tight <input type="checkbox"/>	Held at _____ psid Closed Tight <input type="checkbox"/>	Opened at _____ psid	Held at _____ psid Closed Tight <input type="checkbox"/>	Opened at _____ psid	Held at _____ psid

Make/Model:	Mid-West/830	SN:	06050881	Date tested for accuracy :	01/05/2026
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Remarks:	

Company Name:	Affordable Backflow Testing	Licensed Tester Name (Print/Type):	Brooke Forrester
Company Address:	3423 Holland drive Brandon, FL 33511	Licensed Tester Name (Signature):	
Company Phone #:	(813) 684-3386	BPAT License #	7734
		License Expiration Date:	07/24/2026

The above is certified to be true at the time of testing.

***Belmond Reserve
Community
Development
District***

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 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	\$ 70,309	\$ -	\$ -	\$ -	\$ -	\$ 70,309
Cash In Bank	200,612	-	-	-	-	200,612
Accounts Receivable - Off Roll Billing	13,909	-	16,185	-	-	30,094
Due From Other Funds	-	328	7	-	-	335
Investments:						
Money Market Account	150,000	-	-	-	-	150,000
Prepayment Account	-	3,580	53	-	-	3,633
Reserve Fund	-	296,353	17,475	-	-	313,828
Revenue Fund	-	669,405	49,391	-	-	718,796
Fixed Assets						
Construction Work In Process	-	-	-	6,900,655	-	6,900,655
Amount To Be Provided	-	-	-	-	9,611,000	9,611,000
TOTAL ASSETS	\$ 434,830	\$ 969,666	\$ 83,111	\$ 6,900,655	\$ 9,611,000	\$ 17,999,262
<u>LIABILITIES</u>						
Accounts Payable	\$ 31,440	\$ -	\$ -	\$ -	\$ -	\$ 31,440
Bonds Payable	-	-	-	-	9,611,000	9,611,000
Due To Other Funds	335	-	-	-	-	335
TOTAL LIABILITIES	31,775	-	-	-	9,611,000	9,642,775
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	969,666	83,111	-	-	1,052,777
Unassigned:	403,055	-	-	6,900,655	-	7,303,710
TOTAL FUND BALANCES	403,055	969,666	83,111	6,900,655	-	8,356,487
TOTAL LIABILITIES & FUND BALANCES	\$ 434,830	\$ 969,666	\$ 83,111	\$ 6,900,655	\$ 9,611,000	\$ 17,999,262

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,063	\$ 1,063	0.00%
Rental Income	-	425	425	0.00%
Special Assmnts- Tax Collector	501,222	542,894	41,672	108.31%
Special Assmnts- CDD Collected	50,202	13,909	(36,293)	27.71%
Other Miscellaneous Revenues	-	100	100	0.00%
TOTAL REVENUES	551,424	558,391	6,967	101.26%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Trustee Fees	4,500	4,256	244	94.58%
Disclosure Report	8,200	1,800	6,400	21.95%
District Counsel	10,000	2,730	7,270	27.30%
District Engineer	4,000	1,847	2,153	46.18%
District Manager	36,000	9,000	27,000	25.00%
Accounting Services	4,500	1,125	3,375	25.00%
Auditing Services	6,400	1,350	5,050	21.09%
Website Compliance	1,500	297	1,203	19.80%
Postage, Phone, Faxes, Copies	250	26	224	10.40%
General Liability	3,812	3,591	221	94.20%
Public Officials Insurance	3,120	2,939	181	94.20%
Property & Casualty Insurance	18,100	18,497	(397)	102.19%
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	579	(329)	231.60%
Key Card Distribution	250	-	250	0.00%
Website Administration	3,000	750	2,250	25.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	122,282	51,457	70,825	42.08%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	858	1,542	35.75%
Water - Waste	10,000	1,381	8,619	13.81%
Electric Utility Services	7,000	3,308	3,692	47.26%
Street Lights	65,000	15,660	49,340	24.09%
Total Utility Services	84,400	21,207	63,193	25.13%
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	3,000	9,000	25.00%
Waterway Management	5,000	-	5,000	0.00%
Contracts-Janitorial Services	6,500	1,710	4,790	26.31%
Contracts-Aquatic Control	13,200	3,261	9,939	24.70%
Pool Maintenance - Contract	15,000	4,040	10,960	26.93%
Garbage Dumpster - Rental/Collection	3,500	926	2,574	26.46%
R&M-Other Landscape	25,000	13,120	11,880	52.48%
R&M-Pools	3,000	-	3,000	0.00%
Landscaping - Mulch	5,000	-	5,000	0.00%
Landscape Maintenance - Contract	115,000	26,623	88,377	23.15%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	7,500	10,890	(3,390)	145.20%
Access Control R&M	2,000	-	2,000	0.00%
Dog Waste Station Service & Supplies	2,400	660	1,740	27.50%
Total Other Physical Environment	217,100	64,230	152,870	29.59%
<u>Clubhouse</u>				
Security Monitoring Systems	1,320	360	960	27.27%
Employee - Clubhouse Staff	65,000	16,250	48,750	25.00%
R&M-Clubhouse	10,000	201	9,799	2.01%
Total Clubhouse	76,320	16,811	59,509	22.03%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	153,705	397,719	27.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	404,686	404,686	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(1,631)		
FUND BALANCE, ENDING		\$ 403,055		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 4,838	\$ 4,838	0.00%
Special Assmnts- Tax Collector	590,813	603,262	12,449	102.11%
TOTAL REVENUES	590,813	608,100	17,287	102.93%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	421,206	421,206	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		548,460		
FUND BALANCE, ENDING		\$ 969,666		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 637	\$ 637	0.00%
Special Assmnts- Tax Collector	34,645	13,274	(21,371)	38.31%
Special Assmnts- CDD Collected	-	16,185	16,185	0.00%
TOTAL REVENUES	34,645	30,096	(4,549)	86.87%
<u>EXPENDITURES</u>				
<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	-	8,071	8,071	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		75,040		
FUND BALANCE, ENDING		\$ 83,111		

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 2907
Statement No. 25_12

Statement Date 12/31/2025

G/L Account No. 101002 Balance	200,611.95	Statement Balance	275,000.00
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	200,611.95	Subtotal	275,000.00
Negative Adjustments	0.00	Outstanding Checks	-74,388.05
Ending G/L Balance	200,611.95	Ending Balance	200,611.95

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/22/2025		JE001041		Transfer to Fund new Valley	200,000.00	200,000.00	0.00
12/30/2025		JE001042		Transfer funds to Valley	75,000.00	75,000.00	0.00
Total Deposits					275,000.00	275,000.00	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
12/29/2025	Payment	1002	COMPLETE I.T. CORP	Check for Vendor V00076			-99.00
12/29/2025	Payment	1003	AQUATIC WEED CONTROL INC	Check for Vendor V00040			-2,174.00
12/29/2025	Payment	1004	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065			-1,260.00
12/29/2025	Payment	1005	DOWN TO EARTH STANTEC	Check for Vendor V00082			-30,412.00
12/29/2025	Payment	1006	CONSULTING SERVICES INC.	Check for Vendor V00005			-2,789.25
12/29/2025	Payment	1007	STRALEY ROBIN VERICKER	Check for Vendor V00020			-4,162.50
12/29/2025	Payment	1008	AQUATIC WEED CONTROL INC	Check for Vendor V00040			-1,087.00
12/29/2025	Payment	1009	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065			-1,200.00
12/29/2025	Payment	1010	DOWN TO EARTH	Check for Vendor V00082			-8,945.33
12/29/2025	Payment	1011	ELI PREMIER SERVICES, LLC	Check for Vendor V00088			-570.00
12/29/2025	Payment	1012	FIELDS CONSULTING GROUP, LLC	Check for Vendor V00048			-1,425.00

Bank Account Statement

Belmond Reserve CDD

Bank Account No.2907

Statement No.25_12

Statement Date

12/31/2025

12/29/2025	Payment	1013	IPFS CORPORATION SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00087	-18,865.08
12/29/2025	Payment	1014	STANTEC CONSULTING SERVICES INC.	Check for Vendor V00006	-119.89
12/29/2025	Payment	1015		Check for Vendor V00005	-1,279.00
Total Outstanding Checks					-74,388.05

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_12

Statement Date 12/31/2025

G/L Account No. 101001 Balance	70,309.38	Statement Balance	77,798.74
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	77,798.74
Subtotal	70,309.38	Outstanding Checks	-7,489.36
Negative Adjustments	0.00	Ending Balance	70,309.38
Ending G/L Balance	70,309.38		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/03/2025		JE001014	Special Assmnts-Tax Collector	Tax Revenue Debt Service	71,616.32	71,616.32	0.00
12/02/2025		JE001015	Rental Income	Clubhouse Rental Exposito	75.00	75.00	0.00
12/15/2025		JE001039	Special Assmnts-Tax Collector	Tax revenue/Debt Service	1,028,479.54	1,028,479.54	0.00
12/19/2025		JE001043	Special Assmnts-Tax Collector	Tax Revenue Debt Service	631.60	631.60	0.00
12/31/2025		JE001046	Interest - Investments	Interest Earned	916.26	916.26	0.00
Total Deposits					1,101,718.72	1,101,718.72	0.00
Checks							
							0.00
11/24/2025	Payment	300068	TECO	Inv: 111725-221008514244	-877.35	-877.35	0.00
11/24/2025	Payment	300069	TECO	Inv: 111725-221008516975	-1,258.39	-1,258.39	0.00
11/24/2025	Payment	300070	TECO	Inv: 111725-221008528939	-96.95	-96.95	0.00
11/24/2025	Payment	300071	TECO	Inv: 111725-221008266985	-3,588.76	-3,588.76	0.00
11/24/2025	Payment	300072	TECO	Inv: 111725-221008339725	-372.87	-372.87	0.00
11/24/2025	Payment	300073	TECO	Inv: 110725-221008539324	-31.39	-31.39	0.00
12/02/2025	Payment	1939	IPFS CORPORATION	Check for Vendor V00087	-2,096.12	-2,096.12	0.00
12/05/2025	Payment	1940	BELMOND RESERVE CDD	Payment of Invoice 002041	-6,389.61	-6,389.61	0.00
12/05/2025	Payment	1941	BELMOND RESERVE CDD	Payment of Invoice 002051	-10,557.12	-10,557.12	0.00
12/05/2025	Payment	1942	BELMOND RESERVE CDD	Payment of Invoice 002052	-10,271.73	-10,271.73	0.00
12/05/2025	Payment	1943	BELMOND RESERVE CDD	Payment of Invoice 002053	-38,082.53	-38,082.53	0.00
12/09/2025	Payment	1944	SPEAREM ENTERPRISES	Check for Vendor V00017	-440.00	-440.00	0.00
12/09/2025	Payment	1945	US BANK	Check for Vendor V00034	-4,256.13	-4,256.13	0.00
12/09/2025	Payment	1946	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-380.00	-380.00	0.00
12/09/2025	Payment	1949	ELI PREMIER SERVICES, LLC	Check for Vendor V00088	-570.00	-570.00	0.00

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_12

Statement Date

12/31/2025

12/09/2025	Payment	1950	GRAU AND ASSOCIATES	Check for Vendor V00025	-600.00	-600.00	0.00
12/09/2025	Payment	1951	INFRAMARK LLC	Check for Vendor V00031	-10,895.44	-10,895.44	0.00
12/09/2025	Payment	1952	MARK TODD SCHROEPPEL	Check for Vendor V00079	-200.00	-200.00	0.00
12/09/2025	Payment	1953	NICOLE ADRIAN HUGHES	Check for Vendor V00073	-200.00	-200.00	0.00
12/09/2025	Payment	1956	ZEBADIAH RABSATT	Check for Vendor V00068	-200.00	-200.00	0.00
12/16/2025	Payment	1957	INFRAMARK LLC	Payment of Invoice 002069	-10,641.67	-10,641.67	0.00
12/16/2025	Payment	1958	BELMOND RESERVE CDD	Payment of Invoice 002079	-546,901.91	-546,901.91	0.00
12/16/2025	Payment	1959	BELMOND RESERVE CDD	Payment of Invoice 002080	-3,996.36	-3,996.36	0.00
12/22/2025	Payment	1960	CHARTER COMMUNICATION S	Payment of Invoice 002086	-279.90	-279.90	0.00
12/22/2025	Payment	1961	CHARTER COMMUNICATION S	Payment of Invoice 002087	-288.85	-288.85	0.00
12/22/2025	Payment	1962	INFRAMARK LLC	Payment of Invoice 002084	-10,641.66	-10,641.66	0.00
12/22/2025		JE001041		Transfer to Fund new Valley	-350,000.00	-350,000.00	0.00
12/30/2025		JE001042		Transfer funds to Valley	-75,000.00	-75,000.00	0.00
12/31/2025		JE001045	Bank Fees	Service Charges	-182.70	-182.70	0.00
Total Checks					-1,089,297.44	-1,089,297.44	0.00

Adjustments

Total Adjustments

Outstanding Checks

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
12/09/2025	Payment	1947	COMPLETE I.T. CORP	Check for Vendor V00076			-99.00
12/09/2025	Payment	1948	DEMETRIUS BRITT	Check for Vendor V00042			-200.00
12/09/2025	Payment	1954	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006			-119.89
12/09/2025	Payment	1955	WILL MCPHERSON	Check for Vendor V00069			-200.00
12/18/2025	Payment	300074	BOCC	Inv: 121625-0433			-351.69
12/29/2025	Payment	300075	TECO	Inv: 121725-516975-ACH			-1,258.39
12/29/2025	Payment	300076	TECO	Inv: 121725-28939-ACH			-145.38
12/31/2025	Payment	300077	TECO	Inv: 121725-14244-ACH			-855.87
12/31/2025	Payment	300078	TECO	Inv: 121725-39324-ACH			-29.33
12/31/2025	Payment	300079	TECO	Inv: 121725-39725-ACH			-372.87
12/31/2025	Payment	300080	TECO	Inv: 121725-46983-ACH			-77.12
12/31/2025	Payment	300081	TECO	Inv: 121725-66985-ACH			-3,588.76
Total Outstanding Checks							-7,489.36

Outstanding Deposits

Bank Account Statement

Belmond Reserve CDD

Bank Account No.	6346	Statement Date	12/31/2025
Statement No.	25_12		

Total Outstanding Deposits

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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	1002	12/29/25	V00076	COMPLETE I.T. CORP	18488	Dec 2025- Website Admin	Website Administration	549936-51301	\$99.00
001	1003	12/29/25	V00040	AQUATIC WEED CONTROL INC	114281	Oct 2025- AQUATICS	AQUATICS SERVICES	531085-53908	\$1,087.00
001	1003	12/29/25	V00040	AQUATIC WEED CONTROL INC	115379	Nov 2025- Aquatics	Waterway Management	531085-53908	\$1,087.00
001	1004	12/29/25	V00065	BLUE LIFE POOL SERVICE LLC	21205	Nov 2025- Pool Service	Pool Maintenance - Contract	534078-53908	\$1,260.00
001	1005	12/29/25	V00082	DOWN TO EARTH	155103	Oct 2025-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT	546300-53908	\$8,874.33
001	1005	12/29/25	V00082	DOWN TO EARTH	151145	AUG 2025- WELL REPAIRS	WELL REPAIRS	546036-53908	\$1,200.00
001	1005	12/29/25	V00082	DOWN TO EARTH	154040	SEPT 2025- FERTILIZER APPLICATION	FERTILIZER APPLICATION	546300-53908	\$708.34
001	1005	12/29/25	V00082	DOWN TO EARTH	158652	Oct 2025- Irrigation repairs	Irrigation Maintenance	546930-53908	\$40.00
001	1005	12/29/25	V00082	DOWN TO EARTH	157188	Nov 2025- Landscape	Landscape Maintenance - Contract	546300-53908	\$8,874.33
001	1005	12/29/25	V00082	DOWN TO EARTH	159788	Nov 2025- Well Replacement Lift Station	Irrigation Maintenance	546930-53908	\$10,715.00
001	1006	12/29/25	V00005	STANTEC CONSULTING SERVICES INC.	2389988	DISTRICT ENGINEERING SERVICES APRIL 2025	DISTRICT ENGINEERING SERVICES	531147-51301	\$2,221.00
001	1006	12/29/25	V00005	STANTEC CONSULTING SERVICES INC.	2480641	Oct 2025- District Engineer	District Engineer	531147-51301	\$568.25
001	1007	12/29/25	V00020	STRALEY ROBIN VERICKER	27123	DISTRICT COUNSEL THROUGH 08/31/25	Aug 2025- District Counsel	531146-51301	\$1,432.50
001	1007	12/29/25	V00020	STRALEY ROBIN VERICKER	27494	Oct 2025- District Counsel	District Counsel	531146-51301	\$1,462.50
001	1007	12/29/25	V00020	STRALEY ROBIN VERICKER	27615	Nov 2025- District Counsel	District Counsel	531146-51401	\$1,267.50
001	1008	12/29/25	V00040	AQUATIC WEED CONTROL INC	116476	Dec 2025- Aquatics	Waterway Management	531085-53908	\$1,087.00
001	1009	12/29/25	V00065	BLUE LIFE POOL SERVICE LLC	21387	Dec 2025- Pool Service	Pool Maintenance - Contract	534078-53908	\$1,200.00
001	1010	12/29/25	V00082	DOWN TO EARTH	161365	Nov 2025- Irrigation repairs	Irrigation Maintenance	546930-53908	\$25.00
001	1010	12/29/25	V00082	DOWN TO EARTH	161364	Nov 2025- Irrigation repairs	Irrigation Maintenance	546930-53908	\$46.00
001	1010	12/29/25	V00082	DOWN TO EARTH	160842	Dec 2025 Landscape	Landscape Maintenance - Contract	546300-53908	\$8,874.33
001	1011	12/29/25	V00088	ELI PREMIER SERVICES, LLC	INV0037	Nov 2025- Cleaning Services	Contracts-Janitorial Services	534026-53908	\$570.00
001	1012	12/29/25	V00048	FIELDS CONSULTING GROUP, LLC	3707	Dec 2025- No trespassing signs	R&M-Other Landscape	546036-53908	\$1,425.00
001	1013	12/29/25	V00087	IPFS CORPORATION	121225-GAA-D81732	FY26 Insurance Policy Pay Off	Property & Casualty Insurance	545009-51325	\$13,171.08
001	1013	12/29/25	V00087	IPFS CORPORATION	121225-GAA-D81732	FY26 Insurance Policy Pay Off	General Liability	545002-51325	\$3,591.00
001	1013	12/29/25	V00087	IPFS CORPORATION	121225-GAA-D81732	FY26 Insurance Policy Pay Off	Public Officials Insurance	545008-51325	\$2,103.00
001	1014	12/29/25	V00006	SOUTHEAST WIRING SOLUTIONS INC	20281158	Dec 2025- Access Control	Security Monitoring Systems	534174-57202	\$119.89
001	1015	12/29/25	V00005	STANTEC CONSULTING SERVICES INC.	2499343	Dec 2025- District Engineer	District Engineer	531147-51301	\$1,279.00
001	1939	12/02/25	V00087	IPFS CORPORATION	111125-GAA-D81732	FY2026 Renewal- Insurance	Property & Casualty Insurance	545009-51325	\$2,096.12
001	1944	12/09/25	V00017	SPEAREM ENTERPRISES	6274	Sept-Oct Dog Waste	Dog Waste Station Service & Supplies	552161-53908	\$220.00
001	1944	12/09/25	V00017	SPEAREM ENTERPRISES	6283	Oct/Nov- Dog waste	Dog Waste Station Service & Supplies	552161-53908	\$220.00
001	1945	12/09/25	V00034	US BANK	7979071	FY 2026- Trustee Fees	ProfServ-Trustee Fees	531045-51301	\$4,256.13
001	1946	12/09/25	V00065	BLUE LIFE POOL SERVICE LLC	20874	OCT 2026- POOL REPAIRS	POOL REPAIRS	534078-53908	\$380.00
001	1947	12/09/25	V00076	COMPLETE I.T. CORP	18210	Nov 2025 Complete IT	Nov 2025- Complete IT	534397-51301	\$99.00
001	1948	12/09/25	V00042	DEMETRIUS BRITT	DB-110425	BOARD 11/04/25	Supervisor Fees	511100-51301	\$200.00
001	1949	12/09/25	V00088	ELI PREMIER SERVICES, LLC	INV0034	Oct 2025- Cleaning Services	Contracts-Janitorial Services	534026-53908	\$570.00
001	1950	12/09/25	V00025	GRAU AND ASSOCIATES	28266	Nov 2025- Arbitrage - Series	Auditing Services	532002-51301	\$600.00
001	1951	12/09/25	V00031	INFRAMARK LLC	159229	DISTRICT INVOICE 09/22/25	POSTAGE & COPIES	546015-57202	\$224.37
001	1951	12/09/25	V00031	INFRAMARK LLC	159229	DISTRICT INVOICE 09/22/25	POSTAGE & COPIES	541024-51301	\$13.47
001	1951	12/09/25	V00031	INFRAMARK LLC	161761	Oct 2025- Postage	Postage, Phone, Faxes, Copies	541024-51301	\$8.14
001	1951	12/09/25	V00031	INFRAMARK LLC	163526	Nov 2025- Management fees	ProfServ-Field Management	531016-51301	\$1,000.00
001	1951	12/09/25	V00031	INFRAMARK LLC	163526	Nov 2025- Management fees	Accounting Services	532001-51301	\$375.00
001	1951	12/09/25	V00031	INFRAMARK LLC	163526	Nov 2025- Management fees	District Manager	531150-51301	\$3,000.00
001	1951	12/09/25	V00031	INFRAMARK LLC	163526	Nov 2025- Management fees	Disclosure Report	531142-51301	\$600.00
001	1951	12/09/25	V00031	INFRAMARK LLC	163526	Nov 2025- Management fees	Employee - Clubhouse Staff	534425-57202	\$5,416.67
001	1951	12/09/25	V00031	INFRAMARK LLC	163526	Nov 2025- Management fees	Website Administration	549936-51301	\$250.00
001	1951	12/09/25	V00031	INFRAMARK LLC	164517	Dec 2025- Copies and Postage	Postage, Phone, Faxes, Copies	541024-51301	\$7.79
001	1952	12/09/25	V00079	MARK TODD SCHROEPPPEL	MS-110425	BOARD 11/04/25	Supervisor Fees	511100-51301	\$200.00
001	1953	12/09/25	V00073	NICOLE ADRIAN HUGHES	NH-110425	BOARD 11/04/25	Supervisor Fees	511100-51301	\$200.00
001	1954	12/09/25	V00006	SOUTHEAST WIRING SOLUTIONS INC	20280485	Nov 2025- Access Control	Security Monitoring Systems	534174-57202	\$119.89
001	1955	12/09/25	V00069	WILL MCPHERSON	WM-110425	BOARD 11/04/25	Supervisor Fees	511100-51301	\$200.00
001	1956	12/09/25	V00068	ZEBADIAH RABSATT	ZR-110425	BOARD 11/04/25	Supervisor Fees	511100-51301	\$200.00
001	1957	12/16/25	V00031	INFRAMARK LLC	165652	Dec 2025- Management Fees	Accounting Services	532001-51301	\$375.00
001	1957	12/16/25	V00031	INFRAMARK LLC	165652	Dec 2025- Management Fees	Disclosure Report	531142-51301	\$600.00
001	1957	12/16/25	V00031	INFRAMARK LLC	165652	Dec 2025- Management Fees	District Manager	531150-51301	\$3,000.00
001	1957	12/16/25	V00031	INFRAMARK LLC	165652	Dec 2025- Management Fees	ProfServ-Field Management	531016-53908	\$1,000.00
001	1957	12/16/25	V00031	INFRAMARK LLC	165652	Dec 2025- Management Fees	Employee - Clubhouse Staff	534425-57202	\$5,416.67
001	1957	12/16/25	V00031	INFRAMARK LLC	165652	Dec 2025- Management Fees	Website Administration	549936-51301	\$250.00
001	1960	12/22/25	V00019	CHARTER COMMUNICATIONS	2543561111925	SERVICE 11/19/25 - 12/18/25	Amenity Internet	541036-57202	\$279.90
001	1961	12/22/25	V00019	CHARTER COMMUNICATIONS	2543561121925	SERVICE 12/19/25 - 01/18/26	Amenity Internet	541036-57202	\$288.85

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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
001	1962	12/22/25	V00031	INFRAMARK LLC	166287	Oct 2025- Management Fees	Accounting Services	532001-51301	\$375.00
001	1962	12/22/25	V00031	INFRAMARK LLC	166287	Oct 2025- Management Fees	Disclosure Report	531142-51301	\$600.00
001	1962	12/22/25	V00031	INFRAMARK LLC	166287	Oct 2025- Management Fees	District Manager	531150-51301	\$3,000.00
001	1962	12/22/25	V00031	INFRAMARK LLC	166287	Oct 2025- Management Fees	ProfServ-Field Management	531016-51301	\$1,000.00
001	1962	12/22/25	V00031	INFRAMARK LLC	166287	Oct 2025- Management Fees	Employee - Clubhouse Staff	534425-51301	\$5,416.66
001	1962	12/22/25	V00031	INFRAMARK LLC	166287	Oct 2025- Management Fees	Website Administration	549936-51301	\$250.00
001	300074	12/18/25	V00035	BOCC	121625-0433	Dec 2025- Water	Water - Waste	543018-53150	\$351.69
001	300075	12/29/25	V00036	TECO	121725-516975-ACH	ELECTRIC 11/12/25-12/11/25	ELECTRIC	543062-53150	\$1,258.39
001	300076	12/29/25	V00036	TECO	121725-28939-ACH	11/12/25-12/11/25 ELECTRIC	ELECTRIC	543041-53150	\$145.38
001	300077	12/31/25	V00036	TECO	121725-14244-ACH	ELECTRIC 11/12/25-12/11/25	ELECTRIC	543041-53150	\$855.87
001	300078	12/31/25	V00036	TECO	121725-39324-ACH	ELECTRIC 11/12/25-12/11/25	ELECTRIC	543041-53150	\$29.33
001	300079	12/31/25	V00036	TECO	121725-39725-ACH	11/12/25-12/11/25 STREETLIGHTS	ELECTRIC	543062-53150	\$372.87
001	300080	12/31/25	V00036	TECO	121725-46983-ACH	11/12/25-12/11/25 ELECTRIC	ELECTRIC	543041-53150	\$77.12
001	300081	12/31/25	V00036	TECO	121725-66985-ACH	11/12/25-12/11/25 STREETLIGHTS	ELECTRIC	543062-53150	\$3,588.76
Fund Total									\$123,376.12

SERIES 2020 DEBT SERVICE FUND - 200

200	1940	12/05/25	V00023	BELMOND RESERVE CDD	11072025 - 01	SERIES 2020 AND 2023 FY26 TAX DIST ID 748	SERIES 2020 FY26 TAX DIST ID 748	103200	\$6,252.05
200	1941	12/05/25	V00023	BELMOND RESERVE CDD	11142025 - 749	SERIES 2020 AND SERIES 2023 FY26 TAX DIST ID 749	SERIES 2020 FY26 TAX DIST ID 749	103200	\$10,329.83
200	1942	12/05/25	V00023	BELMOND RESERVE CDD	11212025-750	SERIES 2020 AND SERIES 2023 FY26 TAX DIST ID 750	SERIES 2020 FY26 TAX DIST ID 750	103200	\$10,050.59
200	1943	12/05/25	V00023	BELMOND RESERVE CDD	12032025-751	SERIES 2020 AND SERIES 2023 FY26 TAX DIST ID 751	SERIES 2020 FY26 TAX DIST ID 751	103200	\$37,262.64
200	1958	12/16/25	V00023	BELMOND RESERVE CDD	12052025-753	SERIES 2020 AND 2023 FY26 TAX DIST ID 753	SERIES 2020 FY26 TAX DIST ID 753	103200	\$535,127.45
200	1959	12/16/25	V00023	BELMOND RESERVE CDD	11032025-1103	SERIES 2020 AND 2023 FY26 TAX DIST ID EXCESS FEES	SERIES 2020 FY26 TAX DIST ID EXCESS FEES	103200	\$3,910.32
Fund Total									\$602,932.88

SERIES 2023 DEBT SERVICE FUND - 201

201	1940	12/05/25	V00023	BELMOND RESERVE CDD	11072025 - 01	SERIES 2020 AND 2023 FY26 TAX DIST ID 748	SERIES 2023 FY26 TAX DIST ID 748	103200	\$137.56
201	1941	12/05/25	V00023	BELMOND RESERVE CDD	11142025 - 749	SERIES 2020 AND SERIES 2023 FY26 TAX DIST ID 749	SERIES 2023 FY26 TAX DIST ID 749	103200	\$227.29
201	1942	12/05/25	V00023	BELMOND RESERVE CDD	11212025-750	SERIES 2020 AND SERIES 2023 FY26 TAX DIST ID 750	SERIES 2023 FY26 TAX DIST ID 750	103200	\$221.14
201	1943	12/05/25	V00023	BELMOND RESERVE CDD	12032025-751	SERIES 2020 AND SERIES 2023 FY26 TAX DIST ID 751	SERIES 2023 FY26 TAX DIST ID 751	103200	\$819.89
201	1958	12/16/25	V00023	BELMOND RESERVE CDD	12052025-753	SERIES 2020 AND 2023 FY26 TAX DIST ID 753	SERIES 2023 FY26 TAX DIST ID 753	103200	\$11,774.46
201	1959	12/16/25	V00023	BELMOND RESERVE CDD	11032025-1103	SERIES 2020 AND 2023 FY26 TAX DIST ID EXCESS FEES	SERIES 2023 FY26 TAX DIST ID EXCESS FEES	103200	\$86.04
Fund Total									\$13,266.38

Total Checks Paid	\$739,575.38
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December 2025 Meeting

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	12/1/2025	116476	\$1,087.00			Dec 2025- Aquatics
AQUATIC WEED CONTROL INC	11/1/2025	115379	\$1,087.00		\$2,174.00	Nov 2025- Aquatics
BLUE LIFE POOL SERVICE LLC	11/2/2025	21205	\$1,260.00			Nov 2025- Pool Service
BLUE LIFE POOL SERVICE LLC	12/1/2025	21387	\$1,200.00		\$2,460.00	Dec 2025- Pool Service
CHARTER COMMUNICATIONS	11/19/2025	2543561111925	\$279.90			SERVICE 11/19/25 - 12/18/25
CHARTER COMMUNICATIONS	12/19/2025	2543561121925	\$288.85		\$568.75	SERVICE 12/19/25 - 01/18/26
DOWN TO EARTH	11/1/2025	157188	\$8,874.33			Nov 2025- Landscape
DOWN TO EARTH	12/1/2025	160842	\$8,874.33		\$17,748.66	Dec 2025 Landscape
ELI PREMIER SERVICES, LLC	10/26/2025	INV0034	\$570.00			Oct 2025- Cleaning Services
ELI PREMIER SERVICES, LLC	11/25/2025	INV0037	\$570.00		\$1,140.00	Nov 2025- Cleaning Services
INFRAMARK LLC	11/11/2025	163526	\$1,000.00			Nov 2025- Management fees
INFRAMARK LLC	11/11/2025	163526	\$375.00			Nov 2025- Management fees
INFRAMARK LLC	11/11/2025	163526	\$3,000.00			Nov 2025- Management fees
INFRAMARK LLC	11/11/2025	163526	\$600.00			Nov 2025- Management fees
INFRAMARK LLC	11/11/2025	163526	\$5,416.67			Nov 2025- Management fees
INFRAMARK LLC	11/11/2025	163526	\$250.00	\$10,641.67		Nov 2025- Management fees
INFRAMARK LLC	12/1/2025	165652	\$375.00			Dec 2025- Management Fees
INFRAMARK LLC	12/1/2025	165652	\$600.00			Dec 2025- Management Fees
INFRAMARK LLC	12/1/2025	165652	\$3,000.00			Dec 2025- Management Fees
INFRAMARK LLC	12/1/2025	165652	\$1,000.00			Dec 2025- Management Fees
INFRAMARK LLC	12/1/2025	165652	\$5,416.67			Dec 2025- Management Fees
INFRAMARK LLC	12/1/2025	165652	\$250.00	\$10,641.67		Dec 2025- Management Fees
INFRAMARK LLC	12/15/2025	166287	\$375.00			Oct 2025- Management fees
INFRAMARK LLC	12/15/2025	166287	\$600.00			Oct 2025- Management Fees
INFRAMARK LLC	12/15/2025	166287	\$3,000.00			Oct 2025- Management Fees
INFRAMARK LLC	12/15/2025	166287	\$1,000.00			Oct 2025- Management Fees
INFRAMARK LLC	12/15/2025	166287	\$5,416.66			Oct 2025- Management Fees
INFRAMARK LLC	12/15/2025	166287	\$250.00	\$10,641.66	\$31,925.00	Oct 2025- Management Fees
SOUTHEAST WIRING SOLUTIONS INC	11/1/2025	20280485	\$119.89			Nov 2025- Access Control
SOUTHEAST WIRING SOLUTIONS INC	12/1/2025	20281158	\$119.89		\$239.78	Dec 2025- Access Control

December 2025 Meeting

BELMOND RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
SPEAREM ENTERPRISES	10/28/2025	6274	\$220.00			Sept-Oct Dog Waste
SPEAREM ENTERPRISES	11/19/2025	6283	\$220.00		\$440.00	Oct/Nov- Dog waste
Monthly Contract Subtotal			\$56,696.19			
Variable Contract						
IPFS CORPORATION	12/12/2025	121225-GAA-D81732	\$3,591.00			FY26 Insurance Policy Pay Off
IPFS CORPORATION	12/12/2025	121225-GAA-D81732	\$2,103.00		\$5,694.00	FY26 Insurance Policy Pay Off
STANTEC CONSULTING SERVICES INC.	11/10/2025	2480641	\$568.25			Oct 2025- District Engineer
STANTEC CONSULTING SERVICES INC.	12/12/2025	2499343	\$1,279.00		\$1,847.25	Dec 2025- District Engineer
STRALEY ROBIN VERICKER	11/18/2025	27494	\$1,462.50			Oct 2025- District Counsel
STRALEY ROBIN VERICKER	12/15/2025	27615	\$1,267.50		\$2,730.00	Nov 2025- District Counsel
Variable Contract Subtotal			\$10,271.25			
Utilities						
BOCC	12/16/2025	121625-0433	\$351.69			Dec 2025- Water
TECO	12/17/2025	121725-28939-ACH	\$145.38			ELECTRIC
TECO	12/17/2025	121725-516975-ACH	\$1,258.39			ELECTRIC
TECO	12/17/2025	121725-14244-ACH	\$855.87			ELECTRIC
TECO	12/17/2025	121725-39324-ACH	\$29.33			ELECTRIC
TECO	12/17/2025	121725-39725-ACH	\$372.87			ELECTRIC
TECO	12/17/2025	121725-46983-ACH	\$77.12			ELECTRIC
TECO	12/17/2025	121725-66985-ACH	\$3,588.76		\$6,327.72	ELECTRIC
Utilities Subtotal			\$6,679.41			
Regular Services						
COMPLETE I.T. CORP	11/1/2025	18210	\$99.00			Nov 2025- Complete IT
COMPLETE I.T. CORP	12/1/2025	18488	\$99.00		\$198.00	Dec 2025- Website Admin

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	10/30/2025	158652	\$40.00			Oct 2025- Irrigation repairs
DOWN TO EARTH	11/18/2025	159788	\$10,715.00			Nov 2025- Well Replacement Lift Station
DOWN TO EARTH	11/26/2025	161365	\$25.00			Nov 2025- Irrigation repairs
DOWN TO EARTH	11/26/2025	161364	\$46.00		\$10,826.00	Nov 2025- Irrigation repairs
FIELDS CONSULTING GROUP, LLC	12/15/2025	3707	\$1,425.00			Dec 2025- No trespassing signs
GRAU AND ASSOCIATES	11/20/2025	28266	\$600.00			Nov 2025- Arbitrage - Series
INFRAMARK LLC	11/25/2025	164517	\$7.79			Dec 2025- Copies and Postage
INFRAMARK LLC	12/22/2025	166655	\$9.80		\$17.59	Nov 2025- Postage and Copies
IPFS CORPORATION	11/11/2025	111125-GAA-D81732	\$2,096.12			FY2026 Renewal- Insurance
IPFS CORPORATION	12/12/2025	121225-GAA-D81732	\$13,171.08		\$15,267.20	FY26 Insurance Policy Pay Off
US BANK	11/25/2025	7979071	\$4,256.13			FY 2026- Trustee Fees
Regular Services Subtotal			\$32,589.92			
Additional Services						
BELMOND RESERVE CDD	11/14/2025	11142025 - 749	\$10,329.83			SERIES 2020 FY26 TAX DIST ID 749
BELMOND RESERVE CDD	11/14/2025	11142025 - 749	\$227.29	\$10,557.12		SERIES 2023 FY26 TAX DIST ID 749
BELMOND RESERVE CDD	11/21/2025	11212025-750	\$10,050.59			SERIES 2020 FY26 TAX DIST ID 750
BELMOND RESERVE CDD	11/21/2025	11212025-750	\$221.14	\$10,271.73		SERIES 2023 FY26 TAX DIST ID 750
BELMOND RESERVE CDD	12/3/2025	12032025-751	\$37,262.64			SERIES 2020 FY26 TAX DIST ID 751
BELMOND RESERVE CDD	12/3/2025	12032025-751	\$819.89	\$38,082.53		SERIES 2023 FY26 TAX DIST ID 751
BELMOND RESERVE CDD	12/5/2025	12052025-753	\$535,127.45			SERIES 2020 FY26 TAX DIST ID 753
BELMOND RESERVE CDD	12/5/2025	12052025-753	\$11,774.46	\$546,901.91		SERIES 2023 FY26 TAX DIST ID 753
BELMOND RESERVE CDD	11/3/2025	11032025-1103	\$3,910.32			SERIES 2020 FY26 TAX DIST ID EXCESS FEES
BELMOND RESERVE CDD	11/3/2025	11032025-1103	\$86.04	\$3,996.36	\$609,809.65	SERIES 2023 FY26 TAX DIST ID EXCESS FEES
Additional Services Subtotal			\$609,809.65			
Miscellaneous						
VOID	12/23/2025	122325	\$0.01			Misc. Service Revenue
Miscellaneous Subtotal			\$0.01			
TOTAL						
			\$716,046.43			

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

Invoice

Date	Invoice #
12/1/2025	116476

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	12/31/2025

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

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

Invoice

Date	Invoice #
11/1/2025	115379

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	12/1/2025

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

Thank you for your business.

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

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21205	11/02/2025	\$1,260.00	12/02/2025	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
CLEANING	REGULAR POOL SERVICE	1	1,200.00	1,200.00
CYA MAINTENANCE	CYA Fee per pool.	1	60.00	60.00

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

Pay invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21387	12/01/2025	\$1,200.00	12/31/2025	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

November 19, 2025
 Invoice Number: 2543561111925
 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 11/19/25 through 12/18/25
 details on following pages*

Previous Balance	568.75
Payments Received -Thank You!	-568.75
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 12/06/25	\$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.

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



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 11202025 NNNNNYNN 01 995283

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

November 19, 2025

BELMOND RESERVE CDD

Invoice Number: 2543561111925
 Account Number: 8337 12 029 2543561
 Service At: 13004 WILLOW GROVE DR
 RIVERVIEW FL 33579-6876

Total Due by 12/06/25	\$279.90
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833712029254356100279901

Invoice Number: 2543561111925
 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 11202025 NNNNNYNN 01 995283

Charge Details

Previous Balance	568.75
Check Payment-thank You 10/31	-568.75
Remaining Balance	\$0.00

Payments received after 11/19/25 will appear on your next bill.

Service from 11/19/25 through 12/18/25

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 12/06/25 \$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.



Invoice Number: 2543561111925
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 11202025 NNNNNYNN 01 995283

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
E911 Fee \$0.40, Federal USF \$3.05, Florida CST \$5.33, Sales Tax \$0.05, TRS Surcharge \$0.08.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



December 19, 2025
 Invoice Number: 2543561121925
 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 12/19/25 through 01/18/26
 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 01/05/26	\$288.85
Total Due	\$568.75

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.



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 12202025 NNNNNYNN 01 996362

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

December 19, 2025

BELMOND RESERVE CDD

Invoice Number: 2543561121925
 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: 2543561121925
 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 12202025 NNNNNYNN 01 996362

Charge Details

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

Payments received after 12/19/25 will appear on your next bill.

Service from 12/19/25 through 01/18/26

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	12/19	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 01/05/26 **\$288.85**

Total Due **\$568.75**

Billing 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.

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.



BELMOND RESERVE CDD

Invoice Number: 2543561121925
Account Number: 8337 12 029 2543561
Security Code: **2252**

Contact Us

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

8633 2390 DY RP 19 12202025 NNNNNYNN 01 996362

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
E911 Fee \$0.40, Federal USF \$3.05, Florida CST \$5.33, Sales Tax \$0.05, TRS Surcharge \$0.08.

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Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 2543561121925
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 12202025 NNNNNYNN 01 996362



Down to Earth Landscape & Irrigation

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



Page 32
Invoice: #157188
November 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

11/1/2025

Date Due

12/1/2025

Terms

Net 30

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#122410 - Belmond Reserve CDD Contract (2025) November 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

Down to Earth Landscape & Irrigation

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



Page 33
Invoice: #160842
December 2025

Customer

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

Property / Project Address

Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, FL 33579

Wesley Chapel, FL 33544

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Belmond Reserve CDD Contract (2025)	12/1/2025	12/31/2025	Net 30	
Estimate # 122410				

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

<div><p>Billing Questions</p><p>Theresa.Koglin@Down2earthinc.com (321) 228-5717</p><p>Visit us at https://dtelandscape.com for all other questions or concerns.</p></div>	<p>To make payment by ACH (electronic check) or credit card, please click the link below. There is no fee for ACH payments, and a 3% processing fee for credit card payments.</p> <p>https://huntington.billeriq.com/ebpp/DownToEarth/</p>		Subtotal	\$8,874.33
			Sales Tax	\$0.00
			Total	\$8,874.33
			Credits/Payments	(\$0.00)
			Balance Due	\$8,874.33

ELI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8139270178
elipremierservices@gmail.com

Page 34
INVOICE
INV0034
DATE
10/26/2025
DUE DATE
11/01/2025
BALANCE DUE
USD \$570.00

BILL TO

Belmond Reserve CDD c/o Inframark

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

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

Payment Info

PAYMENT INSTRUCTIONS
P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE
USD \$570.00

BY CHECK
ELI PREMIER SERVICES LLC

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

ELI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8134151678
elipremierservices@gmail.com

Page 35
INVOICE
INV0037
DATE
11/25/2025
DUE DATE
12/15/2025
BALANCE DUE
USD \$570.00

BILL TO

Belmond Reserve CDD c/o Inframark

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

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

Payment Info

PAYMENT INSTRUCTIONS
P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE
USD \$570.00

BY CHECK
ELI PREMIER SERVICES LLC

November cleaning service

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



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#

163526

CUSTOMER ID

C2276

PO#**DATE**

11/11/2025

NET TERMS

Due On Receipt

DUE DATE

11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Dissemination Services	1	Ea	600.00		600.00
District Management	1	Ea	3,000.00		3,000.00
Field Management	1	Ea	1,000.00		1,000.00
Personnel Services	1	Ea	5,416.67		5,416.67
Website Maintenance / Admin	1	Ea	250.00		250.00
Subtotal					10,641.67

Subtotal	\$10,641.67
Tax	\$0.00
Total Due	\$10,641.67

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.



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#

165652

CUSTOMER ID

C2276

PO#**DATE**

12/1/2025

NET TERMS

Due On Receipt

DUE DATE

12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Dissemination Services	1	Ea	600.00		600.00
District Management	1	Ea	3,000.00		3,000.00
Field Management	1	Ea	1,000.00		1,000.00
Personnel Services	1	Ea	5,416.67		5,416.67
Website Maintenance / Admin	1	Ea	250.00		250.00
Subtotal					10,641.67

Subtotal	\$10,641.67
Tax	\$0.00
Total Due	\$10,641.67

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

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



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#

166287

CUSTOMER ID

C2276

PO#**DATE**

12/15/2025

NET TERMS

Due On Receipt

DUE DATE

12/15/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces#160867					
Accounting Services	1	Ea	375.00		375.00
Dissemination Services	1	Ea	600.00		600.00
District Management	1	Ea	3,000.00		3,000.00
Field Management	1	Ea	1,000.00		1,000.00
Personnel Services	1	Ea	5,416.66		5,416.66
Website Maintenance / Admin	1	Ea	250.00		250.00
Subtotal					10,641.66

Subtotal

\$10,641.66

Tax

\$0.00

Total Due

\$10,641.66

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.

108 Oaks Ct.
Sanford, FL 32771

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20280485	PROJ-0108	11/01/2025	12/01/2025	\$119.89	\$

To: BELMOND RESERVE CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607Remit To: Southeast Wiring Solutions, Inc.
108 Oaks Ct.
Sanford, FL 32771-----
Detach and return with your payment.

Customer Name	Customer #	Invoice #	Invoice Date	PO Number	Amount Due
BELMOND RESERVE CDD	PROJ-0108	20280485	11/01/2025		\$119.89

Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13004 WILLOW GROVE DRIVE RIVERVIEW, FL			
ACCESS CONTROL MANAGEMENT, (11/01/2025 - 11/30/2025) : SUBSCRIBER	1.00	119.89	119.89
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

108 Oaks Ct.
Sanford, FL 32771

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20281158	PROJ-0108	12/01/2025	12/31/2025	\$119.89	\$

To: BELMOND RESERVE CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607Remit To: Southeast Wiring Solutions, Inc.
108 Oaks Ct.
Sanford, FL 32771-----
Detach and return with your payment.

Customer Name	Customer #	Invoice #	Invoice Date	PO Number	Amount Due
BELMOND RESERVE CDD	PROJ-0108	20281158	12/01/2025		\$119.89

Description	QTY	Rate	Amount
<i>BELMOND AMENITY CENTER, 13004 WILLOW GROVE DRIVE RIVERVIEW, FL</i>			
ACCESS CONTROL MANAGEMENT, (12/01/2025 - 12/31/2025) :	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

Spearem Enterprises, LLC

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



INVOICE

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

INVOICE 6274
DATE 10/28/2025
TERMS Net 15
DUE DATE 11/12/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor 9/16/25 to 10/15/25 Service dog waist station and supply bags and mut mits 2 times per week for 4 weeks	4	55.00	220.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$220.00**

Spearem Enterprises, LLC

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



INVOICE

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

INVOICE 6283
DATE 11/19/2025
TERMS Net 15
DUE DATE 12/04/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor 10/16/25 to 11/15/25 Service dog waist station and supply bags and mut mits 2 times per week for 4 weeks	4	55.00	220.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$220.00**

DATE MAILED	ACCOUNT NUMBER	DUE DATE
12/12/25	GAA-D81732	01/01/26

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.

342556 0.4800 1212 7824 25687 1/1 BIN:0



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

CURRENT BALANCE	PAYMENT DUE
\$18,865.08	\$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
3	GAA-D81732	01/01/26

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

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

IF RECEIVED AFTER 01/06/26
5:00 PM CENTRAL TIME

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

GAA0D817324 00002200936



INVOICE

Invoice Number 2480641
Invoice Date November 10, 2025
Customer Number 1874093
Project Number 238202302

Bill To

Belmond Reserve Community
Development District
Accounts Payable
C/O Inframark
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Belmond Reserve CDD - General Consulting Services

Stantec Project Manager: Waag, Tyson
Authorization Amount: \$4,000.00
Authorization Previously Billed: \$0.00
Authorization Budget Remaining: \$3,431.75
Authorization Billed to Date: \$568.25
Current Invoice Due: \$568.25
For Period Ending: October 24, 2025

Invoice email: inframarkcms@payableslockbox.com
Client contact email: Samantha.Zanoni@inframark.com
Include: Billing Backup

Please contact Adam Fowler if you have any questions concerning this invoice.

[E-mail: Adam.Fowler@Stantec.com](mailto:Adam.Fowler@Stantec.com)

**** PLEASE INCLUDE AN INVOICE # WITH PAYMENT ****

Thank you.

Net Due in 28 Days or in accordance with terms of the contract

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

INVOICE

Invoice Number	2480641
Project Number	238202302

Top Task 2026	2026 FY Gen Cons
---------------	------------------

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 09			
Nurse, Vanessa M	0.25	183.00	45.75
	0.25		45.75
Level 10			
Rankin, Ashley Alexandra	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2.50	190.00	475.00
	2.75		522.50
Professional Services Subtotal	3.00		568.25

Top Task 2026 Total	568.25
---------------------	--------

Total Fees & Disbursements	\$568.25
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INVOICE TOTAL (USD)	\$568.25
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Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-10-20	238202302	2026	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
2025-10-06	238202302	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PM SUPPORT	
2025-10-02	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	CORRESPONDENCE WITH VENDOR REGARDING EROSION PROPOSAL. UPLOAD FIELD PHOTOS.	
2025-10-03	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	FY2026 TEAM KICKOFF MEETING AND REVIEW PROJECT DIRECTORY FOR PA	
2025-10-06	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH DM REGARDING FPM AREA 1 EROSION PROPOSALS.	
2025-10-08	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY FINANCIAL REVIEW.	
2025-10-09	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM REGARDING UPDATING MAINTENANCE MAPPING. TEAM COORDINATION.	
2025-10-14	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINANCIAL REVIEW	
Total subTask 2026					3.00		\$568.25		
Total Top Task 2026					3.00		\$568.25		
Total Project 238202302					3.00		\$568.25		



INVOICE

Invoice Number 2499343
Invoice Date December 12, 2025
Customer Number 1874093
Project Number 238202302

Bill To

Belmond Reserve Community
Development District
Accounts Payable
C/O Inframark
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Belmond Reserve CDD - General Consulting Services

Stantec Project Manager: Waag, Tyson
Authorization Amount: \$4,000.00
Authorization Previously Billed: \$568.25
Authorization Budget Remaining: \$2,152.75
Authorization Billed to Date: \$1,847.25
Current Invoice Due: \$1,279.00
For Period Ending: December 5, 2025

Invoice email: inframarkcms@payableslockbox.com
Client contact email: Samantha.Zanoni@inframark.com
Include: Billing Backup

Please contact Adam Fowler if you have any questions concerning this invoice.

[E-mail: Adam.Fowler@Stantec.com](mailto:Adam.Fowler@Stantec.com)

** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **

Thank you.

Net Due in 28 Days or in accordance with terms of the contract

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

INVOICE

Invoice Number 2499343
Project Number 238202302

Top Task 2026 2026 FY Gen Cons

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 09			
Nurse, Vanessa M	0.50	183.00	91.50
	0.50		91.50
Level 10			
Rankin, Ashley Alexandra	2.50	190.00	475.00
Waag, R Tyson (Tyson)	3.75	190.00	712.50
	6.25		1,187.50
Professional Services Subtotal	6.75		1,279.00

Top Task 2026 Total 1,279.00

Total Fees & Disbursements \$1,279.00

INVOICE TOTAL (USD) \$1,279.00

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-10-27	238202302	2026	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
2025-11-11	238202302	2026	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	WORKLOAD COORDINATION RE: BOUNDARY ACCURACY ON MAPS	
2025-10-28	238202302	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	1.50	190.00	285.00	PM SUPPORT	
2025-11-07	238202302	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	1.00	190.00	190.00	PM SUPPORT	
2025-10-28	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	HOUSE BILL 7013 COMPLIANCE REVIEW.	
2025-11-04	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	CORRESPONDENCE WITH DM REGARDING AGENDA ITEMS. CORRESPONDENCE WITH VENDOR REGARDING POND D ADDENDUM AND FPM AREA 1 PROPOSALS. MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE (ZOOM)	
2025-11-06	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINANCIAL REVIEW.	
2025-11-07	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW CONSTRUCTION PLANS AND MAINTENANCE MAP. PROVIDE PROPOSAL TO DM.	
2025-11-10	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW COMMUNITY PONDS AND EMAIL CORRESPONDENCE WITH DM FOLLOWING UP ON ACTION ITEMS.	
Total subTask 2026					6.75		\$1,279.00		
Total Top Task 2026					6.75		\$1,279.00		
Total Project 238202302					6.75		\$1,279.00		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

November 18, 2025
 Client: 001542
 Matter: 000001
 Invoice #: 27494

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/6/2025	CAW	REVIEW AGENDA AND PREPARE FOR OCTOBER 7TH BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.9	\$292.50
10/7/2025	CAW	PREPARE FOR AND ATTEND OCTOBER 8TH BOARD MEETING IN PERSON.	3.4	\$1,105.00
10/22/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING NEIGHBORHOOD GRANT PROGRAM; REVIEW REQUIREMENTS FOR GRANT PROGRAM.	0.2	\$65.00
Total Professional Services			4.5	\$1,462.50

Total Services	\$1,462.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,462.50
Previous Balance		\$1,432.50
PAY THIS AMOUNT		\$2,895.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27123	September 16, 2025	\$1,432.50	\$0.00	\$0.00	\$0.00	\$2,895.00
Total Remaining Balance Due						\$2,895.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,462.50	\$0.00	\$1,432.50	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

December 15, 2025
 Client: 001542
 Matter: 000001
 Invoice #: 27615

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
11/4/2025	CAW	REVIEW AGENDA AND PREPARE FOR NOVEMBER 4TH BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING; ATTEND BOARD MEETING IN PERSON.	3.9	\$1,267.50
Total Professional Services			3.9	\$1,267.50
Total Services				\$1,267.50
Total Disbursements				\$0.00
Total Current Charges				\$1,267.50
Previous Balance				\$2,895.00
PAY THIS AMOUNT				\$4,162.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27123	September 16, 2025	\$1,432.50	\$0.00	\$0.00	\$0.00	\$2,700.00
27494	November 18, 2025	\$1,462.50	\$0.00	\$0.00	\$0.00	\$2,730.00
Total Remaining Balance Due						\$4,162.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,730.00	\$0.00	\$1,432.50	\$0.00



Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	12/16/2025	01/06/2026

Page 55

Summary of Account Charges

Previous Balance	\$448.32
Net Payments - Thank You	\$-448.32
Total Account Charges	\$351.69
AMOUNT DUE	\$351.69

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 1,949 0
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE

01/06/2026

**Auto Pay Scheduled
DO NOT PAY**



0096347604330 00000351692



Hillsborough
County Florida

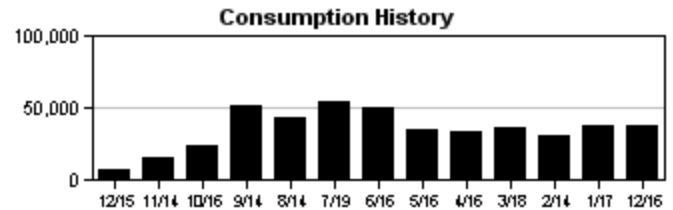
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	12/16/2025	01/06/2026

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	11/14/2025	1943626	12/15/2025	1951047	7421 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$22.41
Water Base Charge	\$46.04
Water Usage Charge	\$8.31
Total Service Address Charges	\$83.30



Hillsborough
County Florida

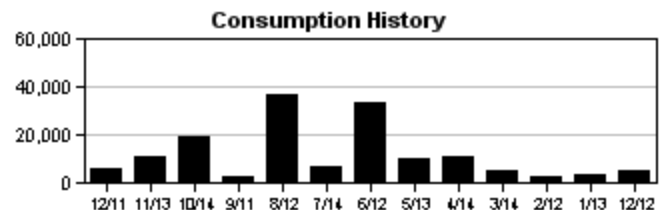
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	12/16/2025	01/06/2026

Service Address: 13047 WILLOW GROVE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	11/13/2025	4577	12/11/2025	4633	5600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$16.91
Water Base Charge	\$22.68
Water Usage Charge	\$6.27
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$39.59
Total Service Address Charges	\$146.87





Hillsborough
County Florida

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

BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT

9634760433

12/16/2025

01/06/2026

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	11/14/2025	1702297	12/15/2025	1716589	14292 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$43.16
Water Base Charge	\$55.81
Water Usage Charge	\$16.01
Total Service Address Charges	\$121.52





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

Amount Due: \$145.38

Due Date: January 07, 2026

Account #: 221008528939

DO NOT PAY. Your account will be drafted on January 07, 2026

Account Summary

Current Service Period: November 12, 2025 - December 11, 2025

Previous Amount Due	\$96.95
Payment(s) Received Since Last Statement	-\$96.95

Current Month's Charges	\$145.38
--------------------------------	-----------------

Amount Due by January 07, 2026	\$145.38
---------------------------------------	-----------------

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

Your Energy Insight



Your average daily kWh used was **10% lower** than the same period last year.

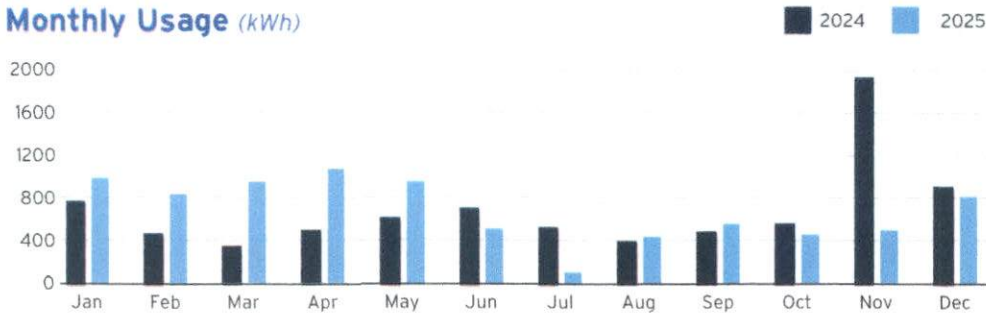


Your average daily kWh used was **80% higher** than it was in your previous period.

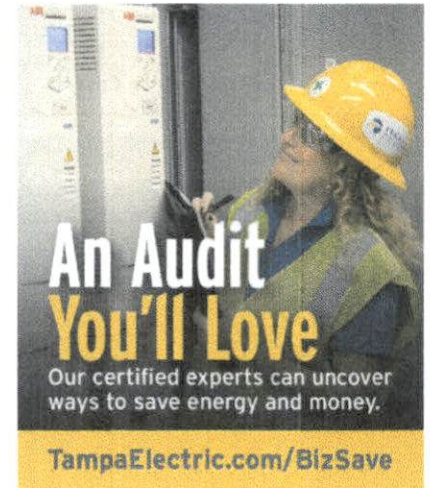


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221008528939

Due Date: January 07, 2026



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: \$145.38

Payment Amount: \$ _____

648915327357

Your account will be
drafted on January 07, 2026

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

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

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



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

Account #: 221008528939
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Meter Read

Meter Location: WELL

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000551211	12/11/2025	49,874	49,063	811 kWh	1	30 Days

Charge Details



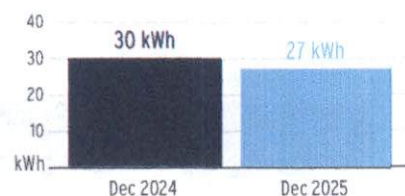
Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	811 kWh @ \$0.08641/kWh	\$70.08
Fuel Charge	811 kWh @ \$0.03391/kWh	\$27.50
Storm Protection Charge	811 kWh @ \$0.00577/kWh	\$4.68
Clean Energy Transition Mechanism	811 kWh @ \$0.00418/kWh	\$3.39
Storm Surcharge	811 kWh @ \$0.02121/kWh	\$17.20
Florida Gross Receipt Tax		\$3.63

Electric Service Cost

\$145.38

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges

\$145.38

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

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



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

Amount Due: \$1,258.39

Due Date: January 07, 2026

Account #: 221008516975

DO NOT PAY. Your account will be drafted on January 07, 2026

Account Summary

Current Service Period: November 12, 2025 - December 11, 2025

Previous Amount Due \$1,258.39

Payment(s) Received Since Last Statement -\$1,258.39

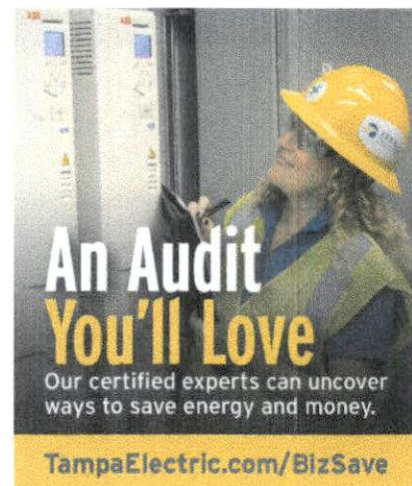
Current Month's Charges \$1,258.39

Amount Due by January 07, 2026 \$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.



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



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

Account #: 221008516975

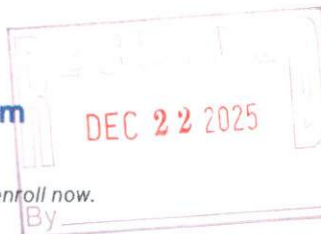
Due Date: January 07, 2026



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$1,258.39

Payment Amount: \$ _____

648915327356

Your account will be
drafted on January 07, 2026

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: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	513 kWh @ \$0.03412/kWh	\$17.50
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03363/kWh	\$17.25
Storm Protection Charge	513 kWh @ \$0.00559/kWh	\$2.87
Clean Energy Transition Mechanism	513 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	513 kWh @ \$0.01230/kWh	\$6.31
Florida Gross Receipt Tax		\$1.13

Lighting Charges

\$1,258.39

Total Current Month's Charges

\$1,258.39

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

00000019-0000438-Page 4 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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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 #	18210
Invoice Date	11-01-25
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



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 #	18488
Invoice Date	12-01-25
Balance Due	\$99.00

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Email account 30GB. Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis. <ul style="list-style-type: none">• Seat 1• Seat 2• Seat 3• Seat 4• Seat 5• eDiscovery Admin Email for Auditing• Includes 1 password reset per 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 66
Invoice: #158652
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

Invoice Irrigation Form 10.20.2025
Estimate # 131177

Invoice Date

10/30/2025

Date Due

11/14/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#131177 - Invoice Irrigation Form 10.20.2025				\$40.00
LCE006: Irrigation Repairs				\$40.00
Drip Line Fittings (Kit)	Each	2.00	\$3.00	\$6.00
MP Irrigation Nozzle Replaced (Kit)	Each	1.00	\$18.00	\$18.00
Standard Irrigation Nozzle Replaced (Kit)	Each	2.00	\$8.00	\$16.00

Billing Questions

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

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

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

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

Subtotal	\$40.00
Sales Tax	\$0.00
Total	\$40.00
Credits/Payments	(\$0.00)
Balance Due	\$40.00

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Belmond Reserve CDD

Branch: Tampa

Report Type: OCT. IRRIGATION REPORT

Controller Name: RAINBIRD ESP-LXD AMENITY CENT

Date: Oct. 20, 2025

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: RAINBIRD ESP-LXD

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: monday,thursday

Program Name: B

Start Time: 12:15 a.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday

[illegible]

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Bubbler	Drip	Bubbler	Drip	MP	Rotor
Program Type	A	B	A	B	B	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 40 mins	0 hrs 30 mins	0 hrs 40 mins	0 hrs 40 mins	0 hrs 30 mins	1 hrs 0 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	Yes	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: MP Qty: 1	<i>No repair items available</i>

Irrigation Zones

Attribute	15	16	17	18	19	20
Zone Type	Spray	Drip	Spray	Drip	Spray	Spray
Program Type	B	B	A	B	A	A
Run Time Schedule	None	None	None	None	None	None
Run Days	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No
Zone Runtime	0 hrs 40 mins	0 hrs 40 mins	0 hrs 30 mins	0 hrs 40 mins	0 hrs 30 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No
Head Adjusted	Yes	No	Yes	No	Yes	Yes
Billable Repairs	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments: PUMP FOR LIFT STATION TIMER IS DOWN . REPAIRS ARE IN THE WORKS . WHEN REPAIRS ARE MADE INSPECTION WILL BE DONE

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Belmond Reserve CDD

Branch: Tampa

Report Type: OCT. IRRIGATION REPORT

Controller Name: RAINBIRD ESP-LXD AMENITY CENT

Date: Oct. 20, 2025

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: RAINBIRD ESP-LXD

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: monday,thursday

Program Name: B

Start Time: 12:15 a.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday

[illegible]

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Bubbler	Drip	Bubbler	Drip	MP	Rotor
Program Type	A	B	A	B	B	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 40 mins	0 hrs 30 mins	0 hrs 40 mins	0 hrs 40 mins	0 hrs 30 mins	1 hrs 0 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	Yes	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: MP Qty: 1	<i>No repair items available</i>

Irrigation Zones

Attribute	15	16	17	18	19	20
Zone Type	Spray	Drip	Spray	Drip	Spray	Spray
Program Type	B	B	A	B	A	A
Run Time Schedule	None	None	None	None	None	None
Run Days	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No
Zone Runtime	0 hrs 40 mins	0 hrs 40 mins	0 hrs 30 mins	0 hrs 40 mins	0 hrs 30 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No
Head Adjusted	Yes	No	Yes	No	Yes	Yes
Billable Repairs	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments: PUMP FOR LIFT STATION TIMER IS DOWN . REPAIRS ARE IN THE WORKS . WHEN REPAIRS ARE MADE INSPECTION WILL BE DONE

Down to Earth Landscape & Irrigation

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



Page 77
Invoice: #159788
November 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

Pump Replacement @ Lift Station
Estimate # 130958

Invoice Date

11/18/2025

Date Due

12/3/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#130958 - Pump Replacement @ Lift Station				\$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.

LCE005: Irrigation Installation				\$10,715.00
5hp well pump (Irrigation) (Sub)	Each	1.00	\$10715.00	\$10715.00

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	\$10,715.00
Sales Tax	\$0.00
Total	\$10,715.00
Credits/Payments	(\$0.00)
Balance Due	\$10,715.00

**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/>.

Down to Earth Landscape & Irrigation

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



Page 79
Invoice: #161365
 November 2025

Customer

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

Property / Project Address

Belmond Reserve CDD
 13004 Willow Grove Drive
 Riverview, FL 33579

Wesley Chapel, FL 33544

Project/Job

Invoice Irrigation Form 11.12.2025
 Estimate # 133151

Invoice Date

11/26/2025

Date Due

12/11/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#133151 - Invoice Irrigation Form 11.12.2025				\$25.00
LCE006: Irrigation Repairs				\$25.00
Drip Line Fittings (Kit)	Each	3.00	\$3.00	\$9.00
Standard Irrigation Nozzle Replaced (Kit)	Each	2.00	\$8.00	\$16.00

Billing Questions

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

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<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$25.00
Sales Tax	\$0.00
Total	\$25.00
Credits/Payments	(\$0.00)
Balance Due	\$25.00

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Belmond Reserve CDD

Branch: Tampa

Report Type: NOV. IRR. REPORT

Controller Name: HUNTER XC-HYBRID CUL-DE-SAC

Date: Nov. 12, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER XC-HYBRID

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 6 a.m.

Seasonal Adjustment: 100

Run Days: monday,wednesday,friday

Irrigation Zones

Attribute	1	2	3
Zone Type	Drip	Spray	Spray
Program Type	A	A	A
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Battery	Battery	Battery
Zone Faults	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	No	Yes	Yes
Billable Repairs	No	No	No
Proposed Repairs	No	No	No
Zone Repair Items	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Belmond Reserve CDD

Branch: Tampa

Report Type: NOV. IRR. REPORT

Controller Name: HUNTER XC-HYBRID CUL-DE-SAC

Date: Nov. 12, 2025

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: HUNTER XC-HYBRID-CUL-DE-SAC 3

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 1 a.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday

Irrigation Zones

Attribute	1	2	3
Zone Type	Drip	Spray	Spray
Program Type	A	A	A
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Battery	Battery	Battery
Zone Faults	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	No	Yes	Yes
Billable Repairs	No	No	No
Proposed Repairs	No	No	No
Zone Repair Items	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Belmond Reserve CDD

Branch: Tampa

Report Type: NOV. IRR. REPORT

Controller Name: HUNTER XC-HYBRID CUL-DE-SAC

Date: Nov. 12, 2025

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: HUNTER XC-HYBRID-CUL-DE-SAC 3

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 1 a.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday

Irrigation Zones

Attribute	1	2	3
Zone Type	Drip	Spray	Spray
Program Type	A	A	A
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Battery	Battery	Battery
Zone Faults	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	No	Yes	Yes
Billable Repairs	No	No	No
Proposed Repairs	No	No	No
Zone Repair Items	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Down to Earth Landscape & Irrigation

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



Page 89
Invoice: #161364
 November 2025

Customer

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

Property / Project Address

Belmond Reserve CDD
 13004 Willow Grove Drive
 Riverview, FL 33579

Wesley Chapel, FL 33544

Project/Job

Invoice Irrigation Form 11.05.2025
 Estimate # 132541

Invoice Date

11/26/2025

Date Due

12/11/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#132541 - Invoice Irrigation Form 11.05.2025				\$46.00
LCE006: Irrigation Repairs				\$46.00
Drip Line Fittings (Kit)	Each	2.00	\$3.00	\$6.00
Standard Irrigation Nozzle Replaced (Kit)	Each	5.00	\$8.00	\$40.00

Billing Questions

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

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

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

Subtotal	\$46.00
Sales Tax	\$0.00
Total	\$46.00
Credits/Payments	(\$0.00)
Balance Due	\$46.00

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Belmond Reserve CDD

Branch: Tampa

Report Type: NOV. IRR. REPORT

Controller Name: AMENITY CNTR-TIMER

Date: Nov. 5, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: RAINBIRD-ESP-LXD

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: monday,thursday

Program Name: B

Start Time: 12:15 a.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday

[illegible]

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Drip	Drip	Drip	Drip	MP	Drip
Program Type	B	A	A	B	B	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 40 mins	0 hrs 30 mins	0 hrs 40 mins	0 hrs 40 mins	0 hrs 30 mins	1 hrs 0 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	Yes	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2

Irrigation Zones

Attribute	15	16	17	18	19	20
Zone Type	Drip	MP	Drip	Spray	Spray	Spray
Program Type	B	A	B	B	A	A
Run Time Schedule	None	None	None	None	None	None
Run Days	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No
Zone Runtime	0 hrs 40 mins	1 hrs 0 mins	0 hrs 30 mins	0 hrs 40 mins	0 hrs 30 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No
Head Adjusted	No	Yes	No	Yes	Yes	Yes
Billable Repairs	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Belmond Reserve CDD

Branch: Tampa

Report Type: NOV. IRR. REPORT

Controller Name: LIFT STATION-TIMER

Date: Nov. 5, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: RAINBIRD-ESP-LXD

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: monday,wednesday,friday

Program Name: B

Start Time: 4 p.m.

Seasonal Adjustment: 100

Run Days: monday,wednesday,friday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Bubbler	Rotor	Rotor	Spray	Spray	Spray	Bubbler
Program Type	B	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	1 hrs 0 mins	1 hrs 0 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	Yes	Yes	Yes	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	<i>No repair items available</i>

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Spray	Drip	Spray	Drip	Drip	Spray
Program Type	A	A	B	A	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	1 hrs 0 mins	0 hrs 30 mins	0 hrs 15 mins	0 hrs 30 mins	N/A	N/A	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	Yes	No	No	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	15	16	17
Zone Type	Bubbler	Rotor	Rotor
Program Type	B	B	B
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No
Zone Runtime	N/A	N/A	0 hrs 40 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	No	Yes	Yes
Billable Repairs	No	No	No
Proposed Repairs	No	No	No
Zone Repair Items	No repair items available	No repair items available	No repair items available

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Belmond Reserve CDD

Branch: Tampa

Report Type: NOV. IRR. REPORT

Controller Name: LIFT STATION-TIMER

Date: Nov. 5, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: RAINBIRD-ESP-LXD

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: monday,wednesday,friday

Program Name: B

Start Time: 4 p.m.

Seasonal Adjustment: 100

Run Days: monday,wednesday,friday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Bubbler	Rotor	Rotor	Spray	Spray	Spray	Bubbler
Program Type	B	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	1 hrs 0 mins	1 hrs 0 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	Yes	Yes	Yes	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	<i>No repair items available</i>

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Spray	Drip	Spray	Drip	Drip	Spray
Program Type	A	A	B	A	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	1 hrs 0 mins	0 hrs 30 mins	0 hrs 15 mins	0 hrs 30 mins	N/A	N/A	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	Yes	No	No	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	15	16	17
Zone Type	Bubbler	Rotor	Rotor
Program Type	B	B	B
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No
Zone Runtime	N/A	N/A	0 hrs 40 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	No	Yes	Yes
Billable Repairs	No	No	No
Proposed Repairs	No	No	No
Zone Repair Items	No repair items available	No repair items available	No repair items available

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

INVOICE

Fields Consulting Group, LLC
 (dba. Mike's Signs)
 11749 Crestridge Loop
 New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co
 m
 +1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
 11749 Crestridge Loop
 Trinity, FL 34655

**Meritus****Bill to**

Inframark
 Belmond Reserve CDD
 Attn: Samantha Ford
 2005 Pan Am Circle #300
 Tampa, FL 33607

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3707
 Terms: Due on receipt
 Invoice date: 12/15/2025
 Due date: 01/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Printing & Reproduction	Custom "No Trespassing - CDD Property" (12x18) reflective metal sign	10	\$60.00	\$600.00
2.	Printing & Reproduction	8-ft galvanized u-channel post	10	\$40.00	\$400.00
3.	Install (Signage)	Install the above sign with 8-ft galvanized u-channel post.	10	\$50.00	\$500.00
4.	Install (Signage)	5% Volume Discount	10	-\$7.50	-\$75.00
5.		Address: 13004 Willow Grove Dr., Riverview			

Total**\$1,425.00**

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28266
Date 11/20/2025

SERVICE	AMOUNT
Project: Arbitrage - Series 2020 FYE 8/31/2025	
Arbitrage Services	
Arbitrage	\$ <u>600.00</u>
Subtotal:	<u><u>600.00</u></u>
Total	600.00
Current Amount Due	\$ <u><u>600.00</u></u>

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

Payment due upon receipt.



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#

164517

CUSTOMER ID

C2276

PO#**DATE**

11/25/2025

NET TERMS

Due On Receipt

DUE DATE

11/25/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies	1	Ea	0.39		0.39
Postage	10	Ea	0.74		7.40
Subtotal					7.79

Subtotal	\$7.79
-----------------	--------

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

Total Due	\$7.79
------------------	--------

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

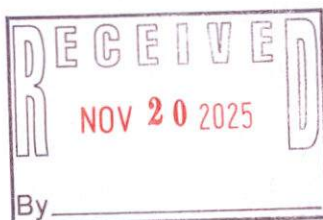
Please include the Customer ID and the Invoice Number on your form of payment.

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 108

DATE MAILED	ACCOUNT NUMBER	DUE DATE
11/11/25	GAA-D81732	12/01/25

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.

337271 0.4800 1112 11195 34239 1/1 BIN:0



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

CURRENT BALANCE	PAYMENT DUE
\$20,961.20	\$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.

PREBIL (10/16) Copyright 2018 IPFS Corporation

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

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
2	GAA-D81732	12/01/25

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

PAYMENT DUE: \$2,096.12

IF RECEIVED AFTER 12/06/25
5:00 PM CENTRAL TIME

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

GAA0D817324 00002200936



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7979071



000000915 02 SP 106481627126972 S

Belmond Reserve Community Dev Dist
ATTN Brian Lamb District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7979071
Account Number: 267392000
Invoice Date: 11/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Belmond Reserve Community Dev Dist
ATTN Brian Lamb District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE
BONDS, SERIES 2020 (2020 PROJECT)REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE **\$4,256.13**

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**BELMOND RESERVE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2020 (2020 PROJECT)REVENUE ACCOUNT**

Invoice Number: 7979071
Account Number: 267392000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 267392000
Invoice # 7979071
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3
Page 111

Invoice Number: 7979071
Invoice Date: 11/25/2025
Account Number: 267392000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

BELMOND RESERVE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2020 (2020 PROJECT)REVENUE ACCOUNT

Accounts Included 267392000 267392001 267392002 267392003 267392004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 11/01/2025 - 10/31/2026				\$3,950.00
Incidental Expenses 11/01/2025 to 10/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



BELMOND RESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 11/14/2025

Check Total	<u>\$10,557.12</u>
-------------	--------------------

Check Amount \$10,329.83

Payable To Belmond Reserve CDD

Check Description Series 2020 - FY26 Tax Dist. ID 749

Code: 200.103200.1000

Check Amount \$227.29

Payable To Belmond Reserve CDD

Check Description Series 2023 - FY26 Tax Dist. ID 749

Code: 201.103200.1000

Special Instructions Please mail DS check with directional letter

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

Jonathan Sciortino

Authorization

BELMOND RESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	514,608.04	46.82%	0.468200
Net DS 2020	571,830.74	52.03%	0.520300
Net DS 2023	12,582.05	1.14%	0.011400
Net Total	1,099,020.83	100.00%	1.000000

3%

Date Received	Amount Received	46.82%	52.03%	1.14%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2020 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue			
11/7/2025	12,016.02	5,626.41	6,252.05	137.56	-	748	
11/14/2025	19,853.25	9,296.13	10,329.83	227.29	-	749	
		-	-	-	-		
		-	-	-	-		
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		-	-	-	-		
TOTAL	31,869.27	14,922.54	16,581.88				
Net Total on Roll	1,099,020.83						
Collection Surplus / (Deficit)	(1,067,151.56)						

BELMOND RESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 11/21/2025

Check Total	<u>\$10,271.73</u>
-------------	--------------------

Check Amount \$10,050.59

Payable To Belmond Reserve CDD

Check Description Series 2020 - FY26 Tax Dist. ID 750

Code: 200.103200.1000

Check Amount \$221.14

Payable To Belmond Reserve CDD

Check Description Series 2023 - FY26 Tax Dist. ID 750

Code: 201.103200.1000

Special Instructions Please mail DS check with directional letter

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

Jonathan Sciortino

Authorization

BELMOND RESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	514,608.04	46.82%	0.468200
Net DS 2020	571,830.74	52.03%	0.520300
Net DS 2023	12,582.05	1.14%	0.011400
Net Total	1,099,020.83	100.00%	1.000000

5%

Date Received	Amount Received	46.82%	52.03%	1.14%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2020 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue			
11/7/2025	12,016.02	5,626.41	6,252.05	137.56	-	748	
11/14/2025	19,853.25	9,296.13	10,329.83	227.29	-	749	
11/21/2025	19,316.57	9,044.84	10,050.59	221.14	-	750	
		-	-	-	-		
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		-	-	-	-		
		-	-	-	-		
TOTAL	51,185.84	23,967.38	26,632.47				
Net Total on Roll	1,099,020.83						
Collection Surplus / (Deficit)	(1,047,834.99)						

BELMOND RESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 12/3/2025

Check Total	\$38,082.53
-------------	-------------

Check Amount \$37,262.64

Payable To Belmond Reserve CDD

Check Description Series 2020 - FY26 Tax Dist. ID 751

Code: 200.103200.1000

Check Amount \$819.89

Payable To Belmond Reserve CDD

Check Description Series 2023 - FY26 Tax Dist. ID 751

Code: 201.103200.1000

Special Instructions Please mail DS check with directional letter

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

Jonathan Sciortino

Authorization

BELMOND RESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	514,608.04	46.82%	0.468200
Net DS 2020	571,830.74	52.03%	0.520300
Net DS 2023	12,582.05	1.14%	0.011400
Net Total	1,099,020.83	100.00%	1.000000

11%

Date Received	Amount Received	46.82%	52.03%	1.14%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2020 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue			
11/7/2025	12,016.02	5,626.41	6,252.05	137.56	-	748	
11/14/2025	19,853.25	9,296.13	10,329.83	227.29	-	749	
11/21/2025	19,316.57	9,044.84	10,050.59	221.14	-	750	
12/3/2025	71,616.32	33,533.79	37,262.64	819.89	-	751	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
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		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
TOTAL	122,802.16	57,501.17	63,895.10				
Net Total on Roll	1,099,020.83						
Collection Surplus / (Deficit)	(976,218.67)						

BELMOND RESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 12/5/2025

Check Total	<u>\$546,901.91</u>
-------------	---------------------

Check Amount \$535,127.45

Payable To Belmond Reserve CDD

Check Description Series 2020 - FY26 Tax Dist. ID 753

Code: 200.103200.1000

Check Amount \$11,774.46

Payable To Belmond Reserve CDD

Check Description Series 2023 - FY26 Tax Dist. ID 753

Code: 201.103200.1000

Special Instructions Please mail DS check with directional letter

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

Jonathan Sciortino

Authorization

BELMOND RESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	514,608.04	46.82%	0.468200
Net DS 2020	571,830.74	52.03%	0.520300
Net DS 2023	12,582.05	1.14%	0.011400
Net Total	1,099,020.83	100.00%	1.000000

105%

Date Received	Amount Received	46.82%	52.03%	1.14%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2020 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue			
11/7/2025	12,016.02	5,626.41	6,252.05	137.56	-	748	
11/14/2025	19,853.25	9,296.13	10,329.83	227.29	-	749	
11/21/2025	19,316.57	9,044.84	10,050.59	221.14	-	750	
12/3/2025	71,616.32	33,533.79	37,262.64	819.89	-	751	
11/3/2025	7,515.37	3,519.01	3,910.32	86.04	-	Excess Fees	
12/5/2025	1,028,479.54	481,577.63	535,127.45	11,774.46	-	753	
		-	-	-	-		
		-	-	-	-		
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		-	-	-	-		
TOTAL	1,158,797.07	542,597.81	602,932.87				
Net Total on Roll	1,099,020.83						
Collection Surplus / (Deficit)	59,776.24						

BELMOND RESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 11/3/2025

Check Total	<u>\$3,996.36</u>
-------------	-------------------

Check Amount \$3,910.32

Payable To Belmond Reserve CDD

Check Description Series 2020 - FY26 Tax Dist. ID Excess Fees

Code: 200.103200.1000

Check Amount \$86.04

Payable To Belmond Reserve CDD

Check Description Series 2023 - FY26 Tax Dist. ID Excess Fees

Code: 201.103200.1000

Special Instructions Please mail DS check with directional letter

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

Jonathan Sciortino

Authorization

BELMOND RESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	514,608.04	46.82%	0.468200
Net DS 2020	571,830.74	52.03%	0.520300
Net DS 2023	12,582.05	1.14%	0.011400
Net Total	1,099,020.83	100.00%	1.000000

12%

Date Received	Amount Received	46.82%	52.03%	1.14%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2020 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue			
11/7/2025	12,016.02	5,626.41	6,252.05	137.56	-	748	
11/14/2025	19,853.25	9,296.13	10,329.83	227.29	-	749	
11/21/2025	19,316.57	9,044.84	10,050.59	221.14	-	750	
12/3/2025	71,616.32	33,533.79	37,262.64	819.89	-	751	
11/3/2025	7,515.37	3,519.01	3,910.32	86.04	-	Excess Fees	
		-	-	-	-		
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		-	-	-	-		
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		-	-	-	-		
TOTAL	130,317.53	61,020.18	67,805.42				
Net Total on Roll	1,099,020.83						
Collection Surplus / (Deficit)	(968,703.30)						







☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐







**Down to Earth Landscape & Irrigation**

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

Estimate: #139102**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

VFD drive (pump relay)

Estimated Job Start Date

February 27, 2026

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
VFD- pump relay	Each	1	\$5,572.00	\$5,572.00
Subtotal				\$5,572.00
Estimated Tax				\$0.00
Job Total				\$5,572.00

- During our recent site inspection we discovered that the pump located at the amenity center was running and not properly pressurizing. Upon further evolutions the drive unit will need to be replaced. This is an item that has not been previously worked on. This drive will have a warranty for
- 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

01/27/2026

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/>.



Belmond Reserve CDD

Wednesday, 14 January 2026

Prepared For Board Of Supervisors

48 Items Identified

240 Items Incomplete

Christy Fowler

Inframark

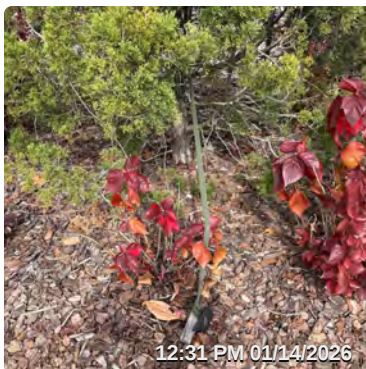
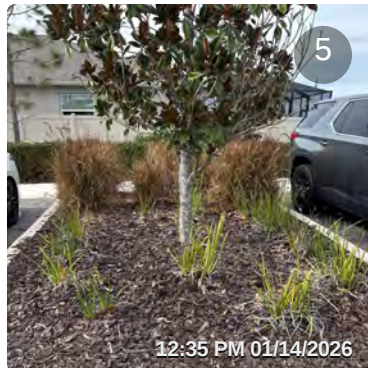
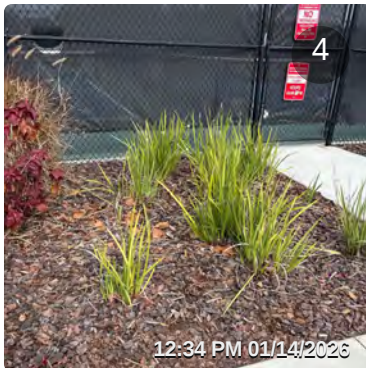
Item 1

Assigned To: Down 2 Earth

Clear and remove dead plant debris from all iris areas located around the clubhouse.

Leggy growth observed on Allamanda, consistent with seasonal growth patterns.

Recommend fertilization in spring

**Item 2**

Assigned To: Down 2 Earth

Remove unsecured tree stake on tree located near the sidewalk in the parking lot in front of the playground to eliminate a potential safety hazard.

**Item 3**

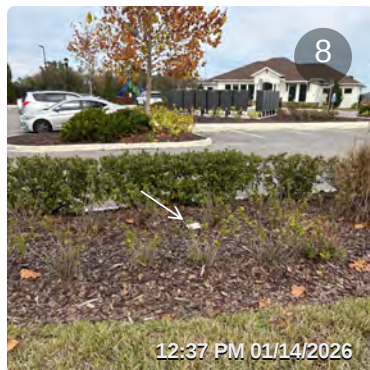
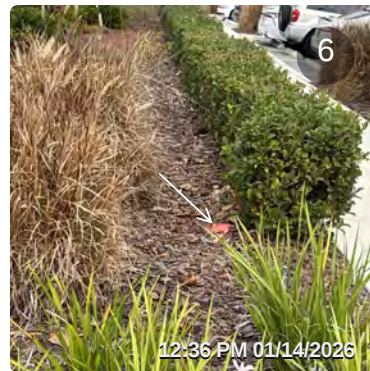
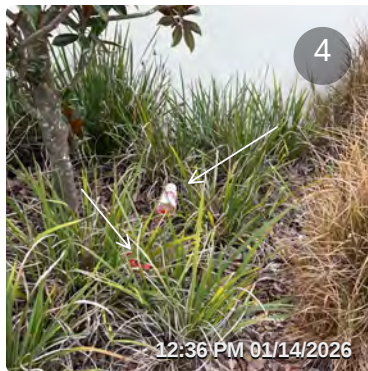
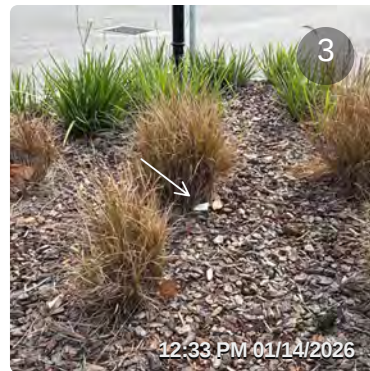
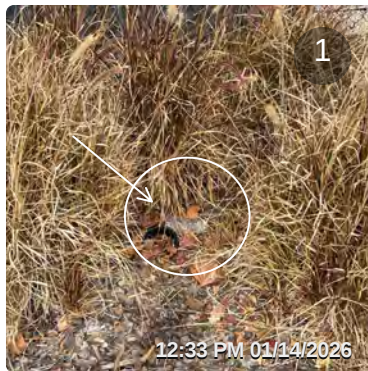
Assigned To: Onsite

Fence along the front side of the playground requires straightening and reattachment.

Item 4

Assigned To: Down 2 Earth/ Onsite

Remove trash debris from planting beds surrounding the playground during each service. Due to the off-season, recommend occasional onsite walk-throughs for additional cleanup.



Item 5

Assigned To: Down 2 Earth

Brazilian pepper observed throughout palmetto plantings on the south side of the lake adjacent to the parking lot. Recommend prompt removal of Brazilian pepper growth prior to maturation into trees



Item 6

Assigned To: Down 2 Earth

Irrigation flags noted in turf along the sidewalk on Willow Grove Road in front of the clubhouse. Request clarification on the nature and status of any irrigation concerns.



Item 7

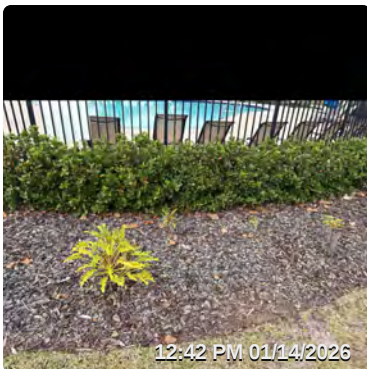
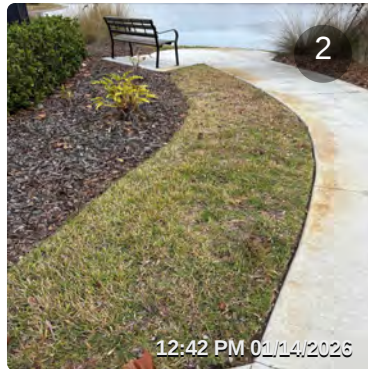
Assigned To: Down 2 Earth/Onsite

Trash debris noted along the roadway island in front of O2B Kids on Willow Grove Road.

Item 8

Assigned To: Down 2 Earth

Turf along the sidewalk on the backside of the pool area is full of broadleaf weeds. We need to be aggressive with this this time of year so we can get it under control.



Item 9

Assigned To: Down 2 Earth

Dead and declining philodendron observed. Recommend removal and investigation into the cause of decline, including possible irrigation deficiencies or excess before adding anything new to the area.



Item 10

Assigned To: Down 2 Earth

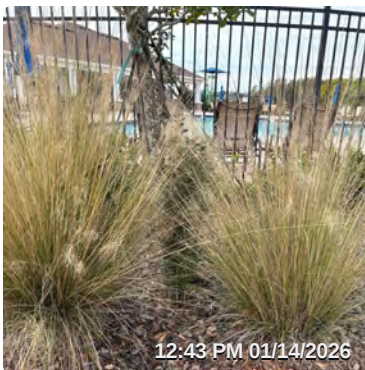
Remove suckers from oak trees along the backside of the clubhouse.



Item 11

Assigned To: Down 2 Earth

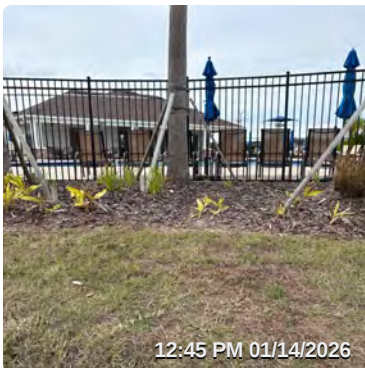
Muhly grass flowering has largely concluded for the season. Cutting back at this time is appropriate and recommended to maintain appearance and encourage healthy regrowth.



Item 12

Assigned To: Down 2 Earth

Tree suckers are present on the oak tree located behind the pool area. Removal is recommended to improve tree health and overall appearance.



Item 13

Assigned To: Down 2 Earth

Shell ginger located behind the pool area is not thriving. Removal is recommended due to poor performance and overall condition. Consider replacing with a full-sun-tolerant plant better suited to the site conditions.

Item 14

Assigned To: Down 2 Earth

Dead fountain grass observed outside the pool area. Removal is recommended to improve overall appearance.



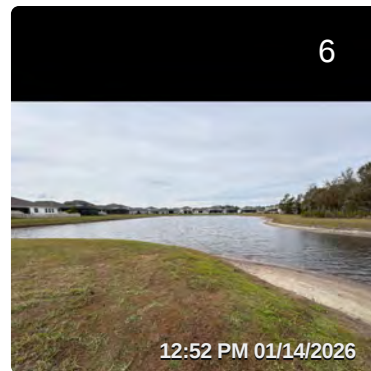
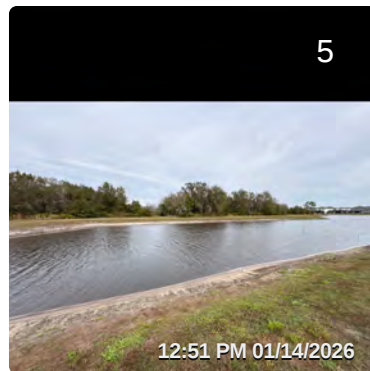
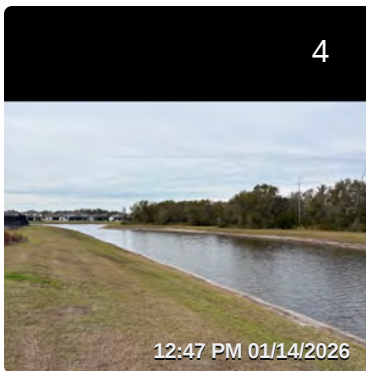
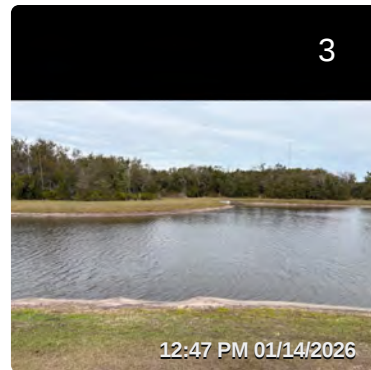
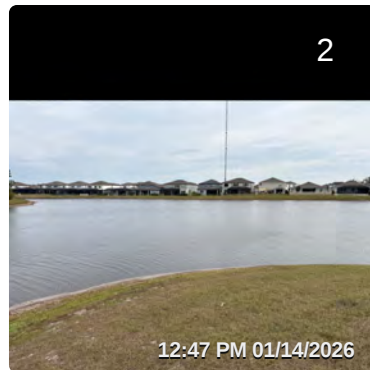
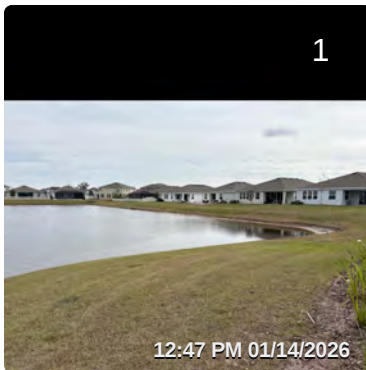
Item 15

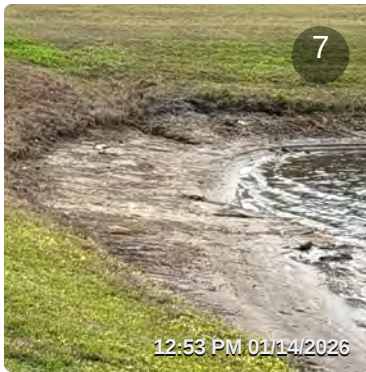
Assigned To: Aquatics

Pond A, located behind the clubhouse, appears to be in good condition with no visible algae or invasive overgrowth.

Trash debris observed at the southeast corner of the lake on the far side from the clubhouse; cleanup is recommended.

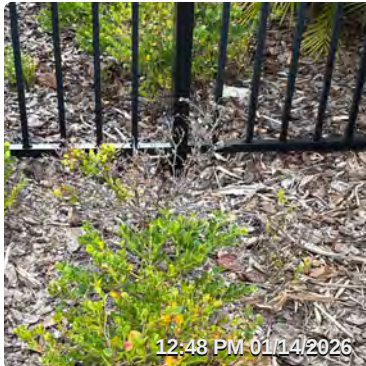
Additional trash noted near the close end of the south side of the clubhouse; removal is recommended.



**Item 16**

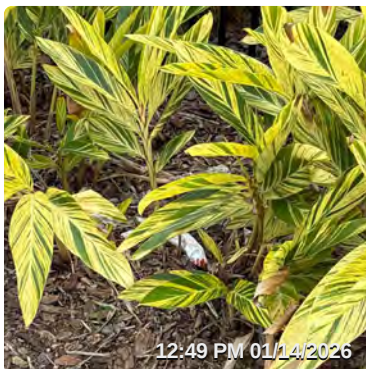
Assigned To: Down 2 Earth

Dead Carissa observed along the backside of the clubhouse outside the fence. Removal is recommended to maintain appearance and plant health standards.

**Item 17**

Assigned To: Down 2 Earth

Additional trash debris observed behind the clubhouse on the east side. Cleanup is recommended to maintain site cleanliness and appearance.

**Item 18**

Assigned To: Onsite

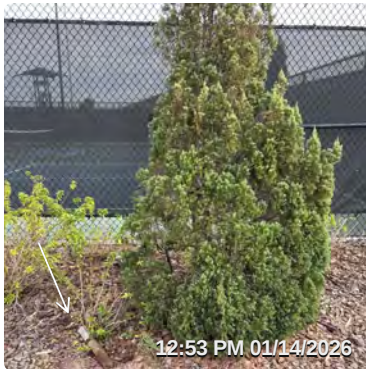
Fence damage observed. Repair is recommended to restore proper function and appearance.



**Item 19**

Assigned To: Down 2 Earth

Weeds in turf directly behind the playground and pickleball court. Treatment is recommended to bring the area under control and maintain turf quality.

**Item 20**

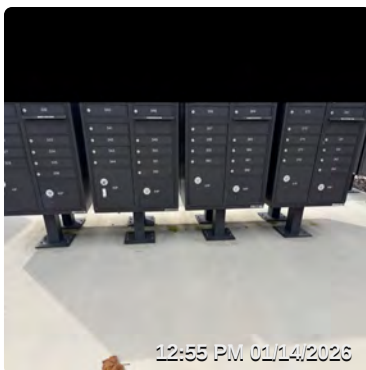
Assigned To: Down 2 Earth

Old tree steaks need to be removed outside the pickle ball court

**Item 21**

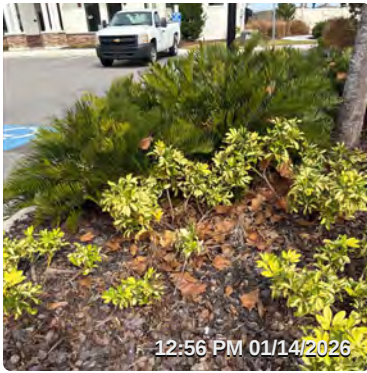
Assigned To: Down 2 Earth

Firebush plants are in poor condition and barely surviving. Recommend removal.

**Item 22**

Assigned To: Onsite

Green staining noted under the mailboxes, likely organic growth; pressure washing is suggested to improve appearance.



Item 23

Assigned To: Down 2 Earth

Dead limbs observed on Arboricola. Pruning and removal are recommended to improve plant health and appearance.



Item 24

Assigned To: Down 2 Earth

Dead plant material observed in the planting bed in front of the O2B Kids location. What appears to be old Bulbine has died off and should be removed to improve bed appearance



Item 25

Assigned To: Down 2 Earth

Dead limbs observed on the firebush located behind the mailbox. Pruning and removal are recommended to improve plant health and appearance.



Item 26

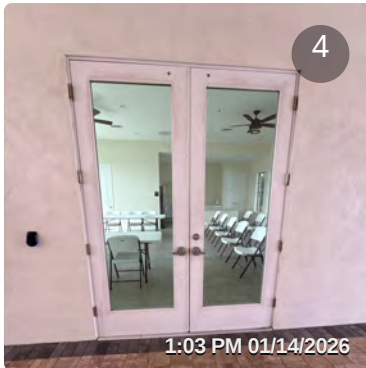
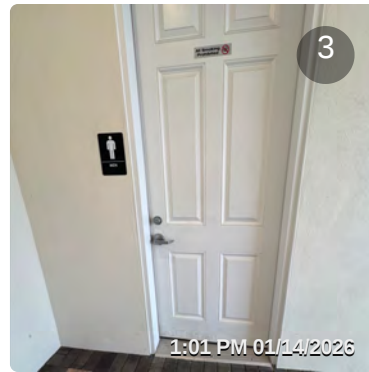
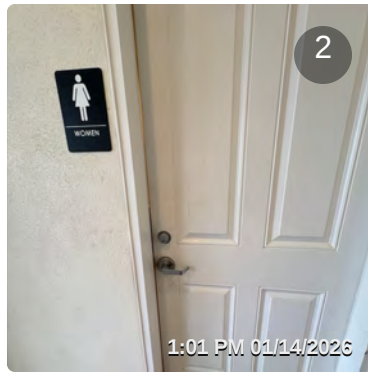
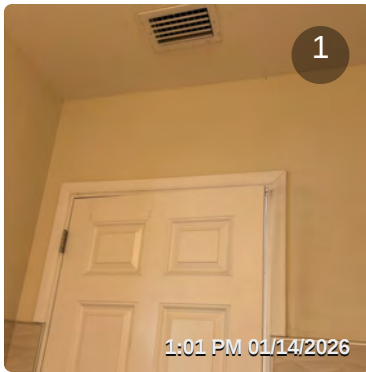
Assigned To: Down 2 Earth

Weeds are growing up through the fountain grass in front of the amenity center. Hand removal is recommended to avoid damage to the ornamental grass and maintain appearance.

Item 27

Assigned To: Onsite

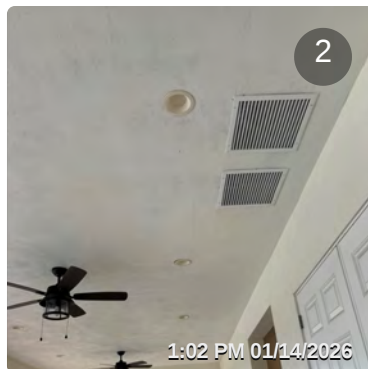
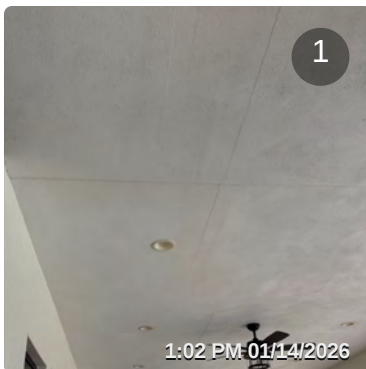
Restroom doors at the amenity center show wear and could benefit from repainting. Insect debris should be removed to improve overall appearance.



Item 28

Assigned To: Onsite

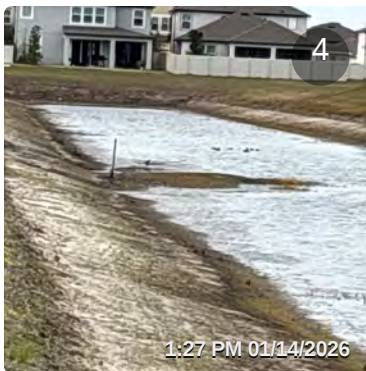
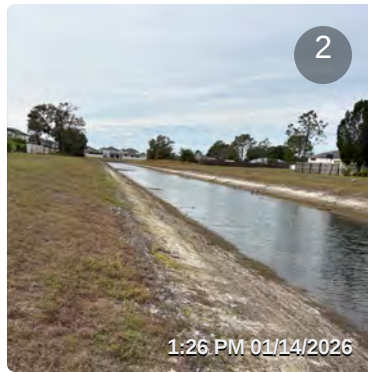
Cracks observed in the ceiling, possibly related to building settling. Recommend monitoring and further evaluation if cracking worsens.



Item 30

Assigned To: Aquatics

Pond E, located behind Sage Hollow Avenue, is exhibiting a substantial amount of algae growth. Evaluation and appropriate treatment are recommended to improve water quality and appearance.



Item 31

Assigned To: Down 2 Earth / Onsite

The dog park on Sage Hollow and Willow Grove is in good condition. The gate is functioning properly, and trash cans were observed to be empty at the time of inspection.



Item 32

Assigned To: Down 2 Earth/ Onsite

Turf outside the dog park shows significant weed presence. Treatment is recommended to bring the area under control and maintain turf quality.

Substantial staining observed on sidewalks around the dog park. Cleaning or pressure washing is recommended to improve overall appearance.

Item 33

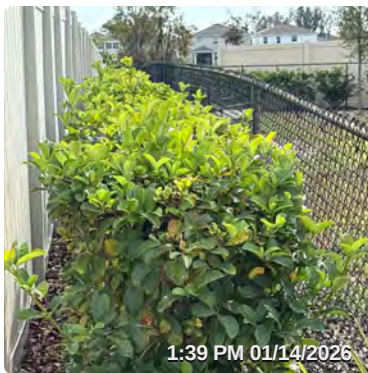
Assigned To: Down 2 Earth

Ornamental grasses outside the dog park contain significant weed growth. Treatment and removal are recommended.

**Item 34**

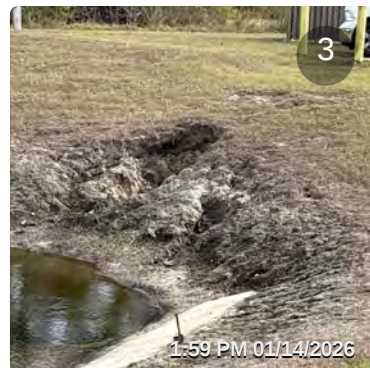
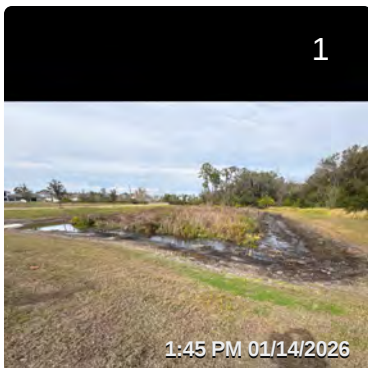
Assigned To: Down 2 Earth

Viburnum shrubs located outside the dog park should be trimmed back to improve appearance and ensure appropriate clearance.

**Item 35**

Assigned To: Aquatics

An area of erosion was observed on the southwest side of Pond FPM Area 1 along Shining Willow Street. Evaluation and corrective measures are recommended to prevent further erosion.

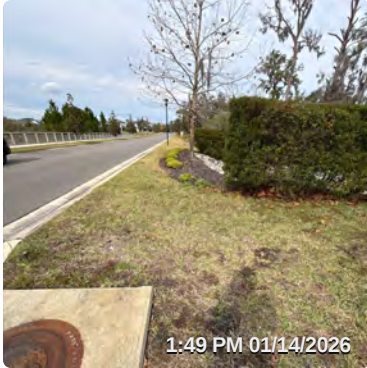




Item 36

Assigned To: Down 2 Earth

Ant pile activity observed within tree rings on the east side of Shining Willow Street. Treatment is recommended to address the issue and prevent further activity.



Item 37

Assigned To: Down 2 Earth

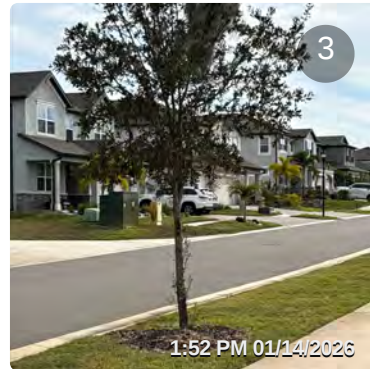
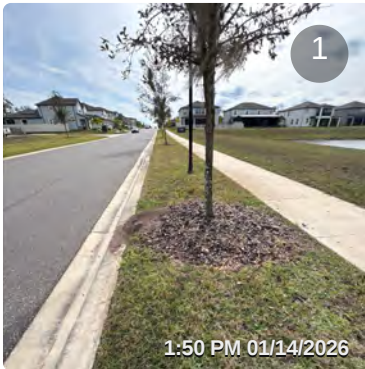
Turf on the east side of Shining Willow Street shows weed pressure and thinning grass. Recommend checking irrigation coverage and addressing weed control to improve turf condition.

Item 38

Assigned To: Down 2 Earth

Ant pile activity and turf weeds observed in the area between the roadway and sidewalk on the east side of Shining Willow Street. Treatment is recommended.

Tree suckers observed on trees along the east side of Shining Willow Street. Removal is recommended to maintain tree health and appearance.



Item 39

Assigned To: Aquatics

Some visible algae growth and trash accumulation were observed in the pond along Shining Willow Street. Cleanup and monitoring are recommended.

Minor erosion noted around the sandbags along the pond bank. Will continue to monitor.



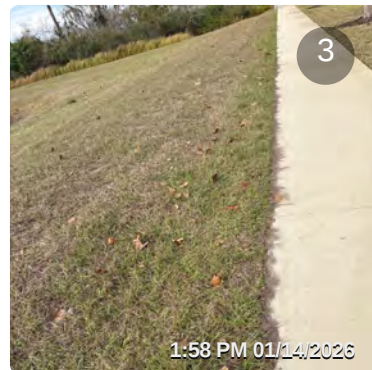
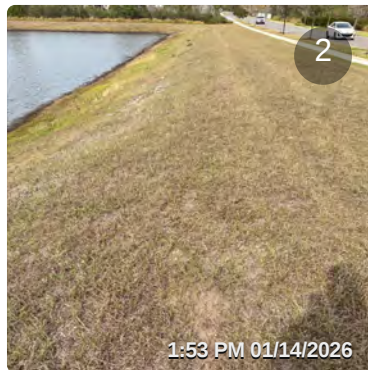
Item 40

Assigned To: Down 2 Earth

Ant pile activity observed on the west side of Shining Willow Street.

Loose sand along the sidewalk; if ant activity is confirmed, treatment is recommended.

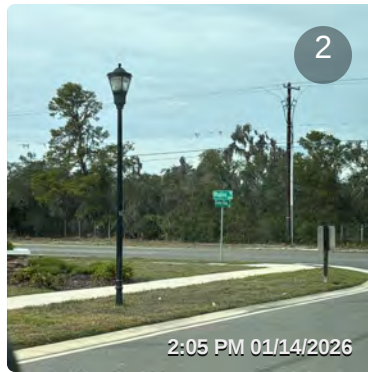
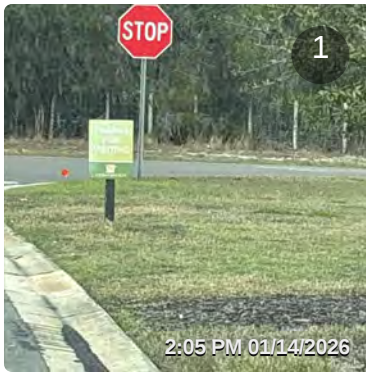
Otherwise, ensure dirt and sand are blown off sidewalks to maintain cleanliness and safety.



Item 42

Assigned To: Down 2 Earth

The turf at the entry and exit of Rhodine Road and Shining Willow Street is very weedy and patchy, with significant trash present. Turf conditions appear very dry; recommend irrigation review, weed treatment, and debris removal to improve overall appearance.

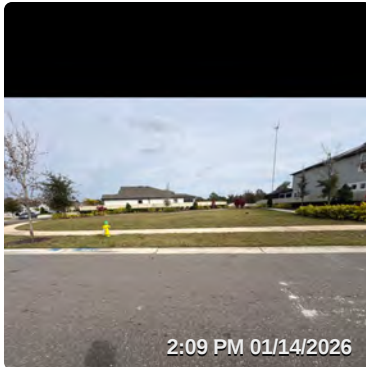


Item 43

Assigned To: Down 2 Earth

Significant turf weed presence and some ant activity observed around the tree rings at the park on Orchard Ash Street.

Treatment and cleanup are recommended to improve turf and site conditions.



Item 44

Assigned To: Down 2 Earth

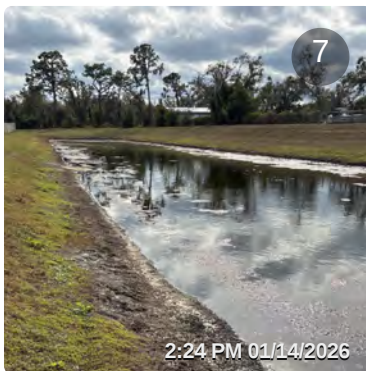
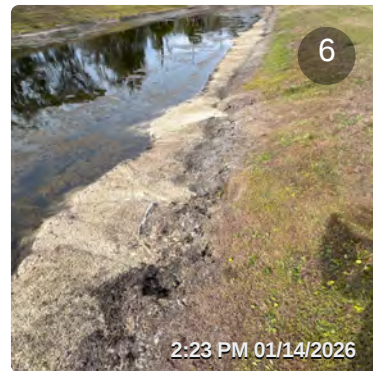
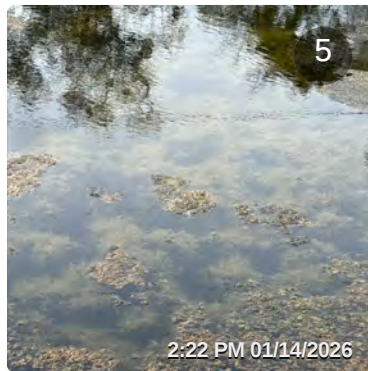
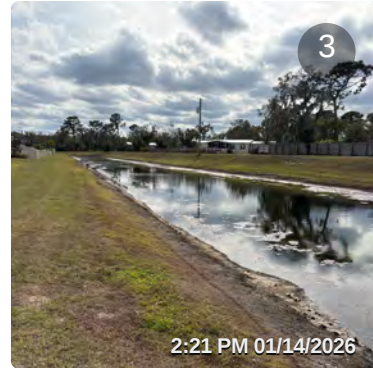
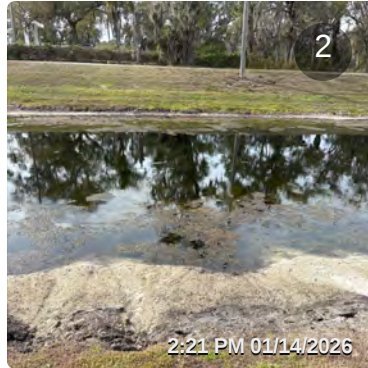
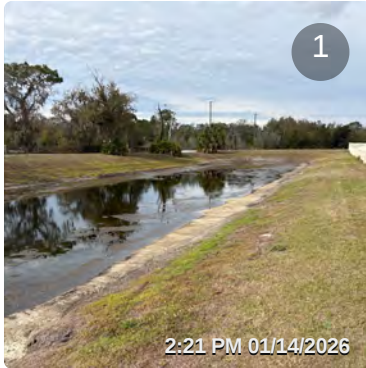
Significant trash debris observed throughout the park area along with a downed tree limb and a pallet were also noted on the ground at the northwest end of Orchard Ash Street. Removal is recommended to maintain safety and site appearance.



Item 45

Assigned To: Aquatics

Pond H located behind Orchard Ash Street is exhibiting significant algae growth. Evaluation and appropriate treatment are recommended.

**Item 46**

Assigned To: Down 2 Earth

Dry areas observed in the turf on the island along Willow Grove. Recommend checking irrigation coverage and functionality.

Weeds present in the plant bed on the island; treatment is recommended to bring the area under control.



Item 47

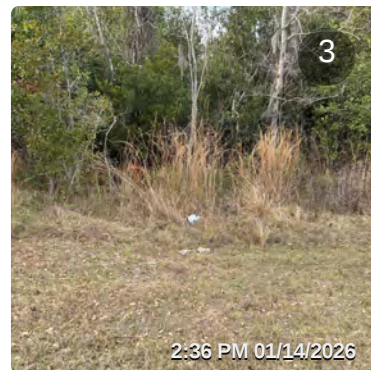
Assigned To: Onsite

A non-functioning light was reported by a resident during the inspection. The affected light is located on the northeast light pole along Willow Grove, in front of the residence at 13093 Willow Grove. Repair or replacement is recommended.

Item 48

Assigned To: Down 2 Earth

A significant amount of trash debris was observed along Willow Grove Road behind the residence at 13095. Cleanup is recommended to maintain site cleanliness and appearance.



**Item 49**

Assigned To: Aquatics

Mesh geotextile material and other debris were observed in the pond located behind the homeowner at the end of the cul-de-sac. Removal is recommended to improve water quality and appearance

**Item 50**

Assigned To: Down 2 Earth

Trash debris observed at the rear of the property located at 13094. Removal is recommended to maintain site cleanliness and appearance.

**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, January 6, 2026, and called to order at 11:00 a.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

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

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

Samantha Zaroni	District Manager
Cari Allen Webster	District Counsel (<i>via phone</i>)
Tyson Waag	District Engineer (<i>via phone</i>)
Connor	Streetleaf
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Approving Agenda

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, motion to approve the December 2, 2026, 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 Streetleaf Presentation for Outdoor Lighting

Connor with Streetleaf presented the outdoor solar lighting option to the Board as a cost saving measure for the District. Discussion ensued between the Board and Connor.

B. Consideration of Resolution 2026-02; Removing and Designating New Treasurer

On MOTION by Mr. Schroepfel, seconded by Ms. Hughes, with all in favor, motion to approve Resolution 2026-02; Removing and Designating New Treasurer carried.

C. Consideration of Second Amendment to Clubhouse Management & Accounting Services Agreement

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor, motion to approve the Second Amendment to Clubhouse Management & Accounting Services Agreement carried.

D. Ratification of Inframark Restroom Repair Proposal #1028

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, motion to ratify the Inframark Restroom Repair Proposal #1028 carried.

E. Ratification of Inframark (21) Tree Stake Removal Proposal #1029

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, motion to ratify the Inframark (21) Tree Stake Removal Proposal #1029 carried.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Accounting Report

i. Review of October – November 2025 Financial Statements

Ms. Zaroni reviewed the October – November 2025 Financial Statements with the Board, there were no questions.

ii. Consideration of October – November 2025 Check Register

On MOTION by Mr. Mcpherson, seconded by Mr. Rabsatt, with all in favor, motion to accept the October – November 2025 Check Register carried.

iii. Consideration of October – November 2025 O&M Report

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, motion to accept the October – November 2025 O&M Report carried.

BELMOND RESERVE CDD
January 6, 2026

B. Aquatics Report

Ms. Zaroni reviewed the aquatics report with the Board. Mr. Rabsatt asked if there was any potential threat to the ponds due to the drought. Mr. Waag stated the low water level is normal and there is no potential threat of additional damage due to the drought.

C. Landscape Update

Down to Earth provided a landscape update and discussion ensued.

i. Consideration of DTE Mulch Proposal #132449

This proposal was tabled.

ii. Ratification of DTE Well Pump Proposal #130958

On MOTION by Mr. Schroepel, seconded by Mr. Rabsatt, with all in favor, motion to ratify the DTE Well Pump Proposal #130958 carried.

D. Field Inspection Report

Ms. Zaroni presented the field inspection report to the Board, and discussion ensued. It was determined that Item #2 on the November report belongs to Triple Creek.

The Board requested proposals for 4-5 trash cans to be placed throughout the community to help with trash being thrown on the ground.

E. District Engineer

Mr. Waag provided the Board with erosion control and pond bank maintenance options that would be cost effective for the District, rather than repair options. The Board requested outside evaluations and long-term solutions.

i. Consideration of CLS Pond Addendum Proposal #0380

This proposal was tabled.

ii. Consideration of CLS Erosion Repair Proposal #0381

This proposal was tabled.

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

The workshop of the Board of Supervisors of Belmond Reserve Community Development District was held on Tuesday, January 21, 2026, and called to order at 11:22 a.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

Demetrious Britt	Chairperson (via phone)
Will McPherson	Vice Chairperson
Zebadiah Rabsatt	Assistant Secretary
Nicole Hughes	Assistant Secretary

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

Samantha Zaroni	District Manager
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Zaroni called the workshop to order.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Discussion Items

A. Amenity Managers Job Description

Discussion ensued regarding the amenity managers' job description, days to be worked and hours of operation. The conversation will continue at the regular meeting scheduled for February 3, 2026, for consideration.

B. Amenity Center & Pool Rules and Regulations

i. Recreation Center Rules & Regulations

ii. Recreation Center Policies & Rates

BELMOND RESERVE CDD
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Discussion ensued. The conversation will continue at the public hearing scheduled for February 3, 2026, for consideration.

FOURTH ORDER OF BUSINESS **Supervisor's Requests**

Mr. Rabsatt proposed the idea of a monthly newsletter being sent out by the HOA on behalf of the CDD to allow more transparency with the community.

FIFTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS **Adjournment**

There being no further business, the meeting was adjourned at 12:22 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

iii. Consideration of CLS Erosion Repair Proposal #0382

This proposal was tabled.

iv. Consideration of Erosion Repair at Lift Station

This proposal was tabled.

F. District Counsel

There being none, the next order of business followed.

G. District Manager

Ms. Zanoni announced that the next meeting is scheduled to be held on February 3, 2026, at 11:00 a.m. Then Board requested a workshop be scheduled for January 21, 2026, at 11:00 a.m. to discuss amenity manager job duties, as well as the clubhouse & pool rules and regulations.

i. Discussion of Pickleball Light Survey

Discussion ensued regarding the pickleball light survey

Ms. Hughes made a MOTION to extend the pickleball court hours of operation to 9:30 p.m.
Mr. McPherson seconded the motion.

Discussion ensued.

Upon VOICE VOTE, approval was given, (by a margin of 3-1) with Ms. Hughes, Mr. McPerson, and Mr. Schroepel in favor, and Mr. Rabsatt opposed. Pickleball court hours will be extended to 9:30 p.m.

ii. Discussion of Clubhouse Rules

Tabled and will be discussed at the January 21, 2026, workshop.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting Held on November 4, 2025

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor, motion to approve November 4, 2025, Meeting Minutes carried.

BELMOND RESERVE CDD
January 6, 2026

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

The Board requested staff to look into the following items.

- Insurance for volunteers
- Dumpster rental charges
- Newsletter

EIGHTH ORDER OF BUSINESS

Audience Comments

The audience commented on the following items.

- Pickleball hours
- Security
- Safety -Hillsborough County Sheriff's Office
- Sunshine Law

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor,
the meeting was adjourned at 1:06 pm.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson