



# *Belmond Reserve Community Development District*

**April 7, 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

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

## Staff:

Samantha Zaroni, 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, April 7, 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. Consideration of Resolution 2026-03; 2026 General Election .....Page 3
  - B. Consideration of Resolution 2026-04; Landowners Election.....Page 5
  - C. Ratification of Second Amendment Inframark Management Agreement ....Page 11
5. **Staff Reports**
  - A. Accounting Report
    - i. Review of January 2026 – February 2026 Financial Statements .....Page 13
    - ii. Consideration of January 2026 – February 2026 Check Register.....Page 36
    - iii. Consideration of January 2026 – February 2026 O&M Report.....Page 39
  - B. Aquatics Report February 2026 – March 2026.....Page 168
  - C. Landscape
    - i. Ratification of DTE Tree Staking and Drip Repair  
 Proposal #140359 .....Page 177
  - D. Field Inspection Report February 2026 – March 2026.....Page 179
    - i. Consideration of Inframark Interior Painting Proposal #136.....Page 206
    - ii. Consideration of Mikes Sign Proposal
      - a. Option #1 Crosswind Ranch Sign with 3 Post Options .....Page 207
      - b. Option #2 Generic Sign with 3 Post Options.....Page 208
  - E. District Engineer Review of Stormwater Pond Plants Guide .....Page 209
    - i. Review of Illicit Discharge Presentation.....Page 222
    - ii. Review of Resident Educational Information .....Page 261
    - iii. Review of SWFMD Stormwater System Information .....Page 263
  - F. District Counsel
  - G. District Manager
6. **Business Administration**
  - A. Consideration of, Meeting Minutes February 3, 2026.....Page 283
7. **Supervisor Request**
8. **Audience Comments – *Three (3) Minute Time Limit***
9. **Adjournment**

*The next meeting is scheduled for Tuesday, May 5, 2026, at 11:00 a.m..*

## RESOLUTION 2026-03

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

**WHEREAS**, the Belmond Reserve Community Development District (the "**District**") is a local unit of special-purpose government situated in Hillsborough County, Florida (the "**County**");

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every two (2) years for certain seats on the Board;

**WHEREAS**, Section 190.003(17), *Florida Statutes* defines a "**qualified elector**" as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

**WHEREAS**, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be up for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

**WHEREAS**, the following Board seats will be up for election in the upcoming 2026 General Election and all seats will have 4-year terms:

Seat No. 3, Currently held by Mark Schroeppel

Seat No. 4, Currently held by Will McPherson

### **NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:**

**Section 1. General Election.** The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

**Section 2. Qualifying Period.** The period of qualifying as a candidate to serve as a member on the Board is noon, Monday June 8, 2026, through noon, Friday June 12, 2026. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

**Section 3. Conduction and Procedure of Election.**

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.

- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

**Section 4. Election Costs.** The District shall be responsible for paying the District’s proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

**Section 5. Effective Date and Transmittal.** This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

**This Resolution is duly passed and adopted on April 7, 2026.**

**Attest:**

**Belmond Reserve  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Secretary /  Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Chairperson /  Vice Chairperson

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING FOR THE PURPOSE OF ELECTING ONE (1) MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Belmond Reserve Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, the District was established on December 11, 2019, by Ordinance No. 19-29, as amended by Ordinance No. 22-21 of the Hillsborough County Board of County Commissioners;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) previously amended the terms of office for Board seats to align with the general elections held in November during even years;

**WHEREAS**, the term for Board **Seat 5**, is set to expire in November 2026; and

**WHEREAS**, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing one (1) member of the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1.** In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect one (1) member of the Board, to Board **Seat 5**, will be held on **Tuesday, November 3, 2026, at 11:00 a.m.** at the **Belmond Reserve Clubhouse located at 13004 Willow Grove Drive, Riverview, Florida 33579.**

**Section 2.** The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

**Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**Passed and Adopted on April 7, 2026.**

**Attest:**

**Belmond Reserve  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: Secretary/ Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair/ Vice Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and  
Meeting of the Board of Supervisors of the  
Belmond Reserve Community Development District**

Notice is hereby given to the public and all landowners within the Belmond Reserve Community Development District (the "**District**"), comprised of approximately 193 acres in Hillsborough County, advising that a landowners' meeting will be held for the purpose of electing one (1) member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 3, 2026  
Time: 11:00 a.m.  
Place: The Belmond Reserve Clubhouse  
13004 Willow Grove Drive  
Riverview, Florida 33579

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Samanatha Zanoni, District Manager

*Run Date(s):* \_\_\_\_\_

**Instructions Relating to Landowners' Meeting  
of the Belmond Reserve Community Development District  
for the Election of Members of the Board of Supervisors**

**Date:** Tuesday, November 3, 2026  
**Time:** 11:00 a.m.  
**Location:** The Belmond Reserve Clubhouse  
 13004 Willow Grove Drive  
 Riverview, Florida 33579

Pursuant to Chapter 190, Florida Statutes, and after a community development district (the “**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (the “**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, one (1) seat on the Board will be up for election by landowners. The one (1) candidate receiving the highest number of votes will receive a 4-year term. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

# Landowner Proxy

## Belmond Reserve Community Development District Landowners' Meeting – November 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (the “**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Belmond Reserve Community Development District to be held at Belmond Reserve Clubhouse located at 13004 Willow Grove Drive, Riverview, Florida 33579, on November 3, 2026, at 11:00 a.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
 Printed Name of Legal Owner                      Signature of Legal Owner                      Date

| Address/Legal/or Parcel ID # | # of Un-platted Acreage/<br>or # of Platted Lots | Authorized<br>Votes |
|------------------------------|--|---------------------|
| _____                        | _____  | _____               |
| _____                        | _____  | _____               |
| _____                        | _____  | _____               |

*[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]*

**Total Number of Authorized Votes:** \_\_\_\_\_

**NOTES:**

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

# Official Ballot for Landowners

## Belmond Reserve Community Development District Landowners' Meeting – November 3, 2026 (Election of 1 Supervisor)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Belmond Reserve Community Development District and described as follows:

| Address/Legal/or Parcel ID # | # of Un-platted Acreage/<br>or # of Platted Lots | Authorized<br>Votes |
|------------------------------|--|---------------------|
| _____                        | _____  | _____               |
| _____                        | _____  | _____               |
| _____                        | _____  | _____               |

*[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]*

**Total Number of Authorized Votes:** \_\_\_\_\_

I do cast my votes as a Landowner as follows:

|               | Name of Candidate | Number of Votes |
|---------------|-------------------|-----------------|
| <b>Seat 5</b> | _____             | _____           |

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# Official Ballot for Proxy Holders

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## Belmond Reserve Community Development District

### Landowners' Meeting – November 3, 2026

(Election of 1 Supervisor)

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The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Belmond Reserve Community Development District and described in the attached proxies.

*Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:*

-----

**Total Number of Proxies** \_\_\_\_\_

**Total Number of Un-platted Acreage** \_\_\_\_\_

**Total Number of Platted Lots** \_\_\_\_\_

**Total Number of Authorized Votes** \_\_\_\_\_

-----

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

|        | Name of Candidate | Number of Votes |
|--------|-------------------|-----------------|
| Seat 5 | _____             | _____           |

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

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

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

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

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

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

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

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


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

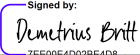
- 4. This Second Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

**IN WITNESS WHEREOF**, the parties hereto have duly executed this Second Amendment as of this 24<sup>th</sup> day of February, 2026.

Inframark, LLC

Belmond Reserve Community Development District

By: DocuSigned by:  
  
418088120020416  
 Name: Chris Tarase  
 (Print)  
 Title: President

By: Signed by:  
  
75E609E4D038E4D8  
 Name: Demetrius Britt  
 (Print)  
 Title: \_\_\_\_\_, Chairperson

*Belmond Reserve  
Community  
Development  
District*

*Financial Report*

*January 31, 2026*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2026

*(In Whole Numbers)*

| <u>ACCOUNT DESCRIPTION</u>                   | <u>GENERAL<br/>FUND</u> | <u>SERIES 2020<br/>DEBT SERVICE<br/>FUND</u> | <u>SERIES 2023<br/>DEBT SERVICE<br/>FUND</u> | <u>GENERAL<br/>FIXED ASSET<br/>FUND</u> | <u>GENERAL<br/>LONG TERM<br/>DEBT FUND</u> | <u>TOTAL</u>         |
|--|-------------------------|--|--|---|--|----------------------|
| <b><u>ASSETS</u></b>                         |                         |  |  |   |  |                      |
| Cash - Operating Account                     | \$ 90,601               | \$ -   | \$ -   | \$ -                                    | \$ -                                       | \$ 90,601            |
| Cash In Bank                                 | 147,527                 | -  | -  | -                                       | -  | 147,527              |
| Accounts Receivable - Off Roll Billing       | 13,909                  | -  | 16,185                                       | -                                       | -  | 30,094               |
| Investments:                                 |                         |  |  |   |  |                      |
| Money Market Account                         | 150,590                 | -  | -  | -                                       | -  | 150,590              |
| Prepayment Account                           | -                       | 3,580  | 53   | -                                       | -  | 3,633                |
| Reserve Fund                                 | -                       | 296,353                                      | 17,475                                       | -                                       | -  | 313,828              |
| Revenue Fund                                 | -                       | 686,749                                      | 49,903                                       | -                                       | -  | 736,652              |
| Fixed Assets                                 |                         |  |  |   |  |                      |
| Construction Work In Process                 | -                       | -  | -  | 6,900,655                               | -  | 6,900,655            |
| Amount To Be Provided                        | -                       | -  | -  | -                                       | 9,611,000                                  | 9,611,000            |
| <b>TOTAL ASSETS</b>                          | <b>\$ 402,627</b>       | <b>\$ 986,682</b>                            | <b>\$ 83,616</b>                             | <b>\$ 6,900,655</b>                     | <b>\$ 9,611,000</b>                        | <b>\$ 17,984,580</b> |
| <b><u>LIABILITIES</u></b>                    |                         |  |  |   |  |                      |
| Accounts Payable                             | \$ 18,204               | \$ -   | \$ -   | \$ -                                    | \$ -                                       | \$ 18,204            |
| Bonds Payable                                | -                       | -  | -  | -                                       | 9,611,000                                  | 9,611,000            |
| <b>TOTAL LIABILITIES</b>                     | <b>18,204</b>           | <b>-</b>                                     | <b>-</b>                                     | <b>-</b>                                | <b>9,611,000</b>                           | <b>9,629,204</b>     |
| <b><u>FUND BALANCES</u></b>                  |                         |  |  |   |  |                      |
| Restricted for:                              |                         |  |  |   |  |                      |
| Debt Service                                 | -                       | 986,682                                      | 83,616                                       | -                                       | -  | 1,070,298            |
| Unassigned:                                  | 384,423                 | -  | -  | 6,900,655                               | -  | 7,285,078            |
| <b>TOTAL FUND BALANCES</b>                   | <b>384,423</b>          | <b>986,682</b>                               | <b>83,616</b>                                | <b>6,900,655</b>                        | <b>-</b>                                   | <b>8,355,376</b>     |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 402,627</b>       | <b>\$ 986,682</b>                            | <b>\$ 83,616</b>                             | <b>\$ 6,900,655</b>                     | <b>\$ 9,611,000</b>                        | <b>\$ 17,984,580</b> |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION            | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--------------------------------|-----------------------------|------------------------|-----------------------------|--|
| <b>REVENUES</b>                |                             |                        |                             |  |
| Interest - Investments         | \$ -                        | \$ 2,517               | \$ 2,517                    | 0.00%                                  |
| Interest - Tax Collector       | -                           | 1,027                  | 1,027                       | 0.00%                                  |
| Rental Income                  | -                           | 425                    | 425                         | 0.00%                                  |
| Special Assmnts- Tax Collector | 501,222                     | 556,675                | 55,453                      | 111.06%                                |
| Special Assmnts- CDD Collected | 50,202                      | 13,909                 | (36,293)                    | 27.71%                                 |
| Other Miscellaneous Revenues   | -                           | 100                    | 100                         | 0.00%                                  |
| <b>TOTAL REVENUES</b>          | <b>551,424</b>              | <b>574,653</b>         | <b>23,229</b>               | <b>104.21%</b>                         |
| <b>EXPENDITURES</b>            |                             |                        |                             |  |
| <b>Administration</b>          |                             |                        |                             |  |
| Supervisor Fees                | 12,000                      | 3,800                  | 8,200                       | 31.67%                                 |
| ProfServ-Trustee Fees          | 4,500                       | 4,256                  | 244                         | 94.58%                                 |
| Disclosure Report              | 8,200                       | 2,400                  | 5,800                       | 29.27%                                 |
| District Counsel               | 10,000                      | 2,795                  | 7,205                       | 27.95%                                 |
| District Engineer              | 4,000                       | 1,847                  | 2,153                       | 46.18%                                 |
| District Manager               | 36,000                      | 12,000                 | 24,000                      | 33.33%                                 |
| Accounting Services            | 4,500                       | 1,500                  | 3,000                       | 33.33%                                 |
| Auditing Services              | 6,400                       | 3,350                  | 3,050                       | 52.34%                                 |
| Website Compliance             | 1,500                       | 297                    | 1,203                       | 19.80%                                 |
| Postage, Phone, Faxes, Copies  | 250                         | 46                     | 204                         | 18.40%                                 |
| 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                       | 545                    | 1,955                       | 21.80%                                 |
| Supervisor Email Accounts      | 1,200                       | 99                     | 1,101                       | 8.25%                                  |
| Bank Fees                      | 250                         | 853                    | (603)                       | 341.20%                                |
| Key Card Distribution          | 250                         | -                      | 250                         | 0.00%                                  |
| Website Administration         | 3,000                       | 1,000                  | 2,000                       | 33.33%                                 |
| Dues, Licenses, Subscriptions  | 200                         | 175                    | 25                          | 87.50%                                 |
| <b>Total Administration</b>    | <b>122,282</b>              | <b>59,990</b>          | <b>62,292</b>               | <b>49.06%</b>                          |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                      | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>Utility Services</u></b>           |                             |                        |                             |  |
| Amenity Internet                         | 2,400                       | 858                    | 1,542                       | 35.75%                                 |
| Water - Waste                            | 10,000                      | 1,709                  | 8,291                       | 17.09%                                 |
| Electric Utility Services                | 7,000                       | 4,750                  | 2,250                       | 67.86%                                 |
| Street Lights                            | 65,000                      | 20,882                 | 44,118                      | 32.13%                                 |
| <b>Total Utility Services</b>            | <b>84,400</b>               | <b>28,199</b>          | <b>56,201</b>               | <b>33.41%</b>                          |
| <b><u>Other Physical Environment</u></b> |                             |                        |                             |  |
| ProfServ-Field Management                | 12,000                      | 4,000                  | 8,000                       | 33.33%                                 |
| Waterway Management                      | 5,000                       | -                      | 5,000                       | 0.00%                                  |
| Contracts-Janitorial Services            | 6,500                       | 2,280                  | 4,220                       | 35.08%                                 |
| Contracts-Aquatic Control                | 13,200                      | 4,348                  | 8,852                       | 32.94%                                 |
| Pool Maintenance - Contract              | 15,000                      | 5,240                  | 9,760                       | 34.93%                                 |
| Garbage Dumpster - Rental/Collection     | 3,500                       | 1,334                  | 2,166                       | 38.11%                                 |
| R&M-Other Landscape                      | 25,000                      | 13,120                 | 11,880                      | 52.48%                                 |
| R&M-Pools                                | 3,000                       | 204                    | 2,796                       | 6.80%                                  |
| Landscaping - Mulch                      | 5,000                       | -                      | 5,000                       | 0.00%                                  |
| Landscape Maintenance - Contract         | 115,000                     | 35,497                 | 79,503                      | 30.87%                                 |
| Plant Replacement Program                | 2,000                       | -                      | 2,000                       | 0.00%                                  |
| Irrigation Maintenance                   | 7,500                       | 10,965                 | (3,465)                     | 146.20%                                |
| Access Control R&M                       | 2,000                       | -                      | 2,000                       | 0.00%                                  |
| Dog Waste Station Service & Supplies     | 2,400                       | 880                    | 1,520                       | 36.67%                                 |
| <b>Total Other Physical Environment</b>  | <b>217,100</b>              | <b>77,868</b>          | <b>139,232</b>              | <b>35.87%</b>                          |
| <b><u>Clubhouse</u></b>                  |                             |                        |                             |  |
| Security Monitoring Systems              | 1,320                       | 480                    | 840                         | 36.36%                                 |
| Employee - Clubhouse Staff               | 65,000                      | 21,667                 | 43,333                      | 33.33%                                 |
| R&M-Clubhouse                            | 10,000                      | 395                    | 9,605                       | 3.95%                                  |
| <b>Total Clubhouse</b>                   | <b>76,320</b>               | <b>22,542</b>          | <b>53,778</b>               | <b>29.54%</b>                          |
| <b><u>Reserves</u></b>                   |                             |                        |                             |  |
| Capital Reserves                         | 51,322                      | -                      | 51,322                      | 0.00%                                  |
| <b>Total Reserves</b>                    | <b>51,322</b>               | <b>-</b>               | <b>51,322</b>               | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES &amp; RESERVES</b> | <b>551,424</b>              | <b>188,599</b>         | <b>362,825</b>              | <b>34.20%</b>                          |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

| <u>ACCOUNT DESCRIPTION</u>                   | <u>ANNUAL<br/>ADOPTED<br/>BUDGET</u> | <u>YEAR TO DATE<br/>ACTUAL</u> | <u>VARIANCE (\$)<br/>FAV(UNFAV)</u> | <u>YTD ACTUAL<br/>AS A % OF<br/>ADOPTED BUD</u> |
|--|--------------------------------------|--------------------------------|-------------------------------------|---|
| Excess (deficiency) of revenues              |                                      |                                |                                     |   |
| Over (under) expenditures                    | -                                    | 386,054                        | 386,054                             | 0.00%   |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b> |                                      | <b>(1,631)</b>                 |                                     |   |
| <b>FUND BALANCE, ENDING</b>                  |                                      | <b><u>\$ 384,423</u></b>       |                                     |   |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
Series 2020 Debt Service Fund (200)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b>REVENUES</b>                              |                             |                        |                             |  |
| Interest - Investments                       | \$ -                        | \$ 6,541               | \$ 6,541                    | 0.00%                                  |
| Special Assmnts- Tax Collector               | 590,813                     | 618,575                | 27,762                      | 104.70%                                |
| <b>TOTAL REVENUES</b>                        | <b>590,813</b>              | <b>625,116</b>         | <b>34,303</b>               | <b>105.81%</b>                         |
| <b>EXPENDITURES</b>                          |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                   |                             |                        |                             |  |
| Principal Debt Retirement                    | 220,000                     | -                      | 220,000                     | 0.00%                                  |
| Interest Expense                             | 370,813                     | 186,894                | 183,919                     | 50.40%                                 |
| <b>Total Debt Service</b>                    | <b>590,813</b>              | <b>186,894</b>         | <b>403,919</b>              | <b>31.63%</b>                          |
| <b>TOTAL EXPENDITURES</b>                    | <b>590,813</b>              | <b>186,894</b>         | <b>403,919</b>              | <b>31.63%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 438,222                | 438,222                     | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b> |                             | <b>548,460</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 986,682</b>      |                             |  |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
Series 2023 Debt Service Fund (201)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b>REVENUES</b>  |                             |                        |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 805                 | \$ 805                      | 0.00%                                  |
| Special Assmnts- Tax Collector                               | 34,645                      | 13,611                 | (21,034)                    | 39.29%                                 |
| Special Assmnts- CDD Collected                               | -                           | 16,185                 | 16,185                      | 0.00%                                  |
| <b>TOTAL REVENUES</b>  | <b>34,645</b>               | <b>30,601</b>          | <b>(4,044)</b>              | <b>88.33%</b>                          |
| <b>EXPENDITURES</b>  |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                                   |                             |                        |                             |  |
| Principal Debt Retirement                                    | 9,000                       | 9,000                  | -                           | 100.00%                                |
| Interest Expense   | 25,645                      | 13,025                 | 12,620                      | 50.79%                                 |
| <b>Total Debt Service</b>                                    | <b>34,645</b>               | <b>22,025</b>          | <b>12,620</b>               | <b>63.57%</b>                          |
| <b>TOTAL EXPENDITURES</b>                                    | <b>34,645</b>               | <b>22,025</b>          | <b>12,620</b>               | <b>63.57%</b>                          |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 8,576                  | 8,576                       | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>                 |                             | <b>75,040</b>          |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b>\$ 83,616</b>       |                             |  |

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 2907  
**Statement No.** 26\_01

**Statement Date** 01/31/2026

|                                       |            |                             |            |
|---------------------------------------|------------|-----------------------------|------------|
| <b>G/L Account No. 101002 Balance</b> | 147,526.66 | <b>Statement Balance</b>    | 148,674.63 |
|                                       |            | <b>Outstanding Deposits</b> | 0.00       |
| <b>Positive Adjustments</b>           | 0.00       | <b>Subtotal</b>             | 148,674.63 |
| <b>Subtotal</b>                       | 147,526.66 | <b>Outstanding Checks</b>   | -1,147.97  |
| <b>Negative Adjustments</b>           | 0.00       | <b>Ending Balance</b>       | 147,526.66 |
| <b>Ending G/L Balance</b>             | 147,526.66 |                             |            |

| Posting Date          | Document Type | Document No. | Vendor                           | Description             | Amount     | Cleared Amount | Difference |
|-----------------------|---------------|--------------|----------------------------------|-------------------------|------------|----------------|------------|
| <b>Deposits</b>       |               |              |                                  |                         |            |                |            |
|                       |               |              |                                  |                         |            |                | 0.00       |
| 01/16/2026            |               | JE001077     | Interest - Tax Collector         | Tax Collector Interest  | 1,027.24   | 1,027.24       | 0.00       |
| 01/23/2026            |               | JE001101     | Interest - Investments           | Interest Earned         | 346.59     | 346.59         | 0.00       |
| 01/31/2026            |               | JE001102     | Interest - Investments           | Interest Earned         | 390.65     | 390.65         | 0.00       |
| <b>Total Deposits</b> |               |              |                                  |                         | 1,764.48   | 1,764.48       | 0.00       |
| <b>Checks</b>         |               |              |                                  |                         |            |                |            |
|                       |               |              |                                  |                         |            |                | 0.00       |
| 12/29/2025            | Payment       | 1002         | COMPLETE I.T. CORP               | Check for Vendor V00076 | -99.00     | -99.00         | 0.00       |
| 12/29/2025            | Payment       | 1003         | AQUATIC WEED CONTROL INC         | Check for Vendor V00040 | -2,174.00  | -2,174.00      | 0.00       |
| 12/29/2025            | Payment       | 1004         | BLUE LIFE POOL SERVICE LLC       | Check for Vendor V00065 | -1,260.00  | -1,260.00      | 0.00       |
| 12/29/2025            | Payment       | 1005         | DOWN TO EARTH STANTEC            | Check for Vendor V00082 | -30,412.00 | -30,412.00     | 0.00       |
| 12/29/2025            | Payment       | 1006         | CONSULTING SERVICES INC.         | Check for Vendor V00005 | -2,789.25  | -2,789.25      | 0.00       |
| 12/29/2025            | Payment       | 1007         | STRALEY ROBIN VERICKER           | Check for Vendor V00020 | -4,162.50  | -4,162.50      | 0.00       |
| 12/29/2025            | Payment       | 1008         | AQUATIC WEED CONTROL INC         | Check for Vendor V00040 | -1,087.00  | -1,087.00      | 0.00       |
| 12/29/2025            | Payment       | 1009         | BLUE LIFE POOL SERVICE LLC       | Check for Vendor V00065 | -1,200.00  | -1,200.00      | 0.00       |
| 12/29/2025            | Payment       | 1010         | DOWN TO EARTH                    | Check for Vendor V00082 | -8,945.33  | -8,945.33      | 0.00       |
| 12/29/2025            | Payment       | 1011         | ELI PREMIER SERVICES LLC         | Check for Vendor V00088 | -570.00    | -570.00        | 0.00       |
| 12/29/2025            | Payment       | 1012         | FIELDS CONSULTING GROUP, LLC     | Check for Vendor V00048 | -1,425.00  | -1,425.00      | 0.00       |
| 12/29/2025            | Payment       | 1013         | IPFS CORPORATION                 | Check for Vendor V00087 | -18,865.08 | -18,865.08     | 0.00       |
| 12/29/2025            | Payment       | 1015         | STANTEC CONSULTING SERVICES INC. | Check for Vendor V00005 | -1,279.00  | -1,279.00      | 0.00       |

# Bank Account Statement

Belmond Reserve CDD

Bank Account No. 2907

Statement No. 26\_01

Statement Date

01/31/2026

| Date                | Type    | Account No. | Description                     | Reference                 | Debit              | Credit             | Balance     |
|---------------------|---------|-------------|---------------------------------|---------------------------|--------------------|--------------------|-------------|
| 01/02/2026          | Payment | 1016        | CONSOLIDATED LAND SERVICES, INC | Payment of Invoice 002098 | -5,896.18          | -5,896.18          | 0.00        |
| 01/02/2026          | Payment | 1017        | CONSOLIDATED LAND SERVICES, INC | Payment of Invoice 002099 | -5,798.91          | -5,798.91          | 0.00        |
| 01/02/2026          | Payment | 1018        | DOWN TO EARTH                   | Payment of Invoice 002104 | -15.00             | -15.00             | 0.00        |
| 01/02/2026          | Payment | 1019        | DOWN TO EARTH                   | Payment of Invoice 002105 | -49.00             | -49.00             | 0.00        |
| 01/02/2026          | Payment | 1020        | ELI PREMIER SERVICES LLC        | Payment of Invoice 002103 | -570.00            | -570.00            | 0.00        |
| 01/02/2026          | Payment | 1021        | HOMETEAM PEST DEFENSE INC       | Payment of Invoice 002102 | -101.10            | -101.10            | 0.00        |
| 01/02/2026          | Payment | 1022        | INFRAMARK LLC                   | Payment of Invoice 002092 | -9.80              | -9.80              | 0.00        |
| 01/02/2026          | Payment | 1023        | SATHYA SRINIVASAN               | Payment of Invoice 002100 | -100.00            | -100.00            | 0.00        |
| 01/02/2026          | Payment | 1024        | SPEAREM ENTERPRISES             | Payment of Invoice 002101 | -220.00            | -220.00            | 0.00        |
| 01/06/2026          | Payment | 1025        | BELMOND RESERVE CDD             | Payment of Invoice 002109 | -335.86            | -335.86            | 0.00        |
| 01/06/2026          | Payment | 1026        | COMPLETE I.T. CORP              | Payment of Invoice 002108 | -99.00             | -99.00             | 0.00        |
| 01/06/2026          | Payment | 1027        | INFRAMARK LLC SOUTHEAST         | Payment of Invoice 002107 | -10,641.67         | -10,641.67         | 0.00        |
| 01/06/2026          | Payment | 1028        | WIRING SOLUTIONS INC            | Payment of Invoice 002106 | -119.89            | -119.89            | 0.00        |
| 01/08/2026          | Payment | 1029        | BELMOND RESERVE CDD             | Payment of Invoice 002114 | -15,650.37         | -15,650.37         | 0.00        |
| 01/09/2026          | Payment | 1030        | BLUE LIFE POOL SERVICE LLC      | Check for Vendor V00065   | -1,200.00          | -1,200.00          | 0.00        |
| 01/13/2026          | Payment | 1032        | DOWN TO EARTH                   | Check for Vendor V00082   | -8,874.33          | -8,874.33          | 0.00        |
| 01/13/2026          | Payment | 1033        | SPEAREM ENTERPRISES             | Check for Vendor V00017   | -480.00            | -480.00            | 0.00        |
| 01/13/2026          | Payment | 1034        | WILL MCPHERSON                  | Check for Vendor V00069   | -200.00            | -200.00            | 0.00        |
| 01/16/2026          | Payment | 1035        | AQUATIC WEED CONTROL INC        | Check for Vendor V00040   | -1,087.00          | -1,087.00          | 0.00        |
| 01/21/2026          | Payment | 1036        | AFFORDABLE BACKFLOW             | Check for Vendor V00059   | -75.00             | -75.00             | 0.00        |
| 01/21/2026          | Payment | 1037        | HOMETEAM PEST DEFENSE INC       | Check for Vendor V00038   | -193.60            | -193.60            | 0.00        |
| 01/21/2026          | Payment | 1038        | STRALEY ROBIN VERICKER          | Check for Vendor V00020   | -65.00             | -65.00             | 0.00        |
| 01/27/2026          | Payment | 1040        | INFRAMARK LLC                   | Payment of Invoice 002126 | -19.98             | -19.98             | 0.00        |
| 01/27/2026          | Payment | 1041        | SPEAREM ENTERPRISES             | Payment of Invoice 002127 | -220.00            | -220.00            | 0.00        |
| 01/27/2026          |         | JE001106    | Supervisor Fees                 | Supervisor Fees           | -1,000.00          | -1,000.00          | 0.00        |
| 01/27/2026          |         | JE001106    | Supervisor Fees                 | Supervisor Fees           | -800.00            | -800.00            | 0.00        |
| <b>Total Checks</b> |         |             |                                 |                           | <b>-128,089.85</b> | <b>-128,089.85</b> | <b>0.00</b> |

## Adjustments

### Total Adjustments

### Outstanding Checks

|            |         |      |                                |                         |  |  |         |
|------------|---------|------|--------------------------------|-------------------------|--|--|---------|
| 12/29/2025 | Payment | 1014 | SOUTHEAST WIRING SOLUTIONS INC | Check for Vendor V00006 |  |  | -119.89 |
|------------|---------|------|--------------------------------|-------------------------|--|--|---------|

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 2907

**Statement No.** 26\_01

**Statement Date**

01/31/2026

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|                                 |         |      |                                |                           |           |
|---------------------------------|---------|------|--------------------------------|---------------------------|-----------|
| 01/27/2026                      | Payment | 1039 | BUSINESS<br>OBSERVER INC DBA   | Payment of Invoice 002125 | -50.31    |
| 01/28/2026                      | Payment | 1042 | ELI PREMIER<br>SERVICES LLC    | Check for Vendor V00088   | -570.00   |
| 01/29/2026                      | Payment | 1043 | WM CORPORATE<br>SERVICES, INC. | Check for Vendor V00044   | -407.77   |
| <b>Total Outstanding Checks</b> |         |      |                                |                           | -1,147.97 |

## Outstanding Deposits

## Total Outstanding Deposits

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 6346  
**Statement No.** 26\_01

**Statement Date** 01/31/2026

|                                       |           |                             |           |
|---------------------------------------|-----------|-----------------------------|-----------|
| <b>G/L Account No. 101001 Balance</b> | 90,600.89 | <b>Statement Balance</b>    | 97,833.82 |
|                                       |           | <b>Outstanding Deposits</b> | 0.00      |
| <b>Positive Adjustments</b>           | 0.00      | <b>Subtotal</b>             | 97,833.82 |
| <b>Subtotal</b>                       | 90,600.89 | <b>Outstanding Checks</b>   | -7,232.93 |
| <b>Negative Adjustments</b>           | 0.00      | <b>Ending Balance</b>       | 90,600.89 |
| <b>Ending G/L Balance</b>             | 90,600.89 |                             |           |

| Posting Date          | Document Type | Document No. | Vendor                         | Description                    | Amount    | Cleared Amount | Difference |
|-----------------------|---------------|--------------|--------------------------------|--------------------------------|-----------|----------------|------------|
| <b>Deposits</b>       |               |              |                                |                                |           |                |            |
|                       |               |              |                                |                                |           |                | 0.00       |
| 12/04/2025            |               | JE001016     | Other Miscellaneous Revenues   | Key Fob Amscott MO 2241906270  | 25.00     | 25.00          | 0.00       |
| 01/06/2026            |               | JE001044     | Special Assmnts- Tax Collector | Tax Rev Debt Srvc              | 29,431.40 | 29,431.40      | 0.00       |
| 01/31/2026            |               | JE001082     | Interest - Investments         | Bank Fees                      | 125.98    | 125.98         | 0.00       |
| 01/31/2026            |               | JE001083     | Electric Utility Services      | TECO Inv 121725-28939-ACH ADJE | 5.34      | 5.34           | 0.00       |
| 01/31/2026            |               | JE001084     | Electric Utility Services      | TECO Inv 121725-14244-ACH ADJE | 39.80     | 39.80          | 0.00       |
| 01/31/2026            |               | JE001085     | Electric Utility Services      | TECO Inv 121725-39324-ACH ADJE | 1.68      | 1.68           | 0.00       |
| 01/31/2026            |               | JE001086     | Electric Utility Services      | TECO Inv 121725-46983-ACH ADJE | 2.81      | 2.81           | 0.00       |
| <b>Total Deposits</b> |               |              |                                |                                | 29,632.01 | 29,632.01      | 0.00       |
| <b>Checks</b>         |               |              |                                |                                |           |                |            |
|                       |               |              |                                |                                |           |                | 0.00       |
| 11/18/2025            | Payment       | 1937         | SOUTHEAST WIRING SOLUTIONS INC | Check for Vendor V00006        | -119.89   | -119.89        | 0.00       |
| 12/04/2025            |               | JE001016     | Other Miscellaneous Revenues   | Key Fob Amscott MO 2241906270  | -25.00    | -25.00         | 0.00       |
| 12/09/2025            | Payment       | 1947         | COMPLETE I.T. CORP             | Check for Vendor V00076        | -99.00    | -99.00         | 0.00       |
| 12/09/2025            | Payment       | 1948         | DEMETRIUS BRITT                | Check for Vendor V00042        | -200.00   | -200.00        | 0.00       |
| 12/09/2025            | Payment       | 1955         | WILL MCPHERSON                 | Check for Vendor V00069        | -200.00   | -200.00        | 0.00       |
| 12/18/2025            | Payment       | 300074       | BOCC                           | Inv: 121625-0433               | -351.69   | -351.69        | 0.00       |
| 12/29/2025            | Payment       | 300075       | TECO                           | Inv: 121725-516975-ACH         | -1,258.39 | -1,258.39      | 0.00       |
| 12/29/2025            | Payment       | 300076       | TECO                           | Inv: 121725-28939-ACH          | -145.38   | -145.38        | 0.00       |
| 12/31/2025            | Payment       | 300077       | TECO                           | Inv: 121725-14244-ACH          | -855.87   | -855.87        | 0.00       |
| 12/31/2025            | Payment       | 300078       | TECO                           | Inv: 121725-39324-ACH          | -29.33    | -29.33         | 0.00       |
| 12/31/2025            | Payment       | 300079       | TECO                           | Inv: 121725-39725-ACH          | -372.87   | -372.87        | 0.00       |
| 12/31/2025            | Payment       | 300080       | TECO                           | Inv: 121725-46983-ACH          | -77.12    | -77.12         | 0.00       |

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 6346

**Statement No.** 26\_01

**Statement Date**

01/31/2026

| Date                | Type    | Check No. | Payee               | Description             | Debit            | Credit           | Balance     |
|---------------------|---------|-----------|---------------------|-------------------------|------------------|------------------|-------------|
| 12/31/2025          | Payment | 300081    | TECO                | Inv: 121725-66985-ACH   | -3,588.76        | -3,588.76        | 0.00        |
| 01/07/2026          | Payment | 1963      | GRAU AND ASSOCIATES | Check for Vendor V00025 | -2,000.00        | -2,000.00        | 0.00        |
| 01/31/2026          |         | JE001081  | Bank Fees           | Service Charges         | -273.63          | -273.63          | 0.00        |
| <b>Total Checks</b> |         |           |                     |                         | <b>-9,596.93</b> | <b>-9,596.93</b> | <b>0.00</b> |

## Adjustments

### Total Adjustments

### Outstanding Checks

|                                 |         |        |                                |                         |  |  |                  |
|---------------------------------|---------|--------|--------------------------------|-------------------------|--|--|------------------|
| 12/09/2025                      | Payment | 1954   | SOUTHEAST WIRING SOLUTIONS INC | Check for Vendor V00006 |  |  | -119.89          |
| 01/20/2026                      | Payment | 300083 | BOCC                           | Inv: 011526-0433        |  |  | -327.66          |
| 01/27/2026                      | Payment | 300084 | TECO                           | Inv: 012026-39324-ACH   |  |  | -33.87           |
| 01/27/2026                      | Payment | 300085 | TECO                           | Inv: 012026-39725-ACH   |  |  | -373.02          |
| 01/27/2026                      | Payment | 300086 | TECO                           | Inv: 012026-66985-ACH   |  |  | -3,590.30        |
| 01/27/2026                      | Payment | 300087 | TECO                           | Inv: 012026-16975-ACH   |  |  | -1,258.94        |
| 01/27/2026                      | Payment | 300088 | TECO                           | Inv: 012026-14244-ACH   |  |  | -964.05          |
| 01/27/2026                      | Payment | 300089 | TECO                           | Inv: 012026-28939-ACH   |  |  | -476.15          |
| 01/27/2026                      | Payment | 300090 | TECO                           | Inv: 012026-46983-ACH   |  |  | -89.05           |
| <b>Total Outstanding Checks</b> |         |        |                                |                         |  |  | <b>-7,232.93</b> |

### Outstanding Deposits

### Total Outstanding Deposits

***Belmond Reserve  
Community  
Development  
District***

***Financial Report***

***February 28, 2026***

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

## BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of February 28, 2026

(In Whole Numbers)

| ACCOUNT DESCRIPTION                    | GENERAL           | SERIES 2020       | SERIES 2023       | GENERAL             | GENERAL             | TOTAL                |
|--|-------------------|-------------------|-------------------|---------------------|---------------------|----------------------|
|  | FUND              | DEBT SERVICE FUND | DEBT SERVICE FUND | FIXED ASSET FUND    | LONG TERM DEBT FUND |                      |
| <b>ASSETS</b>                          |                   |                   |                   |                     |                     |                      |
| Cash - Operating Account               | \$ 90,875         | \$ -              | \$ -              | \$ -                | \$ -                | \$ 90,875            |
| Cash In Bank                           | 119,472           | -                 | -                 | -                   | -                   | 119,472              |
| Accounts Receivable - Off Roll Billing | 13,909            | -                 | 16,185            | -                   | -                   | 30,094               |
| Investments:                           |                   |                   |                   |                     |                     |                      |
| Money Market Account                   | 150,994           | -                 | -                 | -                   | -                   | 150,994              |
| Prepayment Account                     | -                 | 3,580             | -                 | -                   | -                   | 3,580                |
| Reserve Fund                           | -                 | 296,353           | 17,475            | -                   | -                   | 313,828              |
| Revenue Fund                           | -                 | 694,927           | 49,248            | -                   | -                   | 744,175              |
| Fixed Assets                           |                   |                   |                   |                     |                     |                      |
| Construction Work In Process           | -                 | -                 | -                 | 6,900,655           | -                   | 6,900,655            |
| Amount To Be Provided                  | -                 | -                 | -                 | -                   | 9,610,000           | 9,610,000            |
| <b>TOTAL ASSETS</b>                    | <b>\$ 375,250</b> | <b>\$ 994,860</b> | <b>\$ 82,908</b>  | <b>\$ 6,900,655</b> | <b>\$ 9,610,000</b> | <b>\$ 17,963,673</b> |
| <b>LIABILITIES</b>                     |                   |                   |                   |                     |                     |                      |
| Accounts Payable                       | \$ 25,613         | \$ -              | \$ -              | \$ -                | \$ -                | \$ 25,613            |
| Bonds Payable                          | -                 | -                 | -                 | -                   | 9,610,000           | 9,610,000            |
| <b>TOTAL LIABILITIES</b>               | <b>25,613</b>     | <b>-</b>          | <b>-</b>          | <b>-</b>            | <b>9,610,000</b>    | <b>9,635,613</b>     |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | GENERAL<br>FUND   | SERIES 2020<br>DEBT SERVICE<br>FUND | SERIES 2023<br>DEBT SERVICE<br>FUND | GENERAL<br>FIXED ASSET<br>FUND | GENERAL<br>LONG TERM<br>DEBT FUND | TOTAL                |
|--|-------------------|-------------------------------------|-------------------------------------|--------------------------------|-----------------------------------|----------------------|
| <b><u>FUND BALANCES</u></b>                  |                   |                                     |                                     |                                |                                   |                      |
| Restricted for:                              |                   |                                     |                                     |                                |                                   |                      |
| Debt Service                                 | -                 | 994,860                             | 82,908                              | -                              | -                                 | 1,077,768            |
| Unassigned:                                  | 349,637           | -                                   | -                                   | 6,900,655                      | -                                 | 7,250,292            |
| <b>TOTAL FUND BALANCES</b>                   | <b>349,637</b>    | <b>994,860</b>                      | <b>82,908</b>                       | <b>6,900,655</b>               | <b>-</b>                          | <b>8,328,060</b>     |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 375,250</b> | <b>\$ 994,860</b>                   | <b>\$ 82,908</b>                    | <b>\$ 6,900,655</b>            | <b>\$ 9,610,000</b>               | <b>\$ 17,963,673</b> |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION            | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--------------------------------|-----------------------------|------------------------|-----------------------------|--|
| <b>REVENUES</b>                |                             |                        |                             |  |
| Interest - Investments         | \$ -                        | \$ 3,428               | \$ 3,428                    | 0.00%                                  |
| Interest - Tax Collector       | -                           | 1,027                  | 1,027                       | 0.00%                                  |
| Rental Income                  | -                           | 750                    | 750                         | 0.00%                                  |
| Special Assmnts- Tax Collector | 501,222                     | 561,423                | 60,201                      | 112.01%                                |
| Special Assmnts- CDD Collected | 50,202                      | 13,909                 | (36,293)                    | 27.71%                                 |
| Other Miscellaneous Revenues   | -                           | 100                    | 100                         | 0.00%                                  |
| <b>TOTAL REVENUES</b>          | <b>551,424</b>              | <b>580,637</b>         | <b>29,213</b>               | <b>105.30%</b>                         |
| <b>EXPENDITURES</b>            |                             |                        |                             |  |
| <b>Administration</b>          |                             |                        |                             |  |
| Supervisor Fees                | 12,000                      | 3,800                  | 8,200                       | 31.67%                                 |
| ProfServ-Trustee Fees          | 4,500                       | 4,256                  | 244                         | 94.58%                                 |
| Disclosure Report              | 8,200                       | 3,600                  | 4,600                       | 43.90%                                 |
| District Counsel               | 10,000                      | 3,608                  | 6,392                       | 36.08%                                 |
| District Engineer              | 4,000                       | 2,238                  | 1,762                       | 55.95%                                 |
| District Manager               | 36,000                      | 18,000                 | 18,000                      | 50.00%                                 |
| Accounting Services            | 4,500                       | 2,250                  | 2,250                       | 50.00%                                 |
| Auditing Services              | 6,400                       | 3,350                  | 3,050                       | 52.34%                                 |
| Website Compliance             | 1,500                       | 396                    | 1,104                       | 26.40%                                 |
| Postage, Phone, Faxes, Copies  | 250                         | 68                     | 182                         | 27.20%                                 |
| 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                       | 545                    | 1,955                       | 21.80%                                 |
| Supervisor Email Accounts      | 1,200                       | 99                     | 1,101                       | 8.25%                                  |
| Bank Fees                      | 250                         | 1,018                  | (768)                       | 407.20%                                |
| Payroll Services               | -                           | 820                    | (820)                       | 0.00%                                  |
| Key Card Distribution          | 250                         | -                      | 250                         | 0.00%                                  |
| Website Administration         | 3,000                       | 1,250                  | 1,750                       | 41.67%                                 |
| Dues, Licenses, Subscriptions  | 200                         | 175                    | 25                          | 87.50%                                 |
| <b>Total Administration</b>    | <b>122,282</b>              | <b>70,500</b>          | <b>51,782</b>               | <b>57.65%</b>                          |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                      | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>Utility Services</u></b>           |                             |                        |                             |  |
| Amenity Internet                         | 2,400                       | 1,133                  | 1,267                       | 47.21%                                 |
| Water - Waste                            | 10,000                      | 2,026                  | 7,974                       | 20.26%                                 |
| Electric Utility Services                | 7,000                       | 4,750                  | 2,250                       | 67.86%                                 |
| Street Lights                            | 65,000                      | 22,141                 | 42,859                      | 34.06%                                 |
| <b>Total Utility Services</b>            | <b>84,400</b>               | <b>30,050</b>          | <b>54,350</b>               | <b>35.60%</b>                          |
| <b><u>Other Physical Environment</u></b> |                             |                        |                             |  |
| ProfServ-Field Management                | 12,000                      | 6,000                  | 6,000                       | 50.00%                                 |
| Waterway Management                      | 5,000                       | -                      | 5,000                       | 0.00%                                  |
| Contracts-Janitorial Services            | 6,500                       | 2,850                  | 3,650                       | 43.85%                                 |
| Contracts-Aquatic Control                | 13,200                      | 5,435                  | 7,765                       | 41.17%                                 |
| Pool Maintenance - Contract              | 15,000                      | 7,640                  | 7,360                       | 50.93%                                 |
| Garbage Dumpster - Rental/Collection     | 3,500                       | 1,814                  | 1,686                       | 51.83%                                 |
| R&M-Other Landscape                      | 25,000                      | 13,296                 | 11,704                      | 53.18%                                 |
| R&M-Pools                                | 3,000                       | 204                    | 2,796                       | 6.80%                                  |
| Landscaping - Mulch                      | 5,000                       | -                      | 5,000                       | 0.00%                                  |
| Landscape Maintenance - Contract         | 115,000                     | 44,988                 | 70,012                      | 39.12%                                 |
| Plant Replacement Program                | 2,000                       | -                      | 2,000                       | 0.00%                                  |
| Irrigation Maintenance                   | 7,500                       | 17,612                 | (10,112)                    | 234.83%                                |
| Access Control R&M                       | 2,000                       | -                      | 2,000                       | 0.00%                                  |
| Dog Waste Station Service & Supplies     | 2,400                       | 880                    | 1,520                       | 36.67%                                 |
| <b>Total Other Physical Environment</b>  | <b>217,100</b>              | <b>100,719</b>         | <b>116,381</b>              | <b>46.39%</b>                          |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>Clubhouse</u></b>                      |                             |                        |                             |  |
| Security Monitoring Systems                  | 1,320                       | 599                    | 721                         | 45.38%                                 |
| Employee - Clubhouse Staff                   | 65,000                      | 26,443                 | 38,557                      | 40.68%                                 |
| R&M-Clubhouse                                | 10,000                      | 1,058                  | 8,942                       | 10.58%                                 |
| <b>Total Clubhouse</b>                       | <b>76,320</b>               | <b>28,100</b>          | <b>48,220</b>               | <b>36.82%</b>                          |
| <b><u>Reserves</u></b>                       |                             |                        |                             |  |
| Capital Reserves                             | 51,322                      | -                      | 51,322                      | 0.00%                                  |
| <b>Total Reserves</b>                        | <b>51,322</b>               | <b>-</b>               | <b>51,322</b>               | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES &amp; RESERVES</b>     | <b>551,424</b>              | <b>229,369</b>         | <b>322,055</b>              | <b>41.60%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 351,268                | 351,268                     | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b> |                             | <b>(1,631)</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 349,637</b>      |                             |  |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
Series 2020 Debt Service Fund (200)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b>REVENUES</b>                              |                             |                        |                             |  |
| Interest - Investments                       | \$ -                        | \$ 9,442               | \$ 9,442                    | 0.00%                                  |
| Special Assmnts- Tax Collector               | 590,813                     | 623,852                | 33,039                      | 105.59%                                |
| <b>TOTAL REVENUES</b>                        | <b>590,813</b>              | <b>633,294</b>         | <b>42,481</b>               | <b>107.19%</b>                         |
| <b>EXPENDITURES</b>                          |                             |                        |                             |  |
| <b>Debt Service</b>                          |                             |                        |                             |  |
| Principal Debt Retirement                    | 220,000                     | -                      | 220,000                     | 0.00%                                  |
| Interest Expense                             | 370,813                     | 186,894                | 183,919                     | 50.40%                                 |
| <b>Total Debt Service</b>                    | <b>590,813</b>              | <b>186,894</b>         | <b>403,919</b>              | <b>31.63%</b>                          |
| <b>TOTAL EXPENDITURES</b>                    | <b>590,813</b>              | <b>186,894</b>         | <b>403,919</b>              | <b>31.63%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 446,400                | 446,400                     | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b> |                             | <b>548,460</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 994,860</b>      |                             |  |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
Series 2023 Debt Service Fund (201)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b>REVENUES</b>                              |                             |                        |                             |  |
| Interest - Investments                       | \$ -                        | \$ 995                 | \$ 995                      | 0.00%                                  |
| Special Assmnts- Tax Collector               | 34,645                      | 13,727                 | (20,918)                    | 39.62%                                 |
| Special Assmnts- CDD Collected               | -                           | 16,185                 | 16,185                      | 0.00%                                  |
| <b>TOTAL REVENUES</b>                        | <b>34,645</b>               | <b>30,907</b>          | <b>(3,738)</b>              | <b>89.21%</b>                          |
| <b>EXPENDITURES</b>                          |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                   |                             |                        |                             |  |
| Principal Debt Retirement                    | 9,000                       | 10,000                 | (1,000)                     | 111.11%                                |
| Interest Expense                             | 25,645                      | 13,039                 | 12,606                      | 50.84%                                 |
| <b>Total Debt Service</b>                    | <b>34,645</b>               | <b>23,039</b>          | <b>11,606</b>               | <b>66.50%</b>                          |
| <b>TOTAL EXPENDITURES</b>                    | <b>34,645</b>               | <b>23,039</b>          | <b>11,606</b>               | <b>66.50%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 7,868                  | 7,868                       | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b> |                             | <b>75,040</b>          |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 82,908</b>       |                             |  |

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 6346  
**Statement No.** 26\_02

**Statement Date** 02/28/2026

|                                       |           |                             |           |
|---------------------------------------|-----------|-----------------------------|-----------|
| <b>G/L Account No. 101001 Balance</b> | 90,875.08 | <b>Statement Balance</b>    | 90,875.08 |
|                                       |           | <b>Outstanding Deposits</b> | 0.00      |
| <b>Positive Adjustments</b>           | 0.00      |                             |           |
| <b>Subtotal</b>                       | 90,875.08 | <b>Subtotal</b>             | 90,875.08 |
| <b>Negative Adjustments</b>           | 0.00      | <b>Outstanding Checks</b>   | 0.00      |
| <b>Ending G/L Balance</b>             | 90,875.08 | <b>Ending Balance</b>       | 90,875.08 |

| Posting Date                              | Document Type | Document No. | Vendor                         | Description             | Amount    | Cleared Amount | Difference |
|---|---------------|--------------|--------------------------------|-------------------------|-----------|----------------|------------|
| <b>Deposits</b>                           |               |              |                                |                         |           |                |            |
|   |               |              |                                |                         |           |                | 0.00       |
| 02/28/2026                                |               | JE001107     | Interest - Investments         | Interest Earned         | 111.03    | 111.03         | 0.00       |
| <b>Total Deposits</b>                     |               |              |                                |                         | 111.03    | 111.03         | 0.00       |
| <b>Checks</b>                             |               |              |                                |                         |           |                |            |
|   |               |              |                                |                         |           |                | 0.00       |
| 12/09/2025                                | Payment       | 1954         | SOUTHEAST WIRING SOLUTIONS INC | Check for Vendor V00006 | -119.89   | -119.89        | 0.00       |
| 01/27/2026                                | Payment       | 300084       | TECO                           | Inv: 012026-39324-ACH   | -33.87    | -33.87         | 0.00       |
| 01/27/2026                                | Payment       | 300085       | TECO                           | Inv: 012026-39725-ACH   | -373.02   | -373.02        | 0.00       |
| 01/27/2026                                | Payment       | 300086       | TECO                           | Inv: 012026-66985-ACH   | -3,590.30 | -3,590.30      | 0.00       |
| 01/27/2026                                | Payment       | 300087       | TECO                           | Inv: 012026-16975-ACH   | -1,258.94 | -1,258.94      | 0.00       |
| 01/27/2026                                | Payment       | 300088       | TECO                           | Inv: 012026-14244-ACH   | -964.05   | -964.05        | 0.00       |
| 01/27/2026                                | Payment       | 300089       | TECO                           | Inv: 012026-28939-ACH   | -476.15   | -476.15        | 0.00       |
| 01/27/2026                                | Payment       | 300090       | TECO                           | Inv: 012026-46983-ACH   | -89.05    | -89.05         | 0.00       |
| 02/28/2026                                |               | JE001108     | Bank Fees                      | Service Charges         | -164.50   | -164.50        | 0.00       |
| <b>Total Checks</b>                       |               |              |                                |                         | -7,069.77 | -7,069.77      | 0.00       |
| <b>Adjustments</b>                        |               |              |                                |                         |           |                |            |
| <b>Total Adjustments</b>                  |               |              |                                |                         |           |                |            |
| <b>Outstanding Deposits</b>               |               |              |                                |                         |           |                |            |
| <b>Total Outstanding Payment Deposits</b> |               |              |                                |                         |           |                |            |

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 2907  
**Statement No.** 26\_02

**Statement Date** 02/28/2026

|                                       |            |                             |            |
|---------------------------------------|------------|-----------------------------|------------|
| <b>G/L Account No. 101002 Balance</b> | 119,471.91 | <b>Statement Balance</b>    | 136,965.80 |
|                                       |            | <b>Outstanding Deposits</b> | 0.00       |
| <b>Positive Adjustments</b>           | 0.00       | <b>Subtotal</b>             | 136,965.80 |
| <b>Subtotal</b>                       | 119,471.91 | <b>Outstanding Checks</b>   | -17,493.89 |
| <b>Negative Adjustments</b>           | 0.00       | <b>Ending Balance</b>       | 119,471.91 |
| <b>Ending G/L Balance</b>             | 119,471.91 |                             |            |

| Posting Date          | Document Type | Document No. | Vendor                           | Description               | Amount    | Cleared Amount | Difference |
|-----------------------|---------------|--------------|----------------------------------|---------------------------|-----------|----------------|------------|
| <b>Deposits</b>       |               |              |                                  |                           |           |                | 0.00       |
| 02/04/2026            |               | JE001078     | Special Assmnts-Tax Collector    | Tax Revenue Debt Service  | 10,141.48 | 10,141.48      | 0.00       |
| 02/28/2026            |               | JE001110     | Interest - Investments           | Interest Earned           | 396.63    | 396.63         | 0.00       |
| 02/09/2026            |               | JE001129     | Rental Income                    | Deposits-clubhouse rental | 175.00    | 175.00         | 0.00       |
| 02/02/2026            |               | JE001130     | Rental Income                    | Deposits- Clubhouse       | 150.00    | 150.00         | 0.00       |
| <b>Total Deposits</b> |               |              |                                  |                           | 10,863.11 | 10,863.11      | 0.00       |
| <b>Checks</b>         |               |              |                                  |                           |           |                | 0.00       |
| 12/29/2025            | Payment       | 1014         | SOUTHEAST WIRING SOLUTIONS INC   | Check for Vendor V00006   | -119.89   | -119.89        | 0.00       |
| 01/27/2026            | Payment       | 1039         | BUSINESS OBSERVER INC DBA        | Payment of Invoice 002125 | -50.31    | -50.31         | 0.00       |
| 01/28/2026            | Payment       | 1042         | ELI PREMIER SERVICES LLC         | Check for Vendor V00088   | -570.00   | -570.00        | 0.00       |
| 01/29/2026            | Payment       | 1043         | WM CORPORATE SERVICES, INC.      | Check for Vendor V00044   | -407.77   | -407.77        | 0.00       |
| 02/03/2026            | Payment       | 1044         | SOUTHEAST WIRING SOLUTIONS INC   | Check for Vendor V00006   | -119.89   | -119.89        | 0.00       |
| 02/06/2026            | Payment       | DD101        | COMMUNICATION S                  | Payment of Invoice 002138 | -274.90   | -274.90        | 0.00       |
| 02/06/2026            | Payment       | DD102        | BOCC                             | Payment of Invoice 002124 | -327.66   | -327.66        | 0.00       |
| 02/09/2026            | Payment       | 1045         | BLUE LIFE POOL SERVICE LLC       | Check for Vendor V00065   | -1,404.00 | -1,404.00      | 0.00       |
| 02/09/2026            | Payment       | 1046         | COMPLETE I.T. CORP               | Check for Vendor V00076   | -99.00    | -99.00         | 0.00       |
| 02/09/2026            | Payment       | 1047         | DOWN TO EARTH                    | Check for Vendor V00082   | -9,956.86 | -9,956.86      | 0.00       |
| 02/09/2026            | Payment       | 1048         | INFRAMARK LLC                    | Check for Vendor V00031   | -545.00   | -545.00        | 0.00       |
| 02/09/2026            | Payment       | 1049         | STANTEC CONSULTING SERVICES INC. | Check for Vendor V00005   | -390.25   | -390.25        | 0.00       |

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 2907

**Statement No.** 26\_02

**Statement Date**

02/28/2026

| Date                | Type    | Check No. | Vendor                     | Description             | Debit             | Credit            | Balance     |
|---------------------|---------|-----------|----------------------------|-------------------------|-------------------|-------------------|-------------|
| 02/11/2026          | Payment | 1050      | BELMOND RESERVE CDD        | Check for Vendor V00023 | -5,392.81         | -5,392.81         | 0.00        |
| 02/13/2026          | Payment | 1051      | BLUE LIFE POOL SERVICE LLC | Check for Vendor V00065 | -1,200.00         | -1,200.00         | 0.00        |
| 02/13/2026          | Payment | 1052      | HOMETEAM PEST DEFENSE INC  | Check for Vendor V00038 | -101.10           | -101.10           | 0.00        |
| 02/17/2026          | Payment | 1053      | STRALEY ROBIN VERICKER     | Check for Vendor V00020 | -812.50           | -812.50           | 0.00        |
| 02/09/2026          |         | JE001111  | Payroll Services           | Payroll Services        | -800.00           | -800.00           | 0.00        |
| <b>Total Checks</b> |         |           |                            |                         | <b>-22,571.94</b> | <b>-22,571.94</b> | <b>0.00</b> |

## Adjustments

### Total Adjustments

### Outstanding Checks

|                                 |         |        |                             |                           |  |  |                   |
|---------------------------------|---------|--------|-----------------------------|---------------------------|--|--|-------------------|
| 02/23/2026                      | Payment | 1054   | WM CORPORATE SERVICES, INC. | Check for Vendor V00044   |  |  | -479.95           |
| 02/26/2026                      | Payment | 1055   | AQUATIC WEED CONTROL INC    | Check for Vendor V00040   |  |  | -1,087.00         |
| 02/26/2026                      | Payment | 1056   | DOWN TO EARTH               | Check for Vendor V00082   |  |  | -609.62           |
| 02/26/2026                      | Payment | 1057   | ELI PREMIER SERVICES LLC    | Check for Vendor V00088   |  |  | -570.00           |
| 02/26/2026                      | Payment | 1058   | HOMETEAM PEST DEFENSE INC   | Check for Vendor V00038   |  |  | -193.60           |
| 02/26/2026                      | Payment | 1059   | INFRAMARK LLC               | Check for Vendor V00031   |  |  | -7,385.54         |
| 02/27/2026                      | Payment | 1060   | ADP, INC                    | Check for Vendor V00094   |  |  | -20.40            |
| 02/27/2026                      | Payment | 1061   | DOWN TO EARTH               | Check for Vendor V00082   |  |  | -5,572.00         |
| 02/25/2026                      | Payment | 300093 | TECO                        | Inv: 021826-16975-ACH     |  |  | -1,258.94         |
| 02/17/2026                      | Payment | DD103  | BOCC                        | Payment of Invoice 002153 |  |  | -316.84           |
| <b>Total Outstanding Checks</b> |         |        |                             |                           |  |  | <b>-17,493.89</b> |

### Outstanding Deposits

### Total Outstanding Deposits

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**  
 For the Period from 01/01/2026 to 01/31/2026  
 (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        |
|--|-----------------|----------|--------|---------------------------------|------------------|--|--------------------------------------|---------------|--------------------|
| <b>GENERAL FUND - 001</b>                  |                 |          |        |                                 |                  |  |                                      |               |                    |
| 001  | 1016            | 01/02/26 | V00086 | CONSOLIDATED LAND SERVICES, INC | 00000259         | Oct 2025- Pond Erosion Repairs                   | R&M-Other Landscape                  | 546036-53908  | \$5,896.18         |
| 001  | 1017            | 01/02/26 | V00086 | CONSOLIDATED LAND SERVICES, INC | 00000258         | Oct 2025- Pond Erosion Repairs                   | R&M-Other Landscape                  | 546036-53908  | \$5,798.91         |
| 001  | 1018            | 01/02/26 | V00082 | DOWN TO EARTH                   | 162919           | Dec 2025- Irrigation repairs                     | Irrigation Maintenance               | 546930-53908  | \$15.00            |
| 001  | 1019            | 01/02/26 | V00082 | DOWN TO EARTH                   | 162920           | Dec 2025- Irrigation repairs                     | Irrigation Maintenance               | 546930-53908  | \$49.00            |
| 001  | 1020            | 01/02/26 | V00088 | ELI PREMIER SERVICES LLC        | INV0053          | Dec 2025- Amenity Cleaning                       | Contracts-Janitorial Services        | 534026-53908  | \$570.00           |
| 001  | 1021            | 01/02/26 | V00038 | HOMETEAM PEST DEFENSE INC       | 113888350        | Nov 2025- Pest Control                           | R&M-Clubhouse                        | 546015-57202  | \$101.10           |
| 001  | 1022            | 01/02/26 | V00031 | INFRAMARK LLC                   | 166655           | Nov 2025- Postage and Copies                     | Postage, Phone, Faxes, Copies        | 541024-51301  | \$9.80             |
| 001  | 1023            | 01/02/26 | V00089 | SATHYA SRINIVASAN               | SS 112425 REFUND | Nov 2025- Clubhouse Refund                       | R&M-Clubhouse                        | 546015-57202  | \$100.00           |
| 001  | 1024            | 01/02/26 | V00017 | SPEAREM ENTERPRISES             | 6290             | Nov/Dec- Dog Waste Stations                      | Dog Waste Station Service & Supplies | 552161-53908  | \$220.00           |
| 001  | 1026            | 01/06/26 | V00076 | COMPLETE I.T. CORP              | 18794            | Jan 2026- Email Vault                            | Supervisor Email Accounts            | 549140-51301  | \$99.00            |
| 001  | 1027            | 01/06/26 | V00031 | INFRAMARK LLC                   | 167776           | DISTRICT MANAGEMENT JAN 2026                     | ACCOUNTING SERVICES                  | 532001-51301  | \$375.00           |
| 001  | 1027            | 01/06/26 | V00031 | INFRAMARK LLC                   | 167776           | DISTRICT MANAGEMENT JAN 2026                     | DISSEMINATION SERVICES               | 531142-51301  | \$600.00           |
| 001  | 1027            | 01/06/26 | V00031 | INFRAMARK LLC                   | 167776           | DISTRICT MANAGEMENT JAN 2026                     | DISTRICT MANAGEMENT                  | 531150-51301  | \$3,000.00         |
| 001  | 1027            | 01/06/26 | V00031 | INFRAMARK LLC                   | 167776           | DISTRICT MANAGEMENT JAN 2026                     | FIELD MANAGEMENT                     | 531016-51301  | \$1,000.00         |
| 001  | 1027            | 01/06/26 | V00031 | INFRAMARK LLC                   | 167776           | DISTRICT MANAGEMENT JAN 2026                     | PERSONNEL SERVICES                   | 534425-57202  | \$5,416.67         |
| 001  | 1027            | 01/06/26 | V00031 | INFRAMARK LLC                   | 167776           | DISTRICT MANAGEMENT JAN 2026                     | WEBSITE MAINTENANCE/ADMIN            | 549936-51301  | \$250.00           |
| 001  | 1028            | 01/06/26 | V00006 | SOUTHEAST WIRING SOLUTIONS INC  | 20282152         | Jan 2026- ACCESS CONTROL MANAGEMENT,             | Jan 2026- ACCESS CONTROL MANAGEMENT, | 534174-57202  | \$119.89           |
| 001  | 1030            | 01/09/26 | V00065 | BLUE LIFE POOL SERVICE LLC      | 21953            | Jan 2026- Pool Service                           | Pool Maintenance - Contract          | 534078-53908  | \$1,200.00         |
| 001  | 1032            | 01/13/26 | V00082 | DOWN TO EARTH                   | 163831           | Jan 2026- Landscape Contract                     | Landscape Maintenance - Contract     | 546300-53908  | \$8,874.33         |
| 001  | 1033            | 01/13/26 | V00017 | SPEAREM ENTERPRISES             | 6176             | Dec 2024-Jan 2025 dog waste                      | R&M-Other Landscape                  | 546036-53908  | \$260.00           |
| 001  | 1033            | 01/13/26 | V00017 | SPEAREM ENTERPRISES             | 6266             | DOG WASTE STATIONS 08/16/25-09/15/25             | DOG WASTE STATIONS                   | 546036-53908  | \$220.00           |
| 001  | 1034            | 01/13/26 | V00069 | WILL MCPHERSON                  | WM-080525        | BOARD 8/5/25                                     | Supervisor Fees                      | 511100-51101  | \$200.00           |
| 001  | 1035            | 01/16/26 | V00040 | AQUATIC WEED CONTROL INC        | 117625           | Jan 2026- Aquatics                               | Waterway Management                  | 531085-53908  | \$1,087.00         |
| 001  | 1036            | 01/21/26 | V00059 | AFFORDABLE BACKFLOW             | 23638            | Jan 2026- Backflow Preventor Test                | Irrigation Maintenance               | 546930-53908  | \$75.00            |
| 001  | 1037            | 01/21/26 | V00038 | HOMETEAM PEST DEFENSE INC       | 113888349        | Oct 2025- Pest control                           | R&M-Clubhouse                        | 546015-57202  | \$193.60           |
| 001  | 1038            | 01/21/26 | V00020 | STRALEY ROBIN VERICKER          | 27837            | Dec 2025- District Counsel                       | District Counsel                     | 531146-51401  | \$65.00            |
| 001  | 1039            | 01/27/26 | V00092 | BUSINESS OBSERVER INC DBA       | 26-00117H        | Jan 2026- Legal Advertisement                    | Legal Advertising                    | 548002-51301  | \$50.31            |
| 001  | 1040            | 01/27/26 | V00031 | INFRAMARK LLC                   | 169003           | Dec 2025- Postage                                | Postage, Phone, Faxes, Copies        | 541024-51301  | \$19.98            |
| 001  | 1041            | 01/27/26 | V00017 | SPEAREM ENTERPRISES             | 6297             | Dog stations- 12/16-11/15                        | Dog Waste Station Service & Supplies | 552161-53908  | \$220.00           |
| 001  | 1042            | 01/28/26 | V00088 | ELI PREMIER SERVICES LLC        | INV0059          | Jan 2026- Amenity Cleaning                       | Contracts-Janitorial Services        | 534026-53908  | \$570.00           |
| 001  | 1043            | 01/29/26 | V00044 | WM CORPORATE SERVICES, INC.     | 0217287-2206-3   | JAN 26-DUMPSTER RENTAL                           | DUMPSTER RENTAL                      | 546036-53908  | \$407.77           |
| 001  | 1963            | 01/07/26 | V00025 | GRAU AND ASSOCIATES             | 28388            | AUDIT FYE 09/30/2025                             | Auditing Services                    | 532002-51301  | \$2,000.00         |
| 001  | 300084          | 01/27/26 | V00036 | TECO                            | 012026-39324-ACH | ELECTRIC 12/12/25-01/13/26                       | ELECTRIC                             | 543041-53150  | \$33.87            |
| 001  | 300085          | 01/27/26 | V00036 | TECO                            | 012026-39725-ACH | STREETLIGHTS                                     | Street Lights                        | 543062-53150  | \$373.02           |
| 001  | 300086          | 01/27/26 | V00036 | TECO                            | 012026-66985-ACH | STREETLIGHTS 12/12/25-01/13/26                   | STREETLIGHTS                         | 543062-53150  | \$3,590.30         |
| 001  | 300087          | 01/27/26 | V00036 | TECO                            | 012026-16975-ACH | STREETLIGHTS 12/12/25-01/13/26                   | STREETLIGHTS                         | 543062-53150  | \$1,258.94         |
| 001  | 300088          | 01/27/26 | V00036 | TECO                            | 012026-14244-ACH | ELECTRIC 12/12/25-01/13/26                       | ELECTRIC                             | 543041-53150  | \$964.05           |
| 001  | 300089          | 01/27/26 | V00036 | TECO                            | 012026-28939-ACH | ELECTRIC 12/12/25-01/13/26                       | ELECTRIC                             | 543041-53150  | \$476.15           |
| 001  | 300090          | 01/27/26 | V00036 | TECO                            | 012026-46983-ACH | ELECTRIC 12/12/25-01/13/26                       | ELECTRIC                             | 543041-53150  | \$89.05            |
| <b>Fund Total</b>                          |                 |          |        |                                 |                  |  |                                      |               | <b>\$45,848.92</b> |
| <b>SERIES 2020 DEBT SERVICE FUND - 200</b> |                 |          |        |                                 |                  |  |                                      |               |                    |
| 200  | 1025            | 01/06/26 | V00023 | BELMOND RESERVE CDD             | 12192025-755     | SERIES 2020 AND SERIES 2023 FY26 TAX DIST ID 755 | SERIES 2020 FY26 TAX DIST ID 755     | 103200        | \$328.63           |
| 200  | 1029            | 01/08/26 | V00023 | BELMOND RESERVE CDD             | 01062026-758     | SERIES 2020 AND SERIES 2023 FY26 TAX DIST ID 758 | SERIES 2020 FY26 TAX DIST ID 758     | 103200        | \$15,313.43        |
| <b>Fund Total</b>                          |                 |          |        |                                 |                  |  |                                      |               | <b>\$15,642.06</b> |
| <b>SERIES 2023 DEBT SERVICE FUND - 201</b> |                 |          |        |                                 |                  |  |                                      |               |                    |
| 201  | 1025            | 01/06/26 | V00023 | BELMOND RESERVE CDD             | 12192025-755     | SERIES 2020 AND SERIES 2023 FY26 TAX DIST ID 755 | SERIES 2023 FY26 TAX DIST ID 755     | 103200        | \$7.23             |
| 201  | 1029            | 01/08/26 | V00023 | BELMOND RESERVE CDD             | 01062026-758     | SERIES 2020 AND SERIES 2023 FY26 TAX DIST ID 758 | SERIES 2023 FY26 TAX DIST ID 758     | 103200        | \$336.94           |
| <b>Fund Total</b>                          |                 |          |        |                                 |                  |  |                                      |               | <b>\$344.17</b>    |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 01/01/2026 to 01/31/2026

(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 |
|----------|-----------------|------|--------|-------|-------------|---------------------|--------------------------|---------------|-------------|
|----------|-----------------|------|--------|-------|-------------|---------------------|--------------------------|---------------|-------------|

|                   |             |
|-------------------|-------------|
| Total Checks Paid | \$61,835.15 |
|-------------------|-------------|

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(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        |
|---------------------------|-----------------|----------|--------|----------------------------------|-------------------|---------------------------------|--------------------------------------|---------------|--------------------|
| <b>GENERAL FUND - 001</b> |                 |          |        |                                  |                   |                                 |                                      |               |                    |
| 001                       | 1044            | 02/03/26 | V00006 | SOUTHEAST WIRING SOLUTIONS INC   | 20282839          | Feb 2026- SWS                   | Security Monitoring Systems          | 534174-57202  | \$119.89           |
| 001                       | 1045            | 02/09/26 | V00065 | BLUE LIFE POOL SERVICE LLC       | 22293             | Feb 2026- Pool Service          | Pool Maintenance - Contract          | 534078-53908  | \$1,200.00         |
| 001                       | 1045            | 02/09/26 | V00065 | BLUE LIFE POOL SERVICE LLC       | 22104             | Jan 2026- Pool Sign             | Jan 2026- Pool Sign                  | 546074-53908  | \$204.00           |
| 001                       | 1046            | 02/09/26 | V00076 | COMPLETE I.T. CORP               | 19056             | Feb 2026- Complete IT           | Website Compliance                   | 534397-51301  | \$99.00            |
| 001                       | 1047            | 02/09/26 | V00082 | DOWN TO EARTH                    | 166412            | Jan 2026- Decoder replacement   | Irrigation Maintenance               | 546930-53908  | \$465.83           |
| 001                       | 1047            | 02/09/26 | V00082 | DOWN TO EARTH                    | 166058            | Feb 2026- Landscape contract    | Landscape Maintenance - Contract     | 546300-53908  | \$8,874.33         |
| 001                       | 1047            | 02/09/26 | V00082 | DOWN TO EARTH                    | 166059            | Feb 2026- Fert and Pest Control | Landscape Maintenance - Contract     | 546300-53908  | \$616.70           |
| 001                       | 1048            | 02/09/26 | V00031 | INFRAMARK LLC                    | 1164986           | Jan 2026- Toilet repairs        | R&M-Clubhouse                        | 546015-57202  | \$170.00           |
| 001                       | 1048            | 02/09/26 | V00031 | INFRAMARK LLC                    | 1164995           | Dec 2025- Maint repairs         | Dec 2025- Tree stake removal         | 546036-53908  | \$75.00            |
| 001                       | 1048            | 02/09/26 | V00031 | INFRAMARK LLC                    | 1164995           | Dec 2025- Maint repairs         | Dec 2025- Bathroom plumbing repairs  | 546015-57202  | \$300.00           |
| 001                       | 1049            | 02/09/26 | V00005 | STANTEC CONSULTING SERVICES INC. | 2518559           | Jan 2026- District Engineer     | District Engineer                    | 531147-51301  | \$390.25           |
| 001                       | 1051            | 02/13/26 | V00065 | BLUE LIFE POOL SERVICE LLC       | 20038             | Pool Service                    | Pool Maintenance - Contract          | 534078-53908  | \$1,200.00         |
| 001                       | 1052            | 02/13/26 | V00038 | HOMETEAM PEST DEFENSE INC        | 115572164         | Jan 2026- Pest Control          | R&M-Other Landscape                  | 546036-53908  | \$101.10           |
| 001                       | 1053            | 02/17/26 | V00020 | STRALEY ROBIN VERICKER           | 27916             | Jan 2026- District Counsel      | District Counsel                     | 531146-51401  | \$812.50           |
| 001                       | 1054            | 02/23/26 | V00044 | WM CORPORATE SERVICES, INC.      | 0225229 2206 5 B  | SERVICE FEBRUARY 2026           | Garbage Dumpster - Rental/Collection | 534098-53908  | \$479.95           |
| 001                       | 1055            | 02/26/26 | V00040 | AQUATIC WEED CONTROL INC         | 1135921           | Feb 2026- Aquatics              | Contracts-Aquatic Control            | 534067-53908  | \$1,087.00         |
| 001                       | 1056            | 02/26/26 | V00082 | DOWN TO EARTH                    | 167487            | Feb 2026- Irrigation repairs    | Irrigation Maintenance               | 546930-53908  | \$609.62           |
| 001                       | 1057            | 02/26/26 | V00088 | ELI PREMIER SERVICES LLC         | INV0067           | Feb 2026- Janitorial            | Contracts-Janitorial Services        | 534026-53908  | \$570.00           |
| 001                       | 1058            | 02/26/26 | V00038 | HOMETEAM PEST DEFENSE INC        | 115572163         | Jan 2026- Pest Control          | R&M-Clubhouse                        | 546015-57202  | \$193.60           |
| 001                       | 1059            | 02/26/26 | V00031 | INFRAMARK LLC                    | 171427            | Jan 2026- Postage and copies    | Postage, Phone, Faxes, Copies        | 541024-51301  | \$22.37            |
| 001                       | 1059            | 02/26/26 | V00031 | INFRAMARK LLC                    | 170624R           | Feb 2026- Management fees       | Feb 2026- Accounting Services        | 532001-51301  | \$375.00           |
| 001                       | 1059            | 02/26/26 | V00031 | INFRAMARK LLC                    | 170624R           | Feb 2026- Management fees       | Feb 2026- Dissemination Services     | 531142-51301  | \$600.00           |
| 001                       | 1059            | 02/26/26 | V00031 | INFRAMARK LLC                    | 170624R           | Feb 2026- Management fees       | Feb 2026- District Management        | 531150-51301  | \$3,000.00         |
| 001                       | 1059            | 02/26/26 | V00031 | INFRAMARK LLC                    | 170624R           | Feb 2026- Management fees       | Feb 2026- Field Management           | 531016-51301  | \$1,000.00         |
| 001                       | 1059            | 02/26/26 | V00031 | INFRAMARK LLC                    | 170624R           | Feb 2026- Management fees       | Feb 2026- Personnel Services         | 534425-57202  | \$2,388.17         |
| 001                       | 1060            | 02/27/26 | V00094 | ADP, INC                         | 712420320         | Jan 2026- Supervisor 1099s      | Supervisor Fees                      | 511100-51301  | \$20.40            |
| 001                       | 1061            | 02/27/26 | V00082 | DOWN TO EARTH                    | 167881            | Feb 2026- VFD- pump relay (Sub) | Irrigation Maintenance               | 546930-53908  | \$5,572.00         |
| 001                       | 300093          | 02/25/26 | V00036 | TECO                             | 021826-16975-ACH  | ELECTRIC 01/14/26-02/12/26      | STREETLIGHTS                         | 543062-53150  | \$1,258.94         |
| 001                       | DD101           | 02/06/26 | V00019 | CHARTER COMMUNICATIONS           | 2543561011926-ACH | 01/19/26-02/18/26- Internet     | Amenity Internet                     | 541036-53150  | \$274.90           |
| 001                       | DD102           | 02/06/26 | V00035 | BOCC                             | 011526-0433       | Jan 2026- Water                 | Water - Waste                        | 543018-53150  | \$327.66           |
| 001                       | DD103           | 02/17/26 | V00035 | BOCC                             | 021326-0433       | 1/14-2/13- Water                | Water - Waste                        | 543018-53150  | \$316.84           |
| <b>Fund Total</b>         |                 |          |        |                                  |                   |                                 |                                      |               | <b>\$32,725.05</b> |

**SERIES 2020 DEBT SERVICE FUND - 200**

|                   |      |          |        |                     |              |  |                                  |        |                   |
|-------------------|------|----------|--------|---------------------|--------------|--|----------------------------------|--------|-------------------|
| 200               | 1050 | 02/11/26 | V00023 | BELMOND RESERVE CDD | 02042026-761 | SERIES 2020 AND SERIES 2023 FY26 TAX DIST ID 761 | SERIES 2020 FY26 TAX DIST ID 761 | 103200 | \$5,276.71        |
| <b>Fund Total</b> |      |          |        |                     |              |  |                                  |        | <b>\$5,276.71</b> |

**SERIES 2023 DEBT SERVICE FUND - 201**

|                   |      |          |        |                     |              |  |                                  |        |                 |
|-------------------|------|----------|--------|---------------------|--------------|--|----------------------------------|--------|-----------------|
| 201               | 1050 | 02/11/26 | V00023 | BELMOND RESERVE CDD | 02042026-761 | SERIES 2020 AND SERIES 2023 FY26 TAX DIST ID 761 | SERIES 2023 FY26 TAX DIST ID 761 | 103200 | \$116.10        |
| <b>Fund Total</b> |      |          |        |                     |              |  |                                  |        | <b>\$116.10</b> |

|                          |                    |
|--------------------------|--------------------|
| <b>Total Checks Paid</b> | <b>\$38,117.86</b> |
|--------------------------|--------------------|

## January 2026 Meeting

**BELMOND RESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

| Vendor                           | Invoice Date | Invoice/Account Number | Amount             | Invoice Total | Vendor Total | Comments/Description                 |
|----------------------------------|--------------|------------------------|--------------------|---------------|--------------|--------------------------------------|
| <b>Monthly Contract</b>          |              |                        |                    |               |              |                                      |
| AQUATIC WEED CONTROL INC         | 1/1/2026     | 117625                 | \$1,087.00         |               |              | Jan 2026- Aquatics                   |
| BLUE LIFE POOL SERVICE LLC       | 1/6/2026     | 21953                  | \$1,200.00         |               |              | Jan 2026- Pool Service               |
| COMPLETE I.T. CORP               | 1/1/2026     | 18794                  | \$99.00            |               |              | Jan 2026- Email Vault                |
| DOWN TO EARTH                    | 1/5/2026     | 163831                 | \$8,874.33         |               |              | Jan 2026- Landscape Contract         |
| ELI PREMIER SERVICES LLC         | 12/23/2025   | INV0053                | \$570.00           |               |              | Dec 2025- Amenity Cleaning           |
| ELI PREMIER SERVICES LLC         | 1/23/2026    | INV0059                | \$570.00           |               | \$1,140.00   | Jan 2026- Amenity Cleaning           |
| INFRAMARK LLC                    | 1/2/2026     | 167776                 | \$375.00           |               |              | ACCOUNTING SERVICES                  |
| INFRAMARK LLC                    | 1/2/2026     | 167776                 | \$600.00           |               |              | DISSEMINATION SERVICES               |
| INFRAMARK LLC                    | 1/2/2026     | 167776                 | \$3,000.00         |               |              | DISTRICT MANAGEMENT                  |
| INFRAMARK LLC                    | 1/2/2026     | 167776                 | \$1,000.00         |               |              | FIELD MANAGEMENT                     |
| INFRAMARK LLC                    | 1/2/2026     | 167776                 | \$5,416.67         |               |              | PERSONNEL SERVICES                   |
| INFRAMARK LLC                    | 1/2/2026     | 167776                 | \$250.00           | \$10,641.67   | \$10,641.67  | WEBSITE MAINTENANCE/ADMIN            |
| SOUTHEAST WIRING SOLUTIONS INC   | 1/1/2026     | 20282152               | \$119.89           |               |              | Jan 2026- ACCESS CONTROL MANAGEMENT, |
| SPEAREM ENTERPRISES              | 12/23/2025   | 6290                   | \$220.00           |               |              | Nov/Dec- Dog Waste Stations          |
| SPEAREM ENTERPRISES              | 1/21/2026    | 6297                   | \$220.00           |               | \$440.00     | Dog stations- 12/16-1/15             |
| WM CORPORATE SERVICES, INC.      | 12/29/2025   | 0217287-2206-3         | \$407.77           |               |              | DUMPSTER RENTAL                      |
| <b>Monthly Contract Subtotal</b> |              |                        | <b>\$24,009.66</b> |               |              |                                      |
| <b>Utilities</b>                 |              |                        |                    |               |              |                                      |
| BOCC                             | 1/15/2026    | 011526-0433            | \$327.66           |               |              | Jan 2026- Water                      |
| TECO                             | 1/20/2026    | 012026-66985-ACH       | \$3,590.30         |               |              | STREETLIGHTS                         |
| TECO                             | 1/20/2026    | 012026-39725-ACH       | \$373.02           |               |              | STREETLIGHTS                         |
| TECO                             | 1/20/2026    | 012026-16975-ACH       | \$1,258.94         |               |              | STREETLIGHTS                         |
| TECO                             | 1/20/2026    | 012026-14244-ACH       | \$964.05           |               |              | ELECTRIC                             |
| TECO                             | 1/20/2026    | 012026-28939-ACH       | \$476.15           |               |              | ELECTRIC                             |
| TECO                             | 1/20/2026    | 012026-46983-ACH       | \$89.05            |               |              | ELECTRIC                             |

## January 2026 Meeting

**BELMOND RESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

| Vendor                              | Invoice Date | Invoice/Account Number | Amount             | Invoice Total | Vendor Total | Comments/Description              |
|-------------------------------------|--------------|------------------------|--------------------|---------------|--------------|-----------------------------------|
| TECO                                | 1/20/2026    | 012026-39324-ACH       | \$33.87            |               | \$6,785.38   | ELECTRIC                          |
| <b>Utilities Subtotal</b>           |              |                        | <b>\$7,113.04</b>  |               |              |                                   |
| <b>Regular Services</b>             |              |                        |                    |               |              |                                   |
| AFFORDABLE BACKFLOW                 | 1/16/2026    | 23638                  | \$75.00            |               |              | Jan 2026- Backflow Preventor Test |
| BUSINESS OBSERVER INC DBA           | 1/16/2026    | 26-00117H              | \$50.31            |               |              | Jan 2026- Legal Advertisement     |
| CONSOLIDATED LAND SERVICES, INC     | 10/10/2025   | 00000259               | \$5,896.18         |               |              | Oct 2025- Pond Erosion Repairs    |
| CONSOLIDATED LAND SERVICES, INC     | 10/10/2025   | 00000258               | \$5,798.91         |               | \$11,695.09  | Oct 2025- Pond Erosion Repairs    |
| DOWN TO EARTH                       | 12/26/2025   | 162919                 | \$15.00            |               |              | Dec 2025- Irrigation repairs      |
| DOWN TO EARTH                       | 12/26/2025   | 162920                 | \$49.00            |               | \$64.00      | Dec 2025- Irrigation repairs      |
| GRAU AND ASSOCIATES                 | 1/5/2026     | 28388                  | \$2,000.00         |               |              | AUDIT FYE 09/30/2025              |
| HOMETEAM PEST DEFENSE INC           | 11/21/2025   | 113888350              | \$101.10           |               |              | Nov 2025- Pest Control            |
| HOMETEAM PEST DEFENSE INC           | 10/30/2025   | 113888349              | \$193.60           |               | \$294.70     | Oct 2025- Pest control            |
| INFRAMARK LLC                       | 1/20/2026    | 169003                 | \$19.98            |               |              | Dec 2025- Postage                 |
| STRALEY ROBIN VERICKER              | 1/14/2026    | 27837                  | \$65.00            |               |              | Dec 2025- District Counsel        |
| <b>Regular Services Subtotal</b>    |              |                        | <b>\$14,264.08</b> |               |              |                                   |
| <b>Additional Services</b>          |              |                        |                    |               |              |                                   |
| BELMOND RESERVE CDD                 | 12/19/2025   | 12192025-755           | \$328.63           |               |              | SERIES 2020 FY26 TAX DIST ID 755  |
| BELMOND RESERVE CDD                 | 12/19/2025   | 12192025-755           | \$7.23             | \$335.86      |              | SERIES 2023 FY26 TAX DIST ID 755  |
| BELMOND RESERVE CDD                 | 1/6/2026     | 01062026-758           | \$15,313.43        |               |              | SERIES 2020 FY26 TAX DIST ID 758  |
| BELMOND RESERVE CDD                 | 1/6/2026     | 01062026-758           | \$336.94           | \$15,650.37   | \$15,986.23  | SERIES 2023 FY26 TAX DIST ID 758  |
| SATHYA SRINIVASAN                   | 11/24/2025   | SS 112425 REFUND       | \$100.00           |               |              | Nov 2025- Clubhouse Refund        |
| <b>Additional Services Subtotal</b> |              |                        | <b>\$16,086.23</b> |               |              |                                   |
| <b>TOTAL</b>                        |              |                        | <b>\$61,473.01</b> |               |              |                                   |

**Aquatic Weed Control, Inc.**

P.O. Box 593258  
Orlando, FL 32859

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

**Invoice**

| Date     | Invoice # |
|----------|-----------|
| 1/1/2026 | 117625    |

| Bill To   |
|---|
| Belmond Reserve CDD<br>c/o Inframark<br>2005 Pan Am Cir, Ste 300<br>Tampa, FL 33607 |

| Customer P.O. No. | Payment Terms | Due Date  |
|-------------------|---------------|-----------|
|                   | Net 30        | 1/31/2026 |

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

Thank you for your business.

|                         |            |
|-------------------------|------------|
| <b>Total</b>            | \$1,087.00 |
| <b>Payments/Credits</b> | \$0.00     |
| <b>Balance Due</b>      | \$1,087.00 |



# Aquatic Weed Control, Inc.

Your **CLEAR** Choice Since 1992  
 407-859-2020 or 800-543-6694  
[www.aquaticweedcontrol.net](http://www.aquaticweedcontrol.net)  
 Orlando—Tampa—Ft. Myers—Daytona Beach

Newsletter

January 2026

## The “411” on Ponds

Ponds—They each have their own personality.

They are deep, shallow, round, narrow, clear and some are murky. Some are well behaved and some are not.

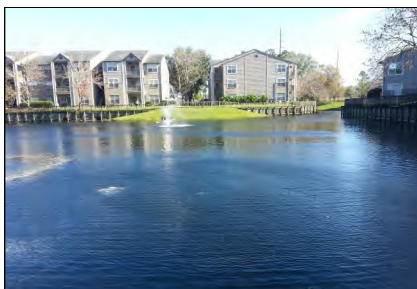
Deep ponds maintain themselves well. Their deep cool waters keep weeds and algae at bay. However, shallow ponds are more prone to algae and quick weed growth. They get warm quickly and seeds don't have far to fall before they hit soil and take root.

During the dry season, water levels can drop and the ponds become shallow. This leaves exposed banks that reveal a surplus of untapped nutrients. When seeds get into the exposed dirt they can take off. To prevent this from happening, our technicians do a preventive spray on the exposed banks. When the rain returns the seeds and weeds will not be there to sprout.

Ponds can be murky. New pond bottoms are either sand or clay. Until they settle in, clay ponds can look like chocolate milk.

The majority of ponds are designed for storm water run off. You can have two ponds side by side and they can behave differently. What nutrients run into these ponds from yards, streets and neighboring canals will determine if they behave well or not.

Whichever personality your ponds reflect, Aquatic Weed Control will be there to service them!



Deep  
and  
Shallow



Round  
and  
Narrow



### Save A Tree

We are trying to go **Green**  
 If you would prefer to receive your invoices via email, please let us know.

Email us at—DBertakis  
 @Aquaticweedcontrol.net or  
 Phone: 407-859-2020

Just give us 3 things...

1. The name on the account
2. Where to email invoice
3. Contact person or Dept

We will begin emailing your invoices.

**Thank You**

**Customers are the heart of our business and we appreciate you each and every day!**

**Happy New Year!**

**BLUE LIFE POOL SERVICE | CPC 1461225**  
 PO Box 1628  
 Land O Lakes, FL 34639-1628  
 USA  
 +18135975009  
 accounts@bluelifepools.com  
 www.bluelifepools.com

# Invoice



| BILL TO   |
|---|
| BELMOND RESERVE<br>13004 Willow grove drive Riverview, Fl<br>33579<br>Riverview, FL 33579<br>Estados Unidos |

| INVOICE # | DATE       | TOTAL DUE  | DUE DATE   | TERMS  | ENCLOSED |
|-----------|------------|------------|------------|--------|----------|
| 21953     | 01/06/2026 | \$1,200.00 | 02/05/2026 | Net 30 |          |

| ITEM                      | DESCRIPTION          | QTY | RATE     | AMOUNT   |
|---------------------------|----------------------|-----|----------|----------|
| Hillsborough - Commercial | Regular Pool Service | 1   | 1,200.00 | 1,200.00 |

|                    |                   |
|--------------------|-------------------|
| SUBTOTAL           | 1,200.00          |
| TAX                | 0.00              |
| TOTAL              | 1,200.00          |
| <b>BALANCE DUE</b> | <b>\$1,200.00</b> |

Pay invoice

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



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

|                    |                |
|--------------------|----------------|
| Invoice #          | 18794          |
| Invoice Date       | 01-01-26       |
| <b>Balance Due</b> | <b>\$99.00</b> |

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

---

|                    |                |
|--------------------|----------------|
| <b>Subtotal</b>    | <b>\$99.00</b> |
| Tax                | \$0.00         |
| Invoice Total      | \$99.00        |
| Payments           | \$0.00         |
| Credits            | \$0.00         |
| <b>Balance Due</b> | <b>\$99.00</b> |



**Down to Earth Landscape & Irrigation**

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



Page 46  
Invoice: #163831  
January 2026

**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 (2026)  
Estimate # 135147

**Invoice Date**

1/5/2026

**Date Due**

2/4/2026

**Terms**

Net 30

**Customer PO #**

| <b>Invoice Details</b>                                     |             |                 |             |               |
|--|-------------|-----------------|-------------|---------------|
| <b>Description of Services &amp; Items</b>                 | <b>Unit</b> | <b>Quantity</b> | <b>Rate</b> | <b>Amount</b> |
| #135147 - Belmond Reserve CDD Contract (2026) January 2026 |             |                 |             | \$8,874.33    |

**Billing Questions**  
[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
 (321) 228-5717

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

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

|                    |                   |
|--------------------|-------------------|
| Subtotal           | \$8,874.33        |
| Sales Tax          | \$0.00            |
| <b>Total</b>       | <b>\$8,874.33</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$8,874.33</b> |

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

# ELI PREMIER SERVICES LLC

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

Page 47  
Invoice

INV0053

DATE

12/23/2025

DUE DATE

01/01/2026

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        |
| <b>TOTAL</b>              |          |     | <b>\$570.00</b> |

## Payment Info

### PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

**USD \$570.00**

### BY CHECK

ELI PREMIER SERVICES LLC

December amenity services

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

Thank you!

# ĒLI PREMIER SERVICES LLC

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

Page 48

INVOICE

INV0059  
DATE  
01/23/2026

DUE DATE  
02/01/2026

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        |
| <b>TOTAL</b>              |          |     | <b>\$570.00</b> |

## Payment Info

PAYMENT INSTRUCTIONS  
P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE  
**USD \$570.00**

BY CHECK  
ĒLI PREMIER SERVICES LLC

January cleaning services

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

167776

**DATE**

1/2/2026

**CUSTOMER ID**

C2276

**NET TERMS**

Due On Receipt

**PO#**

**DUE DATE**

1/2/2026

**BILL TO**

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

**Services provided for the Month of: January 2026**

| 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           |
| <b>Subtotal</b>             |     |     |          |        | <b>10,641.67</b> |

|                  |             |
|------------------|-------------|
| <b>Subtotal</b>  | \$10,641.67 |
| <b>Tax</b>       | \$0.00      |
| <b>Total Due</b> | \$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.*



108 Oaks Ct.  
Sanford, FL 32771  
  
(407) 290-5911

|                              |                                |                                   |                               |                               |                              |
|------------------------------|--------------------------------|-----------------------------------|-------------------------------|-------------------------------|------------------------------|
| Invoice #<br><b>20282152</b> | Customer #<br><b>PROJ-0108</b> | Invoice Date<br><b>01/01/2026</b> | Due Date<br><b>01/31/2026</b> | Amount Due<br><b>\$119.89</b> | Amount Enclosed<br><b>\$</b> |
|------------------------------|--------------------------------|-----------------------------------|-------------------------------|-------------------------------|------------------------------|

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

Remit To: Southeast Wiring Solutions, Inc.  
108 Oaks Ct.  
Sanford, FL 32771

-----  
Detach and return with your payment.

|   |                                |                              |                                   |           |                               |
|---|--------------------------------|------------------------------|-----------------------------------|-----------|-------------------------------|
| Customer Name<br><b>BELMOND RESERVE CDD</b> | Customer #<br><b>PROJ-0108</b> | Invoice #<br><b>20282152</b> | Invoice Date<br><b>01/01/2026</b> | PO Number | Amount Due<br><b>\$119.89</b> |
|---|--------------------------------|------------------------------|-----------------------------------|-----------|-------------------------------|

| Description   | QTY  | Rate   | Amount |
|---|------|--------|--------|
| <b>BELMOND AMENITY CENTER, 13004 WILLOW GROVE DRIVE RIVERVIEW, FL</b> |      |        |        |
| ACCESS CONTROL MANAGEMENT, (01/01/2026 - 01/31/2026) :                | 1.00 | 119.89 | 119.89 |
| SUBSCRIBER REMOTE ACCESS - \$59.95, SWS REMOTE ACCESS - \$59.95       |      |        |        |

|  |  |
|--|--|
|  | Sub Total: 119.89<br>Total Sales Tax: 0.00<br><b>Invoice Total:</b> 119.89<br>Payments/Credits Applied: (0.00)<br><b>Invoice Amount Due:</b> 119.89<br><br><b>Amount Due: \$119.89</b> |
|--|--|

**CONTACT US**

|  |       |                 |         |   |
|--|-------|-----------------|---------|---|
| Billing Questions<br><b>(407) 290-5911</b> | Sales | Central Station | Service | Email<br><b>BILLING@SWSPROTECTION.COM</b> |
|--|-------|-----------------|---------|---|

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** 6290  
**DATE** 12/23/2025  
**TERMS** Net 15  
**DUE DATE** 01/07/2026

| ACTIVITY   | QTY | RATE  | AMOUNT |
|--|-----|-------|--------|
| Labor<br>11/16/25 to 12/15/25 Service dog waist station and supply bags and mut mits<br>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**  
 Belmont Reserve CDD  
 C/O Inframark 2005 Pan Am Circle # 300 Tampa , FL 33607

**INVOICE** 6297  
**DATE** 01/21/2026  
**TERMS** Net 15  
**DUE DATE** 02/05/2026

| ACTIVITY   | QTY | RATE  | AMOUNT |
|--|-----|-------|--------|
| Labor<br>12/16/25 to 1/15/26 Service dog waist station and supply bags and mut mits 2 times per week for 4 weeks | 4   | 55.00 | 220.00 |

Thank You! We Appreciate Your Business.

**BALANCE DUE**

**\$220.00**



# INVOICE

**Customer ID:**

**28-13540-53000**

**Customer Name:**

**BELMOND RESERVE**

**Service Period:**

**01/01/26-01/31/26**

**Invoice Date:**

**12/29/2025**

**Invoice Number:**

**0217287-2206-3**

**How to Contact Us**

**Visit [wm.com/MyWM](http://wm.com/MyWM)**

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



**Customer Service: (813) 621-3055**

**Your Payment is Due**

**Jan 28, 2026**

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

**Your Total Due**

**\$407.77**

If payment is received after 01/28/2026: **\$ 417.96**

|                         |   |                 |   |                    |   |                                |   |                                  |
|-------------------------|---|-----------------|---|--------------------|---|--------------------------------|---|----------------------------------|
| <b>Previous Balance</b> | + | <b>Payments</b> | + | <b>Adjustments</b> | + | <b>Current Invoice Charges</b> | = | <b>Total Account Balance Due</b> |
| (72.18)                 |   | 0.00            |   | 0.00               |   | 479.95                         |   | <b>407.77</b>                    |

### IMPORTANT MESSAGES

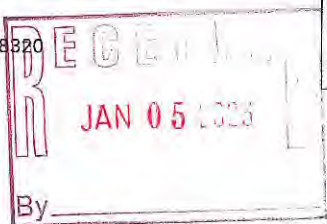
Invoice includes price increase. Due to an increase in disposal, processing and/or transportation costs, your enclosed invoice contains an increase to your service rate (next invoice for some customers billed in arrears). This increase is in accordance with our standard service terms. Check your service agreement for your applicable service terms or contact us if you have any questions.

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

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



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



| Invoice Date                 | Invoice Number | Customer ID<br><i>(Include with your payment)</i> |
|------------------------------|----------------|---|
| 12/29/2025                   | 0217287-2206-3 | <b>28-13540-53000</b>                             |
| Payment Terms                | Total Due      | Amount  |
| Total Due by 01/28/2026      | \$407.77       |   |
| If Received after 01/28/2026 | \$417.96       |   |

**\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\***  
 Your bank account will be drafted \$407.77.

2206000281354053000002172870000004799500000040777 0

0072644 01 MX 0,68 \*\*AUTO T4 0 7362 33607 -C04-P72716-11 10290C29

**BELMOND RESERVE**  
**2002 PAN AM CIR STE 300**  
**TAMPA FL 33607**



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



### DETAILS OF SERVICE

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


**Customer ID: 28-13540-53000**

| Description                      | Date     | Ticket | Quantity | Amount        |
|----------------------------------|----------|--------|----------|---------------|
| Lock Per Unit                    | 01/01/26 |        | 1.00     | 32.00         |
| Disposal 4 Yard Dumpster 1X Week | 01/01/26 |        | 1.00     | 108.51        |
| 4 Yard Dumpster 1X Week          | 01/01/26 |        | 1.00     | 339.44        |
| <b>Total Current Charges</b>     |          |        |          | <b>479.95</b> |

### GREENER WAYS TO PAY

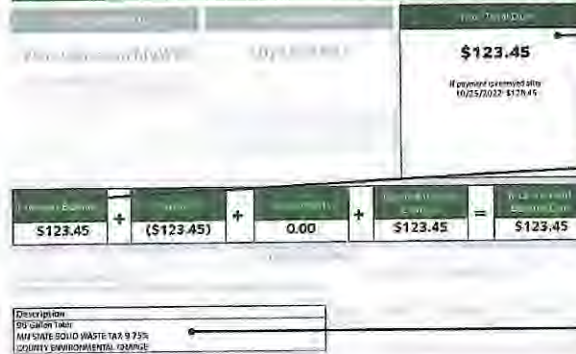
Please choose one of these sustainable payment options:

 **AutoPay**  
 Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount)

 **Online**  
 Use [wm.com](http://wm.com) for quick and easy payments

 **By Phone**  
 Pay 24/7 by calling 866-964-2729

### HOW TO READ YOUR INVOICE



**Total Due: \$123.45**  
 If you are billed after 10/25/2012: \$123.45

|                 |   |                   |   |                 |   |           |
|-----------------|---|-------------------|---|-----------------|---|-----------|
| Current Balance | + | Payments Received | + | Current Charges | = | Total Due |
| \$123.45        |   | (\$123.45)        |   | 0.00            |   | \$123.45  |

**Service Location:**  
 500 Canton Road  
 HAWAII COUNTY SOLID WASTE TAX & FEE  
 COUNTY ENVIRONMENTAL FUNDING

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

## New Payment Platform

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



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

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

**Complete Hub for account activity.**  
 Continue to view and manage your bills directly from **My WM** ([wm.com/mywm](http://wm.com/mywm)).

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

|   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> <b>Check Here to Change Contact Info</b><br>List your new billing information below. For a change of service address, please contact WM. |  | <input type="checkbox"/> <b>Check Here to Sign Up for Automatic Payment Enrollment</b><br>If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at <a href="http://wm.com">wm.com</a> or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted. |  |
| Address 1   |  | Email  |  |
| Address 2   |  | Date   |  |
| City  |  | Bank Account   |  |
| State   |  | Holder Signature   |  |
| Zip   |  |  |  |
| Email   |  |  |  |
| Date Valid  |  |  |  |

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

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

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



Hillsborough County Florida

S-Page 1 of 3

| CUSTOMER NAME                                  | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--|----------------|------------|------------|
| BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT | 9634760433     | 01/15/2026 | 02/05/2026 |

**Summary of Account Charges**

|                          |                 |
|--------------------------|-----------------|
| Previous Balance         | \$351.69        |
| Net Payments - Thank You | \$-351.69       |
| Total Account Charges    | <b>\$327.66</b> |
| <b>AMOUNT DUE</b>        | <b>\$327.66</b> |

**Important Message**

This account has ACH payment method

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **9634760433**



|   |  |
|---|--|
| <b>ELECTRONIC PAYMENTS BY CHECK OR</b>  |  |
| Automated Payment Line: (813) 307-1000  |  |
| Internet Payments: <a href="http://HCFL.gov/WaterBill">HCFL.gov/WaterBill</a> |  |
| Additional Information: <a href="http://HCFL.gov/Water">HCFL.gov/Water</a>    |  |
|   |  |
|   |  |

**THANK YOU!**



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 2.018 0  
C/O MERITUS DISTRICTS  
2005 PAN AM CIR SUITE 300  
TAMPA FL 33607-6008

|  |            |
|--|------------|
| <b>DUE DATE</b>                          | 02/05/2026 |
| <b>Auto Pay Scheduled<br/>DO NOT PAY</b> |            |



0096347604330 00000327668



Hillsborough County Florida

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

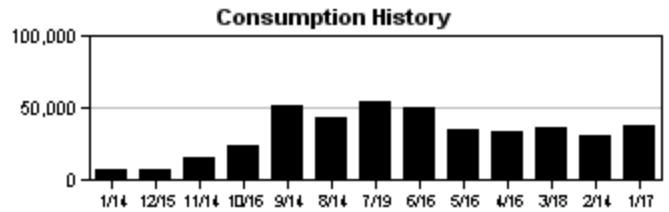
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 9634760433 01/15/2026 02/05/2026

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    | 12/15/2025    | 1951047       | 01/14/2026   | 1958611      | 7564 GAL    | ACTUAL    | WATER             |

**Service Address Charges**

|                                      |                |
|--------------------------------------|----------------|
| Customer Service Charge              | \$6.54         |
| Purchase Water Pass-Thru             | \$22.84        |
| Water Base Charge                    | \$46.04        |
| Water Usage Charge                   | \$8.47         |
| <b>Total Service Address Charges</b> | <b>\$83.89</b> |



Hillsborough County Florida

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

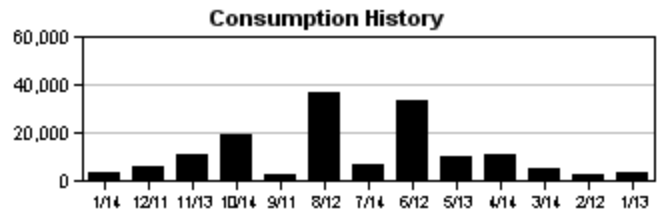
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 9634760433 01/15/2026 02/05/2026

Service Address: 13047 WILLOW GROVE DR

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 61160062     | 12/11/2025    | 4633          | 01/14/2026   | 4666         | 3300 GAL    | ACTUAL    | WATER             |

**Service Address Charges**

|                                      |                 |
|--------------------------------------|-----------------|
| Customer Service Charge              | \$6.54          |
| Purchase Water Pass-Thru             | \$9.97          |
| Water Base Charge                    | \$22.68         |
| Water Usage Charge                   | \$3.70          |
| Sewer Base Charge                    | \$54.88         |
| Sewer Usage Charge                   | \$23.33         |
| <b>Total Service Address Charges</b> | <b>\$121.10</b> |





**Hillsborough**  
County Florida

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

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT      9634760433      01/15/2026      02/05/2026

**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    | 12/15/2025    | 1716589       | 01/14/2026   | 1731157      | 14568 GAL   | ACTUAL    | WATER             |

**Service Address Charges**

|                                      |                 |
|--------------------------------------|-----------------|
| Customer Service Charge              | \$6.54          |
| Purchase Water Pass-Thru             | \$44.00         |
| Water Base Charge                    | \$55.81         |
| Water Usage Charge                   | \$16.32         |
| <b>Total Service Address Charges</b> | <b>\$122.67</b> |





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

**Amount Due: \$3,590.30**


**Due Date:** February 10, 2026  
**Account #:** 221008266985

**DO NOT PAY. Your account will be drafted on February 10, 2026**

**Account Summary**

|   |                   |
|---|-------------------|
| <b>Current Service Period:</b> December 12, 2025 - January 13, 2026 |                   |
| Previous Amount Due   | \$3,588.76        |
| Payment(s) Received Since Last Statement                            | -\$3,588.76       |
| <b>Current Month's Charges</b>                                      | <b>\$3,590.30</b> |
| <b>Amount Due by February 10, 2026 \$3,590.30</b>                   |                   |

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



Scan here to view your account online.

**2025**  
**2026**  
New Year, New Ways to Simplify

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



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Account #:** 221008266985  
**Due Date:** February 10, 2026

**Amount Due: \$3,590.30**

**Payment Amount: \$ \_\_\_\_\_**

674841138191

Your account will be drafted on February 10, 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:**  
RHODINE RD AND HAYS CLAN RD  
RIVERVIEW, FL 33579

**Account #:** 221008266985  
**Statement Date:** January 20, 2026  
**Charges Due:** February 10, 2026

**Service Period:** Dec 12, 2025 - Jan 13, 2026

**Rate Schedule:** Lighting Service

### Charge Details

| <b>Electric Charges</b>   |                          |                   |
|---|--------------------------|-------------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 33 days</b> |                          |                   |
| Lighting Energy Charge  | 1463 kWh @ \$0.03411/kWh | \$49.90           |
| Fixture & Maintenance Charge                                    | 77 Fixtures              | \$1278.97         |
| Lighting Pole / Wire  | 77 Poles                 | \$2180.64         |
| Lighting Fuel Charge  | 1463 kWh @ \$0.03452/kWh | \$50.50           |
| Storm Protection Charge   | 1463 kWh @ \$0.00574/kWh | \$8.40            |
| Clean Energy Transition Mechanism                               | 1463 kWh @ \$0.00043/kWh | \$0.63            |
| Storm Surcharge   | 1463 kWh @ \$0.01230/kWh | \$17.99           |
| Florida Gross Receipt Tax                                       |                          | \$3.27            |
| <b>Lighting Charges</b>   |                          | <b>\$3,590.30</b> |

**Total Current Month's Charges \$3,590.30**

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

### Ways To Pay Your Bill

- 

**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- 

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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 PH3  
RIVERVIEW, FL 33579


|                    |                   |
|--------------------|-------------------|
| <b>Amount Due:</b> | <b>\$373.02</b>   |
| <b>Due Date:</b>   | February 10, 2026 |
| <b>Account #:</b>  | 221008339725      |

**DO NOT PAY. Your account will be drafted on February 10, 2026**

### Account Summary

|   |                 |
|---|-----------------|
| <b>Current Service Period:</b> December 12, 2025 - January 13, 2026 |                 |
| Previous Amount Due   | \$372.87        |
| Payment(s) Received Since Last Statement                            | -\$372.87       |
| <b>Current Month's Charges</b>                                      | <b>\$373.02</b> |
| <b>Amount Due by February 10, 2026</b>                              | <b>\$373.02</b> |

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



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

**Account #:** 221008339725  
**Due Date:** February 10, 2026

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

|                        |                 |
|------------------------|-----------------|
| <b>Amount Due:</b>     | <b>\$373.02</b> |
| <b>Payment Amount:</b> | \$ _____        |

674841138192

Your account will be drafted on February 10, 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.

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

**Account #:** 221008339725  
**Statement Date:** January 20, 2026  
**Charges Due:** February 10, 2026

**Service Period:** Dec 12, 2025 - Jan 13, 2026

**Rate Schedule:** Lighting Service

### Charge Details

| <b>Electric Charges</b>   |                         |                 |
|---|-------------------------|-----------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 33 days</b> |                         |                 |
| Lighting Energy Charge  | 152 kWh @ \$0.03411/kWh | \$5.18          |
| Fixture & Maintenance Charge                                    | 8 Fixtures              | \$132.88        |
| Lighting Pole / Wire  | 8 Poles                 | \$226.56        |
| Lighting Fuel Charge  | 152 kWh @ \$0.03452/kWh | \$5.25          |
| Storm Protection Charge   | 152 kWh @ \$0.00574/kWh | \$0.87          |
| Clean Energy Transition Mechanism                               | 152 kWh @ \$0.00043/kWh | \$0.07          |
| Storm Surcharge   | 152 kWh @ \$0.01230/kWh | \$1.87          |
| Florida Gross Receipt Tax                                       |                         | \$0.34          |
| <b>Lighting Charges</b>   |                         | <b>\$373.02</b> |

**Total Current Month's Charges \$373.02**

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

### Ways To Pay Your Bill

- 

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- 

**In-Person**  
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- 

**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](http://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

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

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

Amount Due: \$1,258.94

Due Date: February 10, 2026

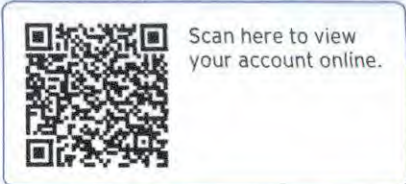
Account #: 221008516975

**DO NOT PAY. Your account will be drafted on February 10, 2026**

Account Summary

|   |                   |
|---|-------------------|
| <b>Current Service Period:</b> December 12, 2025 - January 13, 2026 |                   |
| Previous Amount Due   | \$1,258.39        |
| Payment(s) Received Since Last Statement                            | -\$1,258.39       |
| <b>Current Month's Charges</b>                                      | <b>\$1,258.94</b> |
| <b>Amount Due by February 10, 2026</b>                              | <b>\$1,258.94</b> |

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



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Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221008516975

Due Date: February 10, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,258.94  
Payment Amount: \$ \_\_\_\_\_

619285822272

Your account will be drafted on February 10, 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.

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

**Account #:** 221008516975  
**Statement Date:** January 20, 2026  
**Charges Due:** February 10, 2026

**Service Period:** Dec 12, 2025 - Jan 13, 2026

**Rate Schedule:** Lighting Service

**Charge Details**

|  |   |                         |                   |
|--|---|-------------------------|-------------------|
|  | <b>Electric Charges</b>   |                         |                   |
|  | <b>Lighting Service Items LS-1 (Bright Choices) for 33 days</b> |                         |                   |
|  | Lighting Energy Charge  | 513 kWh @ \$0.03411/kWh | \$17.50           |
|  | Fixture & Maintenance Charge                                    | 27 Fixtures             | \$448.47          |
|  | Lighting Pole / Wire  | 27 Poles                | \$764.64          |
|  | Lighting Fuel Charge  | 513 kWh @ \$0.03452/kWh | \$17.71           |
|  | Storm Protection Charge   | 513 kWh @ \$0.00574/kWh | \$2.94            |
|  | Clean Energy Transition Mechanism                               | 513 kWh @ \$0.00043/kWh | \$0.22            |
|  | Storm Surcharge   | 513 kWh @ \$0.01230/kWh | \$6.31            |
|  | Florida Gross Receipt Tax                                       |                         | \$1.15            |
|  | <b>Lighting Charges</b>   |                         | <b>\$1,258.94</b> |

**Total Current Month's Charges \$1,258.94**

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

**Ways To Pay Your Bill**

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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](http://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

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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
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**BELMOND RESERVE CDD**  
 13004 WILLOW GROVE DR  
 RIVERVIEW, FL 33579-6876

**Amount Due: \$964.05**

**Due Date:** February 10, 2026

**Account #:** 221008514244

**DO NOT PAY. Your account will be drafted on February 10, 2026**

**Account Summary**

|   |                 |
|---|-----------------|
| <b>Current Service Period:</b> December 12, 2025 - January 13, 2026 |                 |
| Previous Amount Due   | \$855.87        |
| Payment(s) Received Since Last Statement                            | -\$816.07       |
| Miscellaneous Credits   | -\$39.80        |
| <b>Current Month's Charges</b>                                      | <b>\$964.05</b> |
| <b>Amount Due by February 10, 2026 \$964.05</b>                     |                 |

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 **36.43% higher** than the same period last year.

Your average daily kWh used was **1.68% lower** than it was in your previous period.



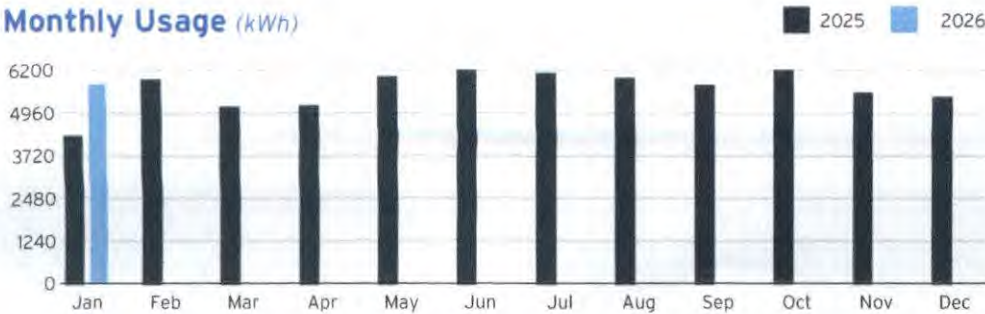
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Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



**Account #:** 221008514244

**Due Date:** February 10, 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$964.05**

**Payment Amount:** \$ \_\_\_\_\_

619285822271

Your account will be drafted on February 10, 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.

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

**Account #:** 221008514244  
**Statement Date:** January 20, 2026  
**Charges Due:** February 10, 2026

## Meter Read

**Service Period:** Dec 12, 2025 - Jan 13, 2026

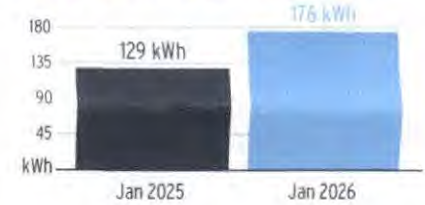
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000838830   | 01/13/2026 | 70,592          | 64,790             | 5,802 kWh    | 1          | 33 Days        |

## Charge Details

| Electric Charges                  |                           |                 |
|-----------------------------------|---------------------------|-----------------|
| Daily Basic Service Charge        | 33 days @ \$0.66000       | \$21.78         |
| Energy Charge                     | 5,802 kWh @ \$0.09202/kWh | \$533.90        |
| Fuel Charge                       | 5,802 kWh @ \$0.03516/kWh | \$204.00        |
| Storm Protection Charge           | 5,802 kWh @ \$0.00568/kWh | \$32.96         |
| Clean Energy Transition Mechanism | 5,802 kWh @ \$0.00418/kWh | \$24.25         |
| Storm Surcharge                   | 5,802 kWh @ \$0.02121/kWh | \$123.06        |
| Florida Gross Receipt Tax         |                           | \$24.10         |
| <b>Electric Service Cost</b>      |                           | <b>\$964.05</b> |

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$964.05**

| Miscellaneous Credits                         |                 |
|---|-----------------|
| Interest for Cash Security Deposit - Electric | -\$39.80        |
| <b>Total Current Month's Credits</b>          | <b>-\$39.80</b> |

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

## Ways To Pay Your Bill

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- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
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  - Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

**Amount Due:** \$476.15  
**Due Date:** February 10, 2026  
**Account #:** 221008528939

**DO NOT PAY. Your account will be drafted on February 10, 2026**

**Account Summary**

|   |                 |
|---|-----------------|
| <b>Current Service Period:</b> December 12, 2025 - January 13, 2026 |                 |
| Previous Amount Due   | \$145.38        |
| Payment(s) Received Since Last Statement                            | -\$140.04       |
| Miscellaneous Credits   | -\$5.34         |
| <b>Current Month's Charges</b>                                      | <b>\$476.15</b> |
| <b>Amount Due by February 10, 2026 \$476.15</b>                     |                 |

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 **183.33% higher** than the same period last year.
- Your average daily kWh used was **214.81% higher** than it was in your previous period.



Scan here to view your account online.

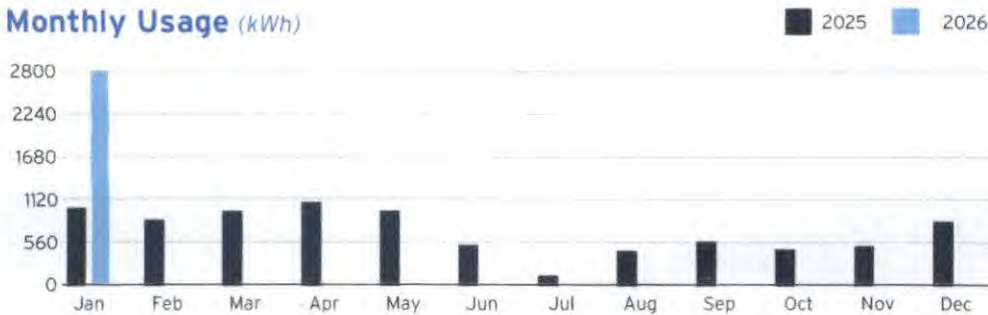


**2025** **2026**  
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).

**Monthly Usage (kWh)**



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



**Account #:** 221008528939  
**Due Date:** February 10, 2026

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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$476.15  
**Payment Amount:** \$ \_\_\_\_\_  
 619285822273

Your account will be drafted on February 10, 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.

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

**Account #:** 221008528939  
**Statement Date:** January 20, 2026  
**Charges Due:** February 10, 2026

## Meter Read

**Meter Location:** WELL

**Service Period:** Dec 12, 2025 - Jan 13, 2026

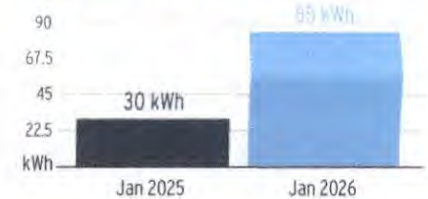
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000551211   | 01/13/2026 | 52,670          |   | 49,874           |   | 2,796 kWh  | 1          | 33 Days        |

## Charge Details

| Electric Charges                  |                           |                 |
|-----------------------------------|---------------------------|-----------------|
| Daily Basic Service Charge        | 33 days @ \$0.66000       | \$21.78         |
| Energy Charge                     | 2,796 kWh @ \$0.09202/kWh | \$257.29        |
| Fuel Charge                       | 2,796 kWh @ \$0.03516/kWh | \$98.31         |
| Storm Protection Charge           | 2,796 kWh @ \$0.00568/kWh | \$15.88         |
| Clean Energy Transition Mechanism | 2,796 kWh @ \$0.00418/kWh | \$11.69         |
| Storm Surcharge                   | 2,796 kWh @ \$0.02121/kWh | \$59.30         |
| Florida Gross Receipt Tax         |                           | \$11.90         |
| <b>Electric Service Cost</b>      |                           | <b>\$476.15</b> |

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$476.15**

| Miscellaneous Credits                         |                |
|---|----------------|
| Interest for Cash Security Deposit - Electric | -\$5.34        |
| <b>Total Current Month's Credits</b>          | <b>-\$5.34</b> |

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

**Amount Due: \$89.05**

**Due Date:** February 10, 2026

**Account #:** 221008446983

**Your Energy Insight**

- Your average daily kWh used was **52% lower** than the same period last year.
- Your average daily kWh used was **7.69% lower** than it was in your previous period.

Scan here to view your account online.

**2025**  
**2026**

**New Year, New Ways to Simplify**

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).

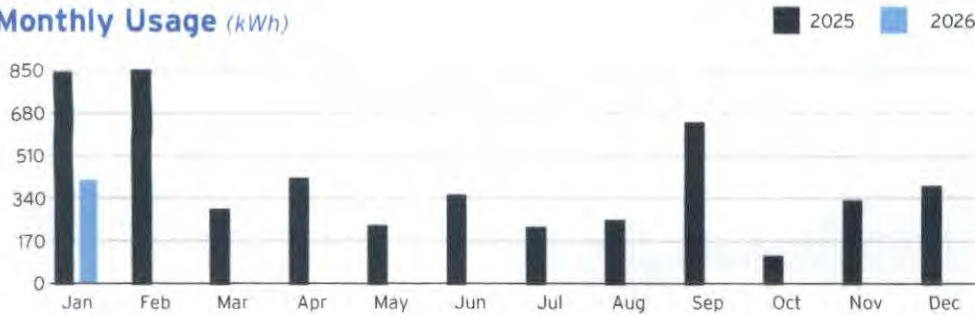
**DO NOT PAY. Your account will be drafted on February 10, 2026**

**Account Summary**

|   |                |
|---|----------------|
| <b>Current Service Period:</b> December 12, 2025 - January 13, 2026 |                |
| Previous Amount Due   | \$77.12        |
| Payment(s) Received Since Last Statement                            | -\$74.31       |
| Miscellaneous Credits   | -\$2.81        |
| <b>Current Month's Charges</b>                                      | <b>\$89.05</b> |
| <b>Amount Due by February 10, 2026</b>                              | <b>\$89.05</b> |

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

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



**Account #:** 221008446983

**Due Date:** February 10, 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$89.05**

**Payment Amount:** \$ \_\_\_\_\_

619285822270

Your account will be drafted on February 10, 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.

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

**Account #:** 221008446983  
**Statement Date:** January 20, 2026  
**Charges Due:** February 10, 2026

## Meter Read

**Service Period:** Dec 12, 2025 - Jan 13, 2026

**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000852710   | 01/13/2026 | 33,773          | 33,362             | 411 kWh      | 1          | 33 Days        |

## Charge Details

| <b>Electric Charges</b>           |                         |  |                |
|-----------------------------------|-------------------------|--|----------------|
| Daily Basic Service Charge        | 33 days @ \$0.66000     |  | \$21.78        |
| Energy Charge                     | 411 kWh @ \$0.09202/kWh |  | \$37.82        |
| Fuel Charge                       | 411 kWh @ \$0.03516/kWh |  | \$14.45        |
| Storm Protection Charge           | 411 kWh @ \$0.00568/kWh |  | \$2.33         |
| Clean Energy Transition Mechanism | 411 kWh @ \$0.00418/kWh |  | \$1.72         |
| Storm Surcharge                   | 411 kWh @ \$0.02121/kWh |  | \$8.72         |
| Florida Gross Receipt Tax         |                         |  | \$2.23         |
| <b>Electric Service Cost</b>      |                         |  | <b>\$89.05</b> |

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$89.05**

| <b>Miscellaneous Credits</b>                  |                |
|---|----------------|
| Interest for Cash Security Deposit - Electric | -\$2.81        |
| <b>Total Current Month's Credits</b>          | <b>-\$2.81</b> |

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TECO  
P.O. Box 31318  
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- Phone**  
Toll Free: **866-689-6469**
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Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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**BELMOND RESERVE CDD**  
 13207 RHODINE RD  
 RIVERVIEW, FL 33579

**Amount Due: \$33.87**

**Due Date:** February 10, 2026

**Account #:** 221008539324

**Your Energy Insight**

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



Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

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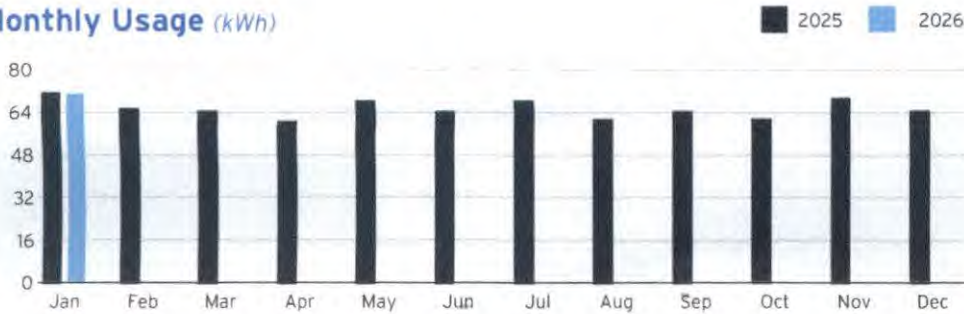
**DO NOT PAY. Your account will be drafted on February 10, 2026**

**Account Summary**

|   |                |
|---|----------------|
| <b>Current Service Period:</b> December 12, 2025 - January 13, 2026 |                |
| Previous Amount Due   | \$29.33        |
| Payment(s) Received Since Last Statement                            | -\$27.65       |
| Miscellaneous Credits   | -\$1.68        |
| <b>Current Month's Charges</b>                                      | <b>\$33.87</b> |
| <b>Amount Due by February 10, 2026</b>                              | <b>\$33.87</b> |

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

**Monthly Usage (kWh)**



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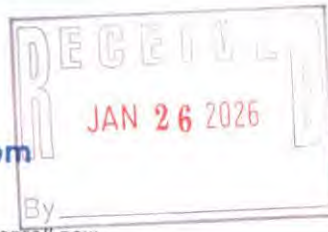


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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.



**Account #:** 221008539324

**Due Date:** February 10, 2026

**Amount Due: \$33.87**

**Payment Amount:** \$ \_\_\_\_\_

619285822274

Your account will be drafted on February 10, 2026

00001116 FTECO101202623503410 00000 03 00000000 15029 007

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.

00001116-0002327-Page 1 of 14





**Service For:**  
13207 RHODINE RD  
RIVERVIEW, FL 33579

**Account #:** 221008539324  
**Statement Date:** January 20, 2026  
**Charges Due:** February 10, 2026

## Meter Read

**Meter Location:** ENTRY

**Service Period:** Dec 12, 2025 - Jan 13, 2026

**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000337420   | 01/13/2026 | 2,532           | 2,461              | 71 kWh       | 1          | 33 Days        |

## Charge Details

| Electric Charges                  |                        |                |
|-----------------------------------|------------------------|----------------|
| Daily Basic Service Charge        | 33 days @ \$0.66000    | \$21.78        |
| Energy Charge                     | 71 kWh @ \$0.09202/kWh | \$6.53         |
| Fuel Charge                       | 71 kWh @ \$0.03516/kWh | \$2.50         |
| Storm Protection Charge           | 71 kWh @ \$0.00568/kWh | \$0.40         |
| Clean Energy Transition Mechanism | 71 kWh @ \$0.00418/kWh | \$0.30         |
| Storm Surcharge                   | 71 kWh @ \$0.02121/kWh | \$1.51         |
| Florida Gross Receipt Tax         |                        | \$0.85         |
| <b>Electric Service Cost</b>      |                        | <b>\$33.87</b> |

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$33.87**

| Miscellaneous Credits                         |                |
|---|----------------|
| Interest for Cash Security Deposit - Electric | -\$1.68        |
| <b>Total Current Month's Credits</b>          | <b>-\$1.68</b> |

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
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Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
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Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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### Affordable Backflow Testing

3423 Holland Dr.  
 Brandon, FL 33511  
 (813) 684-3386

affordablebackflowtesting@aol.com

| NAME<br>Belmond Reserve CDD c/o Inframark   |                         | DATE OF ORDER<br>1-16-20   |                          |
|---|-------------------------|--|--------------------------|
| ADDRESS   |                         | PHONE<br>813-7300  | DATE PROMISED            |
| JOB NAME / LOCATION<br>@ Brookside Moss Dr. Cut-de-see                                    |                         | ORDER TAKEN BY   |                          |
| DESCRIPTION OF WORK<br>Backflow located across from 12908 Brookside Moss Dr.              |                         | <input type="checkbox"/> DAY WORK<br><input type="checkbox"/> CONTRACT<br><input type="checkbox"/> EXTRA |                          |
| QTY.  | DESCRIPTION             | PRICE  | AMOUNT                   |
| 1   | Backflow Preventer Test |  | \$75 <sup>00</sup>       |
| Samantha.Zanoni@inframark.com   |                         | inframark.com@payables.lockbox.com   |                          |
| LABOR   | HOURS                   | RATE   | AMOUNT                   |
|   |                         |  | TOTAL MATERIALS          |
|   |                         |  | TOTAL LABOR              |
| (previously Bryan Radcliff)   |                         |  |                          |
| WORK ORDERED BY<br>Samantha Zanoni  | TOTAL LABOR             |  | TAX                      |
| JOB INVOICE<br>23638  | DATE COMPLETED          | <b>Thank You</b>   | TOTAL \$75 <sup>00</sup> |
| SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.) |                         |  |                          |

B

PRODUCT 621

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 26-00117H

Date 01/16/2026

**Attn:**  
Belmond Reserve CDD - Inframark  
2005 PAN AM CIRCLE SUITE 300  
TAMPA FL 33607

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

|   |         |
|---|---------|
| Serial # 26-00117H<br><b>Notice of Workshop</b><br>RE: Belmond Reserve CDD Board of Supervisors Workshop on 1/21/26 at 11:00 AM<br>Published: 1/16/2026 | \$50.31 |
|---|---------|

### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

|              |                |
|--------------|----------------|
| Paid         | ( )            |
| <b>Total</b> | <b>\$50.31</b> |

**Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held**

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

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

The Belmont Reserve Community Development District's Board of Supervisors will hold a workshop on Wednesday, January 21, 2026, at 11:00 a.m. at 13004 Willow Grove Drive, Riverview, FL 33579.

This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The workshop may be continued to a date, time, and location to be specified on the record without additional publication of notice. A copy of the agenda for the workshop may be obtained from Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Telephone: (813) 873-7300.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to contact the District's Main Office at (813) 873-7300, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Samantha Zanoni, District Manager  
January 16, 2026 26-00117H

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



Consolidated Land Services, Inc.

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

# Invoice

|            |           |
|------------|-----------|
| Date       | Invoice # |
| 10/10/2025 | 00000259  |

|  |
|--|
| Bill To  |
| Belmond Reserve CDD<br>C/O Inframark<br>2005 Pan Am Circle, Suite 300<br>Tampa, FL 33607 |

|                |         |
|----------------|---------|
| Terms          | Project |
| Due on receipt | Pond E  |

| Item                   | Description  | U/M | Total % | Amount   |
|------------------------|--|-----|---------|----------|
| 3.0 Erosion Restora... | <p>Pond E: Mitered End Erosion Repair and Point Discharge Eroded locations behind homes along Orchid Ash St.</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will re-grade, backfill, compact and re-stabilize eroded areas in order to return to pre-existing design grade surrounding Mitered End Section cap and pipe, and point discharge eroded locations. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-in Trench in order to reinforce, and increase the longevity of the Mitered End Structure to mitigate future erosion and damage. Once completed, the restored area will be re-vegetated with sod.</p> <p>1. Mobilize<br/>2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade<br/>3. Contractor's means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-In Trench<br/>4. Re-vegetate with Sod<br/>5. De-mobilize</p> | ea  | 100.00% | 5,896.18 |

|  |                         |
|--|-------------------------|
| Please remit to above address.   | <b>Total</b>            |
| <p>A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.</p> | <b>Payments/Credits</b> |
|  | <b>Balance Due</b>      |



Consolidated Land Services, Inc.

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

# Invoice

|            |           |
|------------|-----------|
| Date       | Invoice # |
| 10/10/2025 | 00000259  |

|  |
|--|
| Bill To  |
| Belmond Reserve CDD<br>C/O Inframark<br>2005 Pan Am Circle, Suite 300<br>Tampa, FL 33607 |

|                |         |
|----------------|---------|
| Terms          | Project |
| Due on receipt | Pond E  |

| Item | Description   | U/M | Total % | Amount |
|------|---|-----|---------|--------|
|      | <p>*Track mat systems will be utilized to minimize disturbances to access points and work areas. Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*One (1) year Manufacturing Warranty applies to all product materials.</p> |     |         |        |

|  |                         |            |
|--|-------------------------|------------|
| Please remit to above address.   | <b>Total</b>            | \$5,896.18 |
| <p>A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.</p> | <b>Payments/Credits</b> | \$0.00     |
|  | <b>Balance Due</b>      | \$5,896.18 |



Consolidated Land Services, Inc.

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

# Invoice

|            |           |
|------------|-----------|
| Date       | Invoice # |
| 10/10/2025 | 00000258  |

|  |
|--|
| Bill To  |
| Belmond Reserve CDD<br>C/O Inframark<br>2005 Pan Am Circle, Suite 300<br>Tampa, FL 33607 |

|                |         |
|----------------|---------|
| Terms          | Project |
| Due on receipt | Pond D  |

| Item                   | Description   | U/M | Total % | Amount   |
|------------------------|---|-----|---------|----------|
| 3.0 Erosion Restora... | <p>Pond D: Point Discharge Eroded Locations along Pond Bank behind homes at Moss Dr. and Peachleaf Ave.</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will re-grade, backfill, compact and re-stabilize eroded areas in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-in Trench in order to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Once completed, the restored area will be re-vegetated with sod.</p> <p>1. Mobilize<br/>                 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade<br/>                 3. Contractor's means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and Toe-In Trench<br/>                 4. Re-vegetate with Sod<br/>                 5. De-mobilize</p> | ea  | 100.00% | 5,798.91 |

|  |                         |
|--|-------------------------|
| Please remit to above address.   | <b>Total</b>            |
| <p>A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.</p> | <b>Payments/Credits</b> |
|  | <b>Balance Due</b>      |



Consolidated Land Services, Inc.

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

# Invoice

|            |           |
|------------|-----------|
| Date       | Invoice # |
| 10/10/2025 | 00000258  |

|  |
|--|
| Bill To  |
| Belmond Reserve CDD<br>C/O Inframark<br>2005 Pan Am Circle, Suite 300<br>Tampa, FL 33607 |

|                |         |
|----------------|---------|
| Terms          | Project |
| Due on receipt | Pond D  |

| Item | Description   | U/M | Total % | Amount |
|------|---|-----|---------|--------|
|      | <p>*Track mat systems will be utilized to minimize disturbances to access points and work areas. Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*One (1) year Manufacturing Warranty applies to all product materials.</p> |     |         |        |

|  |                         |            |
|--|-------------------------|------------|
| Please remit to above address.   | <b>Total</b>            | \$5,798.91 |
| <p>A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.</p> | <b>Payments/Credits</b> | \$0.00     |
|  | <b>Balance Due</b>      | \$5,798.91 |

**Down to Earth Landscape & Irrigation**

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



Page 79  
**Invoice: #162919**  
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 Irrigation Form 12.04.2025  
Estimate # 135238

**Invoice Date**

12/26/2025

**Date Due**

1/10/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

| Description of Services & Items              | Unit | Quantity | Rate   | Amount         |
|--|------|----------|--------|----------------|
| #135238 - Invoice Irrigation Form 12.04.2025 |      |          |        | <b>\$15.00</b> |
| <b>LCE006: Irrigation Repairs</b>            |      |          |        | <b>\$15.00</b> |
| Drip Line Fittings (Kit)                     | Each | 5.00     | \$3.00 | \$15.00        |

**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

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

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

|                    |                |
|--------------------|----------------|
| Subtotal           | \$15.00        |
| Sales Tax          | \$0.00         |
| <b>Total</b>       | <b>\$15.00</b> |
| Credits/Payments   | (\$0.00)       |
| <b>Balance Due</b> | <b>\$15.00</b> |

# Irrigation Service Report

## General Information

---

**Technician:** Shathcoat

**Customer:** Belmond Reserve CDD

**Branch:** Tampa

**Report Type:** DEC. IRR.-REPORT

**Controller Name:** AMENITY CNTR -TIMER

**Date:** Dec. 4, 2025

**Programs Needed:** No

**Weather Sensor Checked:** No

**Weather Sensor Working:** Yes

**Controller Status:** Working

**Controller Make/Model:** ESP-LX-D

**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:** 4 a.m.

**Seasonal Adjustment:** 100

**Run Days:** monday,thursday

---

## Irrigation Zones

| Attribute         | 1                                | 2                                | 3                                | 4                                | 5   | 6   | 7                                |
|-------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|---|---|----------------------------------|
| Zone Type         | Bubbler                          | Rotor                            | Rotor                            | Spray                            | Drip  | Drip  | Spray                            |
| Program Type      | A                                | 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                              | No  | No  | Yes                              |
| Billable Repairs  | No                               | No                               | No                               | No                               | Yes   | Yes   | 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> | <b>Billable Items:</b><br>1. Drip Line<br>Item Type: Fittings<br>Used<br>Qty: 2 | <b>Billable Items:</b><br>1. Drip Line<br>Item Type: Fittings<br>Used<br>Qty: 1 | <i>No repair items available</i> |

## Irrigation Zones

| Attribute         | 8                                | 9                                | 10                               | 11  | 12                               | 13                               | 14                               |
|-------------------|----------------------------------|----------------------------------|----------------------------------|---|----------------------------------|----------------------------------|----------------------------------|
| Zone Type         | Drip                             | Drip                             | Bubbler                          | Drip  | Drip                             | MP                               | Rotor                            |
| Program Type      | A                                | A                                | A                                | A   | B                                | B                                | 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      | 1 hrs 0 mins                     | 0 hrs 30 mins                    | 0 hrs 15 mins                    | 0 hrs 30 mins   | 0 hrs 40 mins                    | 0 hrs 40 mins                    | 0 hrs 40 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                               | Yes   | 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> | <b>Billable Items:</b><br>1. Drip Line<br>Item Type: Fittings<br>Used<br>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:**

# Irrigation Service Report

## General Information

---

**Technician:** Shathcoat

**Customer:** Belmond Reserve CDD

**Branch:** Tampa

**Report Type:** DEC. IRR.-REPORT

**Controller Name:** AMENITY CNTR -TIMER

**Date:** Dec. 4, 2025

**Programs Needed:** No

**Weather Sensor Checked:** No

**Weather Sensor Working:** Yes

**Controller Status:** Working

**Controller Make/Model:** ESP-LX-D

**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:** 4 a.m.

**Seasonal Adjustment:** 100

**Run Days:** monday,thursday

---

## Irrigation Zones

| Attribute         | 1                                | 2                                | 3                                | 4                                | 5   | 6   | 7                                |
|-------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|---|---|----------------------------------|
| Zone Type         | Bubbler                          | Rotor                            | Rotor                            | Spray                            | Drip  | Drip  | Spray                            |
| Program Type      | A                                | 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                              | No  | No  | Yes                              |
| Billable Repairs  | No                               | No                               | No                               | No                               | Yes   | Yes   | 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> | <b>Billable Items:</b><br>1. Drip Line<br>Item Type: Fittings<br>Used<br>Qty: 2 | <b>Billable Items:</b><br>1. Drip Line<br>Item Type: Fittings<br>Used<br>Qty: 1 | <i>No repair items available</i> |

## Irrigation Zones

| Attribute         | 8                                | 9                                | 10                               | 11  | 12                               | 13                               | 14                               |
|-------------------|----------------------------------|----------------------------------|----------------------------------|---|----------------------------------|----------------------------------|----------------------------------|
| Zone Type         | Drip                             | Drip                             | Bubbler                          | Drip  | Drip                             | MP                               | Rotor                            |
| Program Type      | A                                | A                                | A                                | A   | B                                | B                                | 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      | 1 hrs 0 mins                     | 0 hrs 30 mins                    | 0 hrs 15 mins                    | 0 hrs 30 mins   | 0 hrs 40 mins                    | 0 hrs 40 mins                    | 0 hrs 40 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                               | Yes   | 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> | <b>Billable Items:</b><br>1. Drip Line<br>Item Type: Fittings<br>Used<br>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:**

**Down to Earth Landscape & Irrigation**

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



Page 90  
Invoice: #162920  
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 Irrigation Form 12.09.2025  
Estimate # 135239

**Invoice Date**

12/26/2025

**Date Due**

1/10/2026

**Terms**

Net 15

**Customer PO #**

| <b>Invoice Details</b>                       |             |                 |             |                |
|--|-------------|-----------------|-------------|----------------|
| <b>Description of Services &amp; Items</b>   | <b>Unit</b> | <b>Quantity</b> | <b>Rate</b> | <b>Amount</b>  |
| #135239 - Invoice Irrigation Form 12.09.2025 |             |                 |             | <b>\$49.00</b> |
| <b>LCE006: Irrigation Repairs</b>            |             |                 |             | <b>\$49.00</b> |
| Drip Line Fittings (Kit)                     | Each        | 3.00            | \$3.00      | \$9.00         |
| Standard Irrigation Nozzle Replaced (Kit)    | Each        | 5.00            | \$8.00      | \$40.00        |

**Billing Questions**  
[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
 (321) 228-5717

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

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

|                    |                |
|--------------------|----------------|
| Subtotal           | \$49.00        |
| Sales Tax          | \$0.00         |
| <b>Total</b>       | <b>\$49.00</b> |
| Credits/Payments   | (\$0.00)       |
| <b>Balance Due</b> | <b>\$49.00</b> |

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

# Irrigation Service Report

## General Information

---

**Technician:** Shathcoat

**Customer:** Belmond Reserve CDD

**Branch:** Tampa

**Report Type:** DEC. IRR.-REPORT

**Controller Name:** CUL DE SAC-TIMER-1

**Date:** Dec. 9, 2025

**Programs Needed:** No

**Weather Sensor Checked:** No

**Weather Sensor Working:** No

**Controller Status:** Working

**Controller Make/Model:** HUNTER-XC HYBRID

**POC Info:** Well

**Pump Status Type:** Pressurized

## Programs

**Program Name:** A

**Start Time:** 1 a.m.

**Seasonal Adjustment:** 100

**Run Days:** monday,thursday

---

## 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 20 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         | Yes   | No                               | Yes   |
| Proposed Repairs         | No  | No                               | No  |
| <b>Zone Repair Items</b> | <b>Billable Items:</b><br><b>1. Drip Line</b><br>Item Type: Fittings Used<br>Qty: 2 | <i>No repair items available</i> | <b>Billable Items:</b><br><b>1. Irrigation Nozzle Replaced</b><br>Item Type: Standard<br>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:** DEC. IRR.-REPORT

**Controller Name:** CUL DE SAC-TIMER-3

**Date:** Dec. 9, 2025

**Programs Needed:** No

**Weather Sensor Checked:** No

**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:** wednesday,saturday

---

## 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 20 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         | Yes   | No                               | No                               |
| Proposed Repairs         | No  | No                               | No                               |
| <b>Zone Repair Items</b> | <b>Billable Items:</b><br><b>1. Irrigation Nozzle Replaced</b><br>Item Type: Standard<br>Qty: 1 | <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:** Belmont Reserve CDD

**Branch:** Tampa

**Report Type:** DEC. IRR.-REPORT

**Controller Name:** CUL DE SAC-TIMER-3

**Date:** Dec. 9, 2025

**Programs Needed:** No

**Weather Sensor Checked:** No

**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:** wednesday,saturday

---

## 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 20 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         | Yes   | No                               | No                               |
| Proposed Repairs         | No  | No                               | No                               |
| <b>Zone Repair Items</b> | <b>Billable Items:</b><br><b>1. Irrigation Nozzle Replaced</b><br>Item Type: Standard<br>Qty: 1 | <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:**

## 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. 28388  
 Date 01/05/2026

---

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

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

Payment due upon receipt.

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

# Service Slip / Invoice

|                 |           |
|-----------------|-----------|
| <b>INVOICE:</b> | 113888350 |
| <b>DATE:</b>    | 11/21/25  |
| <b>ORDER:</b>   | 113888350 |

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

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


| Work Date      | Time             | Target Pest  | Technician | Lot/Block | Time In  |
|----------------|------------------|--------------|------------|-----------|----------|
| 11/21/25       | 09:46 AM         |              | JAHERNANEZ |           |          |
| Purchase Order | Terms            | Last Service | Map Code   | Sub/Dev   | Time Out |
|                | DUE UPON RECEIPT | 11/21/25     | N/A        | N/A       |          |



| Service | Description              | Amount   |
|---------|--------------------------|----------|
| MCS     | Mosquito Control Service | \$101.10 |

Hi Mr/Ms . Cedarbrook. Today I inspected and performed a mosquito suppressant service. I treated the shrubs, trees and the perimeter of your home. This treatment will help control the mosquito population in your yard. During my inspection I found 2 potential issues, such as a pond out back and excessive foliage around the perimeter .Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in February 2026.

|                  |          |
|------------------|----------|
| <b>SUBTOTAL</b>  | \$101.10 |
| <b>TAX</b>       | \$0.00   |
| <b>TOTAL</b>     | \$101.10 |
| <b>AMT. PAID</b> | \$0.00   |
| <b>BALANCE</b>   | \$101.10 |

  
 \_\_\_\_\_  
 TECHNICIAN SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

Customer is unavailable to sign  
 \_\_\_\_\_  
 CUSTOMER SIGNATURE

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

## Service Slip / Invoice

|                 |           |
|-----------------|-----------|
| <b>INVOICE:</b> | 113888349 |
| <b>DATE:</b>    | 10/30/25  |
| <b>ORDER:</b>   | 113888349 |

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

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

|                       |                  |                     |                   |                  |                 |
|-----------------------|------------------|---------------------|-------------------|------------------|-----------------|
| <b>Work Date</b>      | <b>Time</b>      | <b>Target Pest</b>  | <b>Technician</b> | <b>Lot/Block</b> | <b>Time In</b>  |
| 10/30/25              | 10:02 AM         |                     | DCABANELAS        |                  |                 |
| <b>Purchase Order</b> | <b>Terms</b>     | <b>Last Service</b> | <b>Map Code</b>   | <b>Sub/Dev</b>   | <b>Time Out</b> |
|                       | DUE UPON RECEIPT | 11/21/25            | N/A               | N/A              |                 |

| Service   | Description          | Amount                   |
|---|----------------------|--------------------------|
| PS  | Pest Control Service | \$193.60                 |
| Hello Mr/Mrs,   |                      | <b>SUBTOTAL</b> \$193.60 |
|   |                      | <b>TAX</b> \$0.00        |
| Today's 6-Point Advantage Service:  |                      | <b>TOTAL</b> \$193.60    |
| 1. Inspected the exterior of your home to identify potential pest problems  |                      | <b>AMT. PAID</b> \$0.00  |
| 2. Removed and treated cobwebs and wasps nests within reach   |                      | <b>BALANCE</b> \$193.60  |
| 3. Provided conventional pest control applications  |                      |                          |
| 4. Treated pest entry points around doors and windows   |                      |                          |
| 5. Applied pest control materials around the outside perimeter of your home.  |                      |                          |
| 6. Provided this detailed service report.   |                      |                          |
| Today's Service Comments:   |                      |                          |
| Today I completed your quarterly pest control service.  |                      |                          |
| What I saw: A few spiderwebs and some mud dauber nests around some windows/doors and along eaves. I didn't notice any conducive conditions for pests during this service. |                      |                          |
| What I did: Removed the spiderwebs and mud dauber nests. Sprayed around the exterior perimeter  |                      |                          |

  
 \_\_\_\_\_  
 TECHNICIAN SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

Customer Unavailable to Sign  
 CUSTOMER SIGNATURE



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

169003

**DATE**

1/20/2026

**CUSTOMER ID**

C2276

**NET TERMS**

Due On Receipt

**PO#**

**DUE DATE**

1/20/2026

**BILL TO**

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

Services provided for the Month of: December 2025

| DESCRIPTION     | QTY | UOM | RATE | MARKUP | AMOUNT       |
|-----------------|-----|-----|------|--------|--------------|
| Postage         | 27  | Ea  | 0.74 |        | 19.98        |
| <b>Subtotal</b> |     |     |      |        | <b>19.98</b> |

|                  |         |
|------------------|---------|
| <b>Subtotal</b>  | \$19.98 |
| <b>Tax</b>       | \$0.00  |
| <b>Total Due</b> | \$19.98 |

**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.

# BELMOND RESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/19/2026

|                    |                 |
|--------------------|-----------------|
| <b>Check Total</b> | <b>\$335.86</b> |
|--------------------|-----------------|

**Check Amount** \$328.63

**Payable To** Belmond Reserve CDD

**Check Description** Series 2020 - FY26 Tax Dist. ID 755

**Code:** 200.103200.1000

**Check Amount** \$7.23

**Payable To** Belmond Reserve CDD

**Check Description** Series 2023 - FY26 Tax Dist. ID 755

**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 | 105% |
| Net DS 2023 | 12,582.05      | 1.14%                        | 0.011400 |      |
| Net Total   | 1,099,020.83   | 100.00%                      | 1.000000 |      |

| Date Received                         | Amount Received | 46.82%   | 52.03%                                      | 1.14%                                       | Proof | Distribution Number & Date Transferred | Payments (CDD check#) |
|---------------------------------------|-----------------|--|---|---|-------|--|-----------------------|
|                                       |                 | Raw Numbers<br>Operations Revenue,<br>Occupied Units | Raw Numbers<br>2020 Debt Service<br>Revenue | Raw Numbers<br>2023 Debt Service<br>Revenue |       |  |                       |
| 11/7/2025                             | 12,016.02       | 5,626.41   | 6,252.05                                    | 137.56                                      | -     | 748                                    | 1940                  |
| 11/14/2025                            | 19,853.25       | 9,296.13   | 10,329.83                                   | 227.29                                      | -     | 749                                    | 1941                  |
| 11/21/2025                            | 19,316.57       | 9,044.84   | 10,050.59                                   | 221.14                                      | -     | 750                                    | 1942                  |
| 12/3/2025                             | 71,616.32       | 33,533.79  | 37,262.64                                   | 819.89                                      | -     | 751                                    | 1943                  |
| 11/3/2025                             | 7,515.37        | 3,519.01   | 3,910.32                                    | 86.04                                       | -     | Excess Fees                            | 1959                  |
| 12/5/2025                             | 1,028,479.54    | 481,577.63   | 535,127.45                                  | 11,774.46                                   | -     | 753                                    | 1958                  |
| 12/19/2026                            | 631.60          | 295.74   | 328.63                                      | 7.23  | -     | 755                                    |                       |
|                                       |                 | -  | -   | -   | -     |  |                       |
|                                       |                 | -  | -   | -   | -     |  |                       |
|                                       |                 | -  | -   | -   | -     |  |                       |
|                                       |                 | -  | -   | -   | -     |  |                       |
|                                       |                 | -  | -   | -   | -     |  |                       |
|                                       |                 | -  | -   | -   | -     |  |                       |
|                                       |                 | -  | -   | -   | -     |  |                       |
| <b>TOTAL</b>                          | 1,159,428.67    | 542,893.55   | 603,261.49                                  |   |       |  |                       |
| <b>Net Total on Roll</b>              | 1,099,020.83    |  |   |   |       |  |                       |
| <b>Collection Surplus / (Deficit)</b> | 60,407.84       |  |   |   |       |  |                       |

# BELMOND RESERVE CDD

## DISTRICT CHECK REQUEST

Today's Date 1/6/2026

|                    |                           |
|--------------------|---------------------------|
| <b>Check Total</b> | <b><u>\$15,650.37</u></b> |
|--------------------|---------------------------|

Check Amount \$15,313.43

Payable To Belmond Reserve CDD

Check Description Series 2020 - FY26 Tax Dist. ID 758

Code: 200.103200.1000

Check Amount \$336.94

Payable To Belmond Reserve CDD

Check Description Series 2023 - FY26 Tax Dist. ID 758

Code: 201.103200.1000

Special Instructions Please mail DS check with directional letter

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

*Jonathan Sciortino*

Authorization



# CHECK REQUEST FORM

**District Name:** Belmond Reserve

**Date:** 11/24/25

**Invoice Number:** SS 112425 REFUND

**Please issue a check to:**

**Vendor Name:** Sathya Srinivasan

**Vendor No.:** \_\_\_\_\_

**Check amount:** \$100.00

**Please code to:** Code to clubhouse refund .

**Check Description/Reason:** Clubhouse Rental Refund

**Mailing instructions:** Sathya Srinivasan

6315 Knob Tree Dr.

Lithia, FL 33547

**Due Date for Check:** **11/24/2025**

**Requestor:** Teresa Farlow

**Manager's review:** \_\_\_\_\_



Hello Teresa Good morning, Can you please refund this resident her rental check fee and send it to this address SathyaPrabha Sinivasan 6315 KnobTree Dr Lithia Fl 33547. Thank you kindly

Sent from my iPhone

5133

19-2/1250 WA  
99828

Jay Perumal  
Sathya Srinivasan

11/5/2025

Date

Pay To The  
Order Of

Belmond Reserve CDP ——— | \$100.00/—

One hundred dollars & 00/100 cents ——— Dollars



Photo  
Safe  
Deposit®  
Details on back

**Bank of America**

ACH R/T 125000024

For NOV 23<sup>rd</sup> Club Hawk Rental.

*J. Sathya*

AP

⑆ 25000024⑆ 000073169880⑈5133

**BELMOND RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CHECK PAYMENT FORM**

*This form must be completed by **each person** issuing a check to Belmont Reserve CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence**.*

DATE: 11 / 05 / 2025

NAME OF ISSUER: SATHYA PRABHA SRINIVASAN

ADDRESS: 6315 KNOB TREE DR  
LITHIA FL 33547

HOME PHONE: ( ) -

CELL PHONE: (425) 263-7719

DRIVER LICENSE NUMBER: S 242 - 866 - 12 - 000 - 0  
(Attach copy of license)

PLACE OF EMPLOYMENT: CMATECK INC

WORK PHONE: (425) 246-0998 CK# 5133

AMOUNT OF CHECK: \$ 200 Depos + \$100 Rental fee  
CK# 5132

REASON FOR CHECK: Clubhouse Rental / Clubhouse Rental.

## February 2026 Meeting

**BELMOND RESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

| Vendor                           | Invoice Date | Invoice/Account Number | Amount             | Invoice Total | Vendor Total | Comments/Description             |
|----------------------------------|--------------|------------------------|--------------------|---------------|--------------|----------------------------------|
| <b>Monthly Contract</b>          |              |                        |                    |               |              |                                  |
| AQUATIC WEED CONTROL INC         | 2/12/2026    | 1135921                | \$1,087.00         |               |              | Feb 2026- Aquatics               |
| BLUE LIFE POOL SERVICE LLC       | 2/1/2026     | 22293                  | \$1,200.00         |               |              | Feb 2026- Pool Service           |
| BLUE LIFE POOL SERVICE LLC       | 10/1/2025    | 20038                  | \$1,200.00         |               | \$2,400.00   | Pool Service                     |
| CHARTER COMMUNICATIONS           | 1/19/2026    | 2543561011926-ACH      | \$274.90           |               |              | 01/19/26-02/18/26- Internet      |
| COMPLETE I.T. CORP               | 2/1/2026     | 19056                  | \$99.00            |               |              | Feb 2026- Complete IT            |
| DOWN TO EARTH                    | 2/1/2026     | 166058                 | \$8,874.33         |               |              | Feb 2026- Landscape contract     |
| DOWN TO EARTH                    | 2/1/2026     | 166059                 | \$616.70           |               | \$9,491.03   | Feb 2026- Fert and Pest Control  |
| ELI PREMIER SERVICES LLC         | 2/20/2026    | INV0067                | \$570.00           |               |              | Feb 2026- Janitorial             |
| HOMETEAM PEST DEFENSE INC        | 1/27/2026    | 115572164              | \$101.10           |               |              | Jan 2026- Pest Control           |
| INFRAMARK LLC                    | 2/1/2026     | 170624R                | \$375.00           |               |              | Feb 2026- Accounting Services    |
| INFRAMARK LLC                    | 2/1/2026     | 170624R                | \$600.00           |               |              | Feb 2026- Dissemination Services |
| INFRAMARK LLC                    | 2/1/2026     | 170624R                | \$3,000.00         |               |              | Feb 2026- District Management    |
| INFRAMARK LLC                    | 2/1/2026     | 170624R                | \$1,000.00         |               | \$4,975.00   | Feb 2026- Field Management       |
| SOUTHEAST WIRING SOLUTIONS INC   | 2/1/2026     | 20282839               | \$119.89           |               |              | Feb 2026- SWS                    |
| WM CORPORATE SERVICES, INC.      | 1/27/2026    | 0225229-2206-5         | \$479.95           |               |              | DUMPSTER RENTAL                  |
| WM CORPORATE SERVICES, INC.      | 1/27/2026    | 0225229-2206-5 A       | \$479.95           |               | \$959.90     | DUMPSTER RENTAL                  |
| <b>Monthly Contract Subtotal</b> |              |                        | <b>\$20,077.82</b> |               |              |                                  |
| <b>Utilities</b>                 |              |                        |                    |               |              |                                  |
| BOCC                             | 2/13/2026    | 021326-0433            | \$316.84           |               |              | 1/14-2/13- Water                 |
| TECO                             | 2/18/2026    | 021826-16975-ACH       | \$1,258.94         |               |              | STREETLIGHTS                     |
| WM CORPORATE SERVICES, INC.      | 1/27/2026    | 0225229 2206 5 B       | \$479.95           |               |              | SERVICE FEBRUARY 2026            |
| <b>Utilities Subtotal</b>        |              |                        | <b>\$2,055.73</b>  |               |              |                                  |
| <b>Regular Services</b>          |              |                        |                    |               |              |                                  |
| ADP, INC                         | 1/30/2026    | 712420320              | \$20.40            |               |              | Jan 2026- Supervisor 1099s       |
| BLUE LIFE POOL SERVICE LLC       | 1/28/2026    | 22104                  | \$204.00           |               |              | Jan 2026- Pool Sign              |
| DOWN TO EARTH                    | 1/30/2026    | 166412                 | \$465.83           |               |              | Jan 2026- Decoder replacement    |
| DOWN TO EARTH                    | 2/19/2026    | 167487                 | \$609.62           |               |              | Feb 2026- Irrigation repairs     |

## February 2026 Meeting

**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                       | 2/25/2026    | 167881                 | \$5,572.00         |               | \$6,647.45   | Feb 2026- VFD- pump relay (Sub)     |
| HOMETEAM PEST DEFENSE INC           | 1/27/2026    | 115572163              | \$193.60           |               |              | Jan 2026- Pest Control              |
| INFRAMARK LLC                       | 1/30/2026    | 1164986                | \$170.00           |               |              | Jan 2026- Toilet repairs            |
| INFRAMARK LLC                       | 1/30/2026    | 1164995                | \$75.00            |               |              | Dec 2025- Tree stake removal        |
| INFRAMARK LLC                       | 1/30/2026    | 1164995                | \$300.00           | \$375.00      |              | Dec 2025- Bathroom plumbing repairs |
| INFRAMARK LLC                       | 2/17/2026    | 171427                 | \$22.37            |               |              | Jan 2026- Postage and copies        |
| INFRAMARK LLC                       | 2/1/2026     | 170624R                | \$2,388.17         |               | \$2,955.54   | Feb 2026- Personnel Services        |
| STANTEC CONSULTING SERVICES INC.    | 1/30/2026    | 2518559                | \$390.25           |               |              | Jan 2026- District Engineer         |
| STRALEY ROBIN VERICKER              | 2/12/2026    | 27916                  | \$812.50           |               |              | Jan 2026- District Counsel          |
| <b>Regular Services Subtotal</b>    |              |                        | <b>\$11,223.74</b> |               |              |                                     |
| <b>Additional Services</b>          |              |                        |                    |               |              |                                     |
| BELMOND RESERVE CDD                 | 2/4/2026     | 02042026-761           | \$5,276.71         |               |              | SERIES 2020 FY26 TAX DIST ID 761    |
| BELMOND RESERVE CDD                 | 2/4/2026     | 02042026-761           | \$116.10           | \$5,392.81    | \$5,392.81   | SERIES 2023 FY26 TAX DIST ID 761    |
| <b>Additional Services Subtotal</b> |              |                        | <b>\$5,392.81</b>  |               |              |                                     |
| <b>TOTAL</b>                        |              |                        | <b>\$38,750.10</b> |               |              |                                     |



**BLUE LIFE POOL SERVICE | CPC 1461225**  
 PO Box 1628  
 Land O Lakes, FL 34639-1628  
 USA  
 +18135975009  
 accounts@bluelifepools.com  
 www.bluelifepools.com

# Invoice



| BILL TO   |
|---|
| BELMOND RESERVE<br>13004 Willow grove drive Riverview, Fl<br>33579<br>Riverview, FL 33579<br>Estados Unidos |

| INVOICE # | DATE       | TOTAL DUE  | DUE DATE   | TERMS  | ENCLOSED |
|-----------|------------|------------|------------|--------|----------|
| 22293     | 02/01/2026 | \$1,200.00 | 03/03/2026 | Net 30 |          |

| ITEM                      | DESCRIPTION          | QTY | RATE     | AMOUNT   |
|---------------------------|----------------------|-----|----------|----------|
| Hillsborough - Commercial | Regular Pool Service | 1   | 1,200.00 | 1,200.00 |

|                    |                   |
|--------------------|-------------------|
| SUBTOTAL           | 1,200.00          |
| TAX                | 0.00              |
| TOTAL              | 1,200.00          |
| <b>BALANCE DUE</b> | <b>\$1,200.00</b> |

Pay invoice

**BLUE LIFE POOL SERVICE | CPC 1461225**  
 PO Box 1628  
 Land O Lakes, FL 34639-1628  
 USA  
 +18135975009  
 accounts@bluelifepools.com  
 www.bluelifepools.com

# Invoice



| BILL TO   |
|---|
| BELMOND RESERVE<br>13004 Willow grove drive Riverview, Fl<br>33579<br>Riverview, FL 33579<br>Estados Unidos |

| INVOICE # | DATE       | TOTAL DUE  | DUE DATE   | TERMS  | ENCLOSED |
|-----------|------------|------------|------------|--------|----------|
| 20038     | 08/01/2025 | \$1,200.00 | 08/31/2025 | Net 30 |          |

| ITEM            | DESCRIPTION          | QTY | RATE     | AMOUNT   |
|-----------------|----------------------|-----|----------|----------|
| <b>CLEANING</b> | REGULAR POOL SERVICE | 1   | 1,200.00 | 1,200.00 |

|                    |                   |
|--------------------|-------------------|
| SUBTOTAL           | 1,200.00          |
| TAX                | 0.00              |
| TOTAL              | 1,200.00          |
| <b>BALANCE DUE</b> | <b>\$1,200.00</b> |

Pay invoice

January 19, 2026  
 Invoice Number: 2543561011926  
 Account Number: **8337 12 029 2543561**  
 Security Code: **2252**  
 Service At: 13004 WILLOW GROVE DR  
 RIVERVIEW FL 33579-6876

**Auto Pay Notice**

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary** *Service from 01/19/26 through 02/18/26  
 details on following pages*

|   |                 |
|---|-----------------|
| Previous Balance                                | 568.75          |
| Payments Received -Thank You!                   | -568.75         |
| <b>Remaining Balance</b>                        | <b>\$0.00</b>   |
| Spectrum Business™ TV                           | 40.00           |
| Spectrum Business™ Internet                     | 180.00          |
| Spectrum Business™ Voice                        | 50.00           |
| Other Charges                                   | 0.00            |
| Taxes, Fees and Charges                         | 4.90            |
| Current Charges                                 | \$274.90        |
| <i>YOUR AUTO PAY WILL BE PROCESSED 02/06/26</i> |                 |
| <b>Total Due by Auto Pay</b>                    | <b>\$274.90</b> |

**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.



**IMPORTANT BILLING UPDATE**

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- Spectrum Business TV Stream will increase by \$5 per month
- Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under 'Taxes, Fees, and Surcharges' on your bill.

To learn about how these changes benefit your services now and, in the future, visit [Spectrum.net/Enhancements](http://Spectrum.net/Enhancements).

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay** - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 19 01202026 NNNNNNNN 01 996467

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

January 19, 2026

**BELMOND RESERVE CDD**

Invoice Number: 2543561011926  
 Account Number: 8337 12 029 2543561  
 Service At: 13004 WILLOW GROVE DR  
 RIVERVIEW FL 33579-6876

**Total Due by Auto Pay** **\$274.90**

CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



**BELMOND RESERVE CDD**

Invoice Number: 2543561011926  
 Account Number: 8337 12 029 2543561  
 Security Code: 2252

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 19 01202026 NNNNNNNN 01 996467

**Charge Details**

|                          |       |               |
|--------------------------|-------|---------------|
| Previous Balance         |       | 568.75        |
| Check Payment-thank You  | 12/29 | -279.90       |
| Check Payment-thank You  | 12/29 | -288.85       |
| <b>Remaining Balance</b> |       | <b>\$0.00</b> |

Payments received after 01/19/26 will appear on your next bill.

Service from 01/19/26 through 02/18/26

**Spectrum Business™ TV**

|                             |                |
|-----------------------------|----------------|
| Spectrum Business TV Stream | 40.00          |
|                             | <b>\$40.00</b> |

**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          |
|                                | <b>\$180.00</b> |

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

**Spectrum Business™ Voice**

|                         |                |
|-------------------------|----------------|
| Spectrum Business Voice | 50.00          |
|                         | <b>\$50.00</b> |

**Phone number (813) 574-7540 \$0.00**

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

**Other Charges**

|                            |               |
|----------------------------|---------------|
| Payment Processing         | 5.00          |
| Auto Pay Discount          | -5.00         |
| <b>Other Charges Total</b> | <b>\$0.00</b> |

**Taxes, Fees and Charges**

|                                      |               |
|--------------------------------------|---------------|
| Communications Services Tax          | 4.90          |
| <b>Taxes, Fees and Charges Total</b> | <b>\$4.90</b> |

**Current Charges \$274.90**  
**Total Due by Auto Pay \$274.90**

**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](http://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](http://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



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





**BELMOND RESERVE CDD**

Invoice Number: 2543561011926  
Account Number: 8337 12 029 2543561  
Security Code: 2252

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 DY RP 19 01202026 NNNNNNNN 01 996467

**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](mailto: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](mailto:closedcaptioningissues@charter.com).

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





Invoice Number: 2543561011926  
Account Number:: 8337 12 029 2543561  
Security Code: **2252**

**BELMOND RESERVE CDD**

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

Or, call us at **855-252-0675**

8633 2390 DY RP 19 01202026 NNNNNNNN 01 996467



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 #          | 19056          |
| Invoice Date       | 02-01-26       |
| <b>Balance Due</b> | <b>\$99.00</b> |

| Item                          | Description  | Unit Cost | Quantity | Line Total |
|-------------------------------|--|-----------|----------|------------|
| CDD/HOA Google Email w/ Vault | Email account 30GB. Priced per user, per month. 3-year contract.<br>Google Vault audit functionality included. Support including password reset & additional training is per hour basis.<br>• Seat 1<br>• Seat 2<br>• Seat 3<br>• Seat 4<br>• Seat 5<br>• eDiscovery Admin Email for Auditing<br>• Includes 1 password reset per yea | \$16.50   | 6.0      | \$99.00    |

---

|                    |                |
|--------------------|----------------|
| <b>Subtotal</b>    | <b>\$99.00</b> |
| Tax                | \$0.00         |
| Invoice Total      | \$99.00        |
| Payments           | \$0.00         |
| Credits            | \$0.00         |
| <b>Balance Due</b> | <b>\$99.00</b> |



**Down to Earth Landscape & Irrigation**

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



Page 124  
Invoice: #166058  
February 2026

**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 (2026)  
Estimate # 135147

**Invoice Date**

2/1/2026

**Date Due**

3/3/2026

**Terms**

Net 30

**Customer PO #**

| <u>Invoice Details</u>                                      |      |          |      |            |
|---|------|----------|------|------------|
| Description of Services & Items                             | Unit | Quantity | Rate | Amount     |
| #135147 - Belmond Reserve CDD Contract (2026) February 2026 |      |          |      | \$8,874.33 |

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

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See 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 125  
**Invoice: #166059**  
February 2026

**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 F&P Contract (2026)  
Estimate # 135149

**Invoice Date**

2/1/2026

**Date Due**

3/3/2026

**Terms**

Net 30

**Customer PO #**

| <b>Invoice Details</b>   |             |                 |             |                 |
|--|-------------|-----------------|-------------|-----------------|
| <b>Description of Services &amp; Items</b>                             | <b>Unit</b> | <b>Quantity</b> | <b>Rate</b> | <b>Amount</b>   |
| <b>#135149 - Belmond Reserve F&amp;P Contract (2026) February 2026</b> |             |                 |             | <b>\$616.70</b> |

**Billing Questions**  
[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
 (321) 228-5717

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

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.

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

|                    |                 |
|--------------------|-----------------|
| Subtotal           | \$616.70        |
| Sales Tax          | \$0.00          |
| <b>Total</b>       | <b>\$616.70</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$616.70</b> |

# ELI PREMIER SERVICES LLC

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

Page 126

INVOICE

INV0067

DATE

02/20/2026

DUE DATE

03/01/2026

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        |
| <b>TOTAL</b>              |          |     | <b>\$570.00</b> |

## Payment Info

### PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

**USD \$570.00**

### BY CHECK

ELI PREMIER SERVICES LLC

February cleaning services

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

Thank you!

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

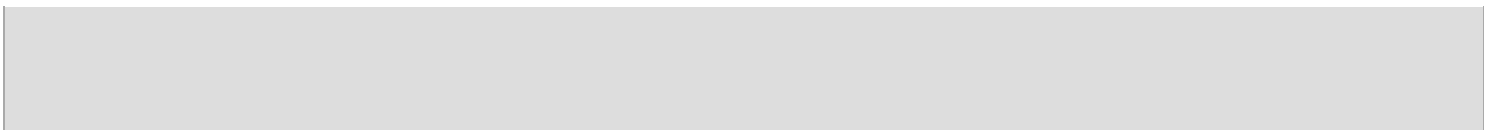
## Service Slip / Invoice

|                 |           |
|-----------------|-----------|
| <b>INVOICE:</b> | 115572164 |
| <b>DATE:</b>    | 01/27/26  |
| <b>ORDER:</b>   | 115572164 |

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

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

| Work Date      | Time             | Target Pest  | Technician | Lot/Block | Time In  |
|----------------|------------------|--------------|------------|-----------|----------|
| 01/27/26       | 08:54 AM         |              | JATHOMPSON |           |          |
| Purchase Order | Terms            | Last Service | Map Code   | Sub/Dev   | Time Out |
|                | DUE UPON RECEIPT | 01/27/26     | N/A        | N/A       |          |



| Service   | Description              | Amount   |
|---|--------------------------|----------|
| MCS   | Mosquito Control Service | \$101.10 |
| Hi Mr/Ms At Cedarbrook Today I inspected and performed a mosquito suppressant service. I treated the shrubs, trees and the perimeter of your building. This treatment will help control the mosquito population in the areas around the building. During my inspection I did not find any potential issues. Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in March |                          |          |
| <b>SUBTOTAL</b>   |                          | \$101.10 |
| <b>TAX</b>  |                          | \$0.00   |
| <b>TOTAL</b>  |                          | \$101.10 |
| <b>AMT. PAID</b>  |                          | \$0.00   |
| <b>BALANCE</b>  |                          | \$101.10 |

TECHNICIAN SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

Customer Unavailable to Sign  
 CUSTOMER SIGNATURE

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

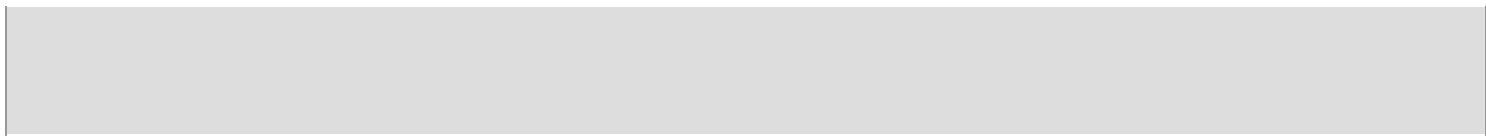
# Service Slip / Invoice

|                 |           |
|-----------------|-----------|
| <b>INVOICE:</b> | 115572163 |
| <b>DATE:</b>    | 01/27/26  |
| <b>ORDER:</b>   | 115572163 |

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

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

| Work Date      | Time             | Target Pest  | Technician | Lot/Block | Time In  |
|----------------|------------------|--------------|------------|-----------|----------|
| 01/27/26       | 08:55 AM         |              | JATHOMPSON |           |          |
| Purchase Order | Terms            | Last Service | Map Code   | Sub/Dev   | Time Out |
|                | DUE UPON RECEIPT | 01/27/26     | N/A        | N/A       |          |



| Service   | Description          | Amount  |
|---|----------------------|---|
| PS  | Pest Control Service | \$193.60  |
| <p>Hi Mr/Ms At Cedarbrook Today's 6-Point Advantage Service: 1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach 3. Provided conventional pest control applications 4. Treated pest entry points around doors and windows 5. Applied pest control materials around the outside perimeter of your home 6. Provided this detailed service report. Today's Service Comments: What I saw: During my inspection today, I saw minimal spiderwebs around perimeter of building. No nests were seen and no other pest activity observed. What I did: I removed spiderwebs before spraying exterior entry points and perimeter and then spreading granular treatment in mulch beds around exterior of building. I also treated the playground for fire ants. What you can expect: You can expect to see dead or dying bugs in the next 5-7 days. After that, you should see a decline in pest activity. If you have any questions or concerns, please feel free to reach out to me or the office. Thank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in April .....</p> |                      | <p><b>SUBTOTAL</b> \$193.60<br/> <b>TAX</b> \$0.00<br/> <b>TOTAL</b> \$193.60<br/> <br/> <b>AMT. PAID</b> \$0.00<br/> <b>BALANCE</b> \$193.60</p> |

TECHNICIAN SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

Customer Unavailable to Sign  
 CUSTOMER SIGNATURE



Inframark LLC  
 2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

Invoice: 170624  
 Invoice Date: 2/1/2026  
 Due Date: 2/1/2026  
 Terms: Due On Receipt  
 Project ID:  
 PO #:

Bill To:  
 Belmont Reserve Community Development District  
 2005 Pan Am Cir Ste 300  
 Tampa FL 33607-6008  
 United States

**Services provided for the Month of: February 2026**

| SALES DESCRIPTION      | QUANTITY | UNITS | RATE       | 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    | \$2,388.17 | \$2,388.17        |
| <b>Subtotal</b>        |          |       |            | <b>\$7,363.17</b> |
| <b>Tax Total (0%)</b>  |          |       |            | <b>\$0.00</b>     |
| <b>Total Due</b>       |          |       |            | <b>\$7,363.17</b> |

**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 #<br><b>20282839</b> | Customer #<br><b>PROJ-0108</b> | Invoice Date<br><b>02/01/2026</b> | Due Date<br><b>03/03/2026</b> | Amount Due<br><b>\$119.89</b> | Amount Enclosed<br><b>\$</b> |
|------------------------------|--------------------------------|-----------------------------------|-------------------------------|-------------------------------|------------------------------|

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

Remit To: Southeast Wiring Solutions, Inc.  
108 Oaks Ct.  
Sanford, FL 32771

-----  
Detach and return with your payment.

|   |                                |                              |                                   |           |                               |
|---|--------------------------------|------------------------------|-----------------------------------|-----------|-------------------------------|
| Customer Name<br><b>BELMOND RESERVE CDD</b> | Customer #<br><b>PROJ-0108</b> | Invoice #<br><b>20282839</b> | Invoice Date<br><b>02/01/2026</b> | PO Number | Amount Due<br><b>\$119.89</b> |
|---|--------------------------------|------------------------------|-----------------------------------|-----------|-------------------------------|

| Description   | QTY  | Rate   | Amount |
|---|------|--------|--------|
| <b>BELMOND AMENITY CENTER, 13004 WILLOW GROVE DRIVE RIVERVIEW, FL</b> |      |        |        |
| ACCESS CONTROL MANAGEMENT, (02/01/2026 - 02/28/2026) :                | 1.00 | 119.89 | 119.89 |
| SUBSCRIBER REMOTE ACCESS - \$59.95, SWS REMOTE ACCESS - \$59.95       |      |        |        |

|  |  |
|--|--|
|  | Sub Total: 119.89<br>Total Sales Tax: 0.00<br><b>Invoice Total:</b> 119.89<br>Payments/Credits Applied: (0.00)<br><b>Invoice Amount Due:</b> 119.89<br><br><b>Amount Due: \$119.89</b> |
|--|--|

**CONTACT US**

|  |       |                 |         |   |
|--|-------|-----------------|---------|---|
| Billing Questions<br><b>(407) 290-5911</b> | Sales | Central Station | Service | Email<br><b>BILLING@SWSPROTECTION.COM</b> |
|--|-------|-----------------|---------|---|

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



# INVOICE

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

**28-13540-53000**  
BELMOND RESERVE  
02/01/26-02/28/26  
01/27/2026  
0225229-2206-5

**How to Contact Us**

**Visit [wm.com/MyWM](http://wm.com/MyWM)**

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



**Customer Service: (813) 621-3055**

**Your Payment is Due**

**Feb 26, 2026**

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

**Your Total Due**

**\$479.95**

If payment is received after 02/26/2026: **\$ 491.95**

|                         |   |                 |   |                    |   |                                |   |                                  |
|-------------------------|---|-----------------|---|--------------------|---|--------------------------------|---|----------------------------------|
| <b>Previous Balance</b> | + | <b>Payments</b> | + | <b>Adjustments</b> | + | <b>Current Invoice Charges</b> | = | <b>Total Account Balance Due</b> |
| 407.77                  |   | (407.77)        |   | 0.00               |   | 479.95                         |   | <b>479.95</b>                    |

### DETAILS OF SERVICE

**Details for Service Location:** Belmont Reserve, 13004 Willow Grove Dr, Riverview FL 33579-6876 **Customer ID: 28-13540-53000**

| Description                      | Date     | Ticket | Quantity | Amount        |
|----------------------------------|----------|--------|----------|---------------|
| Lock Per Unit                    | 02/01/26 |        | 1.00     | 32.00         |
| Disposal 4 Yard Dumpster 1X Week | 02/01/26 |        | 1.00     | 108.51        |
| 4 Yard Dumpster 1X Week          | 02/01/26 |        | 1.00     | 339.44        |
| <b>Total Current Charges</b>     |          |        |          | <b>479.95</b> |

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



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

**FEB 02 2026**

| Invoice Date                 | Invoice Number | Customer ID    |
|------------------------------|----------------|----------------|
| 01/27/2026                   | 0225229-2206-5 | 28-13540-53000 |
| Payment Terms                | Total Due      | Amount         |
| Total Due by 02/26/2026      | \$479.95       |                |
| If Received after 02/26/2026 | \$491.95       |                |

**\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\***  
Your bank account will be drafted \$479.95.

2206000281354053000002252290000004799500000047995 3

0046373 01 MX 0.68 \*\*AUTO T6 0 7025 33607 -C04-P46419-1 4 10290C39



**BELMOND RESERVE**  
2002 PAN AM CIR STE 300  
TAMPA FL 33607



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



405-0336495-2206-1



# INVOICE

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

**28-13540-53000**  
BELMOND RESERVE  
02/01/26-02/28/26  
01/27/2026  
0225229-2206-5

**How to Contact Us**

**Visit [wm.com/MyWM](http://wm.com/MyWM)**

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**Customer Service: (813) 621-3055**

**Your Payment is Due**

**Feb 26, 2026**

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**Your Total Due**

**\$479.95**

If payment is received after 02/26/2026: **\$ 491.95**

|                         |   |                 |   |                    |   |                                |   |                                  |
|-------------------------|---|-----------------|---|--------------------|---|--------------------------------|---|----------------------------------|
| <b>Previous Balance</b> | + | <b>Payments</b> | + | <b>Adjustments</b> | + | <b>Current Invoice Charges</b> | = | <b>Total Account Balance Due</b> |
| 407.77                  |   | (407.77)        |   | 0.00               |   | 479.95                         |   | <b>479.95</b>                    |

### DETAILS OF SERVICE

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

**Customer ID:** 28-13540-53000

| Description                      | Date     | Ticket | Quantity | Amount        |
|----------------------------------|----------|--------|----------|---------------|
| Lock Per Unit                    | 02/01/26 |        | 1.00     | 32.00         |
| Disposal 4 Yard Dumpster 1X Week | 02/01/26 |        | 1.00     | 108.51        |
| 4 Yard Dumpster 1X Week          | 02/01/26 |        | 1.00     | 339.44        |
| <b>Total Current Charges</b>     |          |        |          | <b>479.95</b> |

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



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

**FEB 02 2026**

| Invoice Date                 | Invoice Number | Customer ID    |
|------------------------------|----------------|----------------|
| 01/27/2026                   | 0225229-2206-5 | 28-13540-53000 |
| Payment Terms                | Total Due      | Amount         |
| Total Due by 02/26/2026      | \$479.95       |                |
| If Received after 02/26/2026 | \$491.95       |                |

**\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\***  
Your bank account will be drafted \$479.95.

2206000281354053000002252290000004799500000047995 3

0046373 01 MX 0.68 \*\*AUTO T6 0 7025 33607 -C04-P46419-1 4 10290C39



**BELMOND RESERVE**  
2002 PAN AM CIR STE 300  
TAMPA FL 33607



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



405-0336495-2206-1



Hillsborough County Florida

S-Page 1 of 3

| CUSTOMER NAME                                  | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|--|----------------|------------|------------|
| BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT | 9634760433     | 02/13/2026 | 03/06/2026 |

**Summary of Account Charges**

|                          |                 |
|--------------------------|-----------------|
| Previous Balance         | \$327.66        |
| Net Payments - Thank You | \$-327.66       |
| Bill Adjustments         | \$16.37         |
| Total Account Charges    | <b>\$300.47</b> |

|                   |                 |
|-------------------|-----------------|
| <b>AMOUNT DUE</b> | <b>\$316.84</b> |
|-------------------|-----------------|

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

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**



|  |              |
|--|--------------|
| <p><b>ELECTRONIC PAYMENTS BY CHECK OR</b><br/>         Automated Payment Line: (813) 307-1000<br/>         Internet Payments: <a href="http://HCFL.gov/WaterBill">HCFL.gov/WaterBill</a><br/>         Additional Information: <a href="http://HCFL.gov/Water">HCFL.gov/Water</a></p> | <br><br><br> |
|--|--------------|

**THANK YOU!**



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 2.042 0  
 C/O MERITUS DISTRICTS  
 2005 PAN AM CIR SUITE 300  
 TAMPA FL 33607-6008

|  |            |
|--|------------|
| <b>DUE DATE</b>                          | 03/06/2026 |
| <b>Auto Pay Scheduled<br/>DO NOT PAY</b> |            |



0096347604330 00000316844



Hillsborough County Florida

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

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 9634760433 02/13/2026 03/06/2026

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    | 01/14/2026    | 1958611       | 02/13/2026   | 1961572      | 2961 GAL    | ACTUAL    | WATER             |

**Service Address Charges**

|                                      |                |
|--------------------------------------|----------------|
| Customer Service Charge              | \$6.54         |
| Purchase Water Pass-Thru             | \$8.94         |
| Water Base Charge                    | \$46.04        |
| Water Usage Charge                   | \$3.32         |
| Late Payment Charge                  | \$4.19         |
| <b>Total Service Address Charges</b> | <b>\$69.03</b> |



Hillsborough County Florida

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

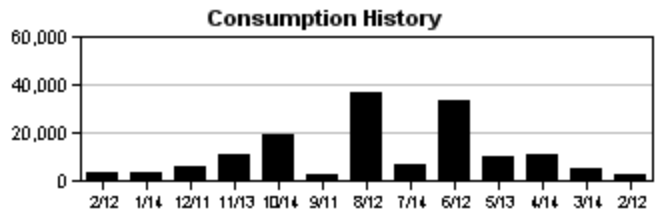
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 9634760433 02/13/2026 03/06/2026

Service Address: 13047 WILLOW GROVE DR

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 61160062     | 01/14/2026    | 4666          | 02/12/2026   | 4703         | 3700 GAL    | ACTUAL    | WATER             |

**Service Address Charges**

|                                      |                 |
|--------------------------------------|-----------------|
| Customer Service Charge              | \$6.54          |
| Purchase Water Pass-Thru             | \$11.17         |
| Water Base Charge                    | \$22.68         |
| Water Usage Charge                   | \$4.14          |
| Sewer Base Charge                    | \$54.88         |
| Sewer Usage Charge                   | \$26.16         |
| Late Payment Charge                  | \$6.05          |
| <b>Total Service Address Charges</b> | <b>\$131.62</b> |





**Hillsborough**  
County Florida

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

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT  
 9634760433 02/13/2026 03/06/2026

**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    | 01/14/2026    | 1731157       | 02/13/2026   | 1742681      | 11524 GAL   | ACTUAL    | WATER             |

**Service Address Charges**

|                                      |                 |
|--------------------------------------|-----------------|
| Customer Service Charge              | \$6.54          |
| Purchase Water Pass-Thru             | \$34.80         |
| Water Base Charge                    | \$55.81         |
| Water Usage Charge                   | \$12.91         |
| Late Payment Charge                  | \$6.13          |
| <b>Total Service Address Charges</b> | <b>\$116.19</b> |





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

|                                 |                   |
|---------------------------------|-------------------|
| <b>Amount Due:</b>              | <b>\$1,258.94</b> |
| <b>Due Date:</b> March 11, 2026 |                   |
| <b>Account #:</b> 221008516975  |                   |

**DO NOT PAY. Your account will be drafted on March 11, 2026**



**Account Summary**

|   |                   |
|---|-------------------|
| <b>Current Service Period:</b> January 14, 2026 - February 12, 2026 |                   |
| Previous Amount Due   | \$1,258.94        |
| Payment(s) Received Since Last Statement                            | -\$1,258.94       |
| <b>Current Month's Charges</b>                                      | <b>\$1,258.94</b> |
| <b>Amount Due by March 11, 2026</b>                                 | <b>\$1,258.94</b> |

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



Scan here to view your account online.



**An Audit You'll Love**  
 Our certified experts can uncover ways to save you energy and money.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

**Account #:** 221008516975  
**Due Date:** March 11, 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](http://TampaElectric.com/Paperless) to enroll now.

|                        |                   |
|------------------------|-------------------|
| <b>Amount Due:</b>     | <b>\$1,258.94</b> |
| <b>Payment Amount:</b> | \$ _____          |

672372025971  
 Your account will be drafted on March 11, 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.

00000007-0000142-Page 7 of 30



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

**Account #:** 221008516975  
**Statement Date:** February 18, 2026  
**Charges Due:** March 11, 2026

**Service Period:** Jan 14, 2026 - Feb 12, 2026

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

| <b>Electric Charges</b>   |                         |                   |
|---|-------------------------|-------------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b> |                         |                   |
| Lighting Energy Charge  | 513 kWh @ \$0.03411/kWh | \$17.50           |
| Fixture & Maintenance Charge                                    | 27 Fixtures             | \$448.47          |
| Lighting Pole / Wire  | 27 Poles                | \$764.64          |
| Lighting Fuel Charge  | 513 kWh @ \$0.03452/kWh | \$17.71           |
| Storm Protection Charge   | 513 kWh @ \$0.00574/kWh | \$2.94            |
| Clean Energy Transition Mechanism                               | 513 kWh @ \$0.00043/kWh | \$0.22            |
| Storm Surcharge   | 513 kWh @ \$0.01230/kWh | \$6.31            |
| Florida Gross Receipt Tax                                       |                         | \$1.15            |
| <b>Lighting Charges</b>   |                         | <b>\$1,258.94</b> |

**Total Current Month's Charges** **\$1,258.94**

00000007-0000142-Page 8 of 30

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

## Ways To Pay Your Bill

- 

**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- 

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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.



# INVOICE

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

**28-13540-53000**  
BELMOND RESERVE  
02/01/26-02/28/26  
01/27/2026  
0225229-2206-5

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**Your Payment is Due**

**Feb 26, 2026**

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**Your Total Due**

**\$479.95**

If payment is received after 02/26/2026: **\$ 491.95**

|                         |   |                 |   |                    |   |                                |   |                                  |
|-------------------------|---|-----------------|---|--------------------|---|--------------------------------|---|----------------------------------|
| <b>Previous Balance</b> | + | <b>Payments</b> | + | <b>Adjustments</b> | + | <b>Current Invoice Charges</b> | = | <b>Total Account Balance Due</b> |
| 407.77                  |   | (407.77)        |   | 0.00               |   | 479.95                         |   | <b>479.95</b>                    |

### DETAILS OF SERVICE

**Details for Service Location:** Belmont Reserve, 13004 Willow Grove Dr, Riverview FL 33579-6876 **Customer ID: 28-13540-53000**

| Description                      | Date     | Ticket | Quantity | Amount        |
|----------------------------------|----------|--------|----------|---------------|
| Lock Per Unit                    | 02/01/26 |        | 1.00     | 32.00         |
| Disposal 4 Yard Dumpster 1X Week | 02/01/26 |        | 1.00     | 108.51        |
| 4 Yard Dumpster 1X Week          | 02/01/26 |        | 1.00     | 339.44        |
| <b>Total Current Charges</b>     |          |        |          | <b>479.95</b> |

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



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

**FEB 02 2026**

| Invoice Date                 | Invoice Number | Customer ID    |
|------------------------------|----------------|----------------|
| 01/27/2026                   | 0225229-2206-5 | 28-13540-53000 |
| Payment Terms                | Total Due      | Amount         |
| Total Due by 02/26/2026      | \$479.95       |                |
| If Received after 02/26/2026 | \$491.95       |                |

**\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\***  
Your bank account will be drafted \$479.95.

2206000281354053000002252290000004799500000047995 3

0046373 01 MX 0.68 \*\*AUTO T6 0 7025 33607 -C04-P46419-1 4 10290C39



**BELMOND RESERVE**  
2002 PAN AM CIR STE 300  
TAMPA FL 33607



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



405-0336495-2206-1



ADP, Inc.  
 PO Box 830272  
 Philadelphia PA 19182-0272

**INVOICE**

**Client Name** : INFRAMARK, LLC  
**Client Number** : 2991870  
**Invoice Number** : 712420320  
**Invoice Date** : 01/30/2026  
**Invoice Due Date** : 02/06/2026  
**Total Due This Invoice** : \$20.40

**i Inquiries**

For Product/Service inquiries, please contact your Client Service Team.

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

**CURRENT CHARGES**

| ADP PAYROLL SERVICES<br>COMPANY CODE 0062-10-PFB                       | QUANTITY | RATE         | BASE | TOTAL CHARGES | TAX |
|--|----------|--------------|------|---------------|-----|
| Processing Charges for<br>Period Ending Date: 01/21/2026               |          |              |      |               |     |
| Workforce Now Payroll Solution Bundle<br>Includes:<br>Enhanced Payroll | 4        | \$2.60 each  |      | \$10.40       |     |
| Delivery   | 1        | \$10.00 each |      | \$10.00       |     |

TOTAL CHARGES FOR COMPANY CODE: 0062-10-PFB \$20.40

**Total Due This Invoice \$20.40**

**WE APPRECIATE YOUR BUSINESS!**

- Send your payment with the return stub below in the enclosed return envelope.
- Include on your check, the client number and invoice number to ensure accurate payment processing.
- Make your check payable to ADP, Inc. and mail to the address listed below.

**Return Stub**

Mail check payment to:



ADP, Inc.  
 PO Box 830272  
 Philadelphia, PA 19182-0272

**Client Name** : Belmond Reserve CDD  
**Client Number** : 2991870  
**Invoice Number** : 712420320  
**Invoice Date** : 01/30/2026  
**Invoice Due Date** : 02/06/2026  
**Total Due This Invoice** : \$20.40

**Amount Enclosed** \$

004027200299187020130267124203200000020407

**BLUE LIFE POOL SERVICE | CPC 1461225**  
 PO Box 1628  
 Land O Lakes, FL 34639-1628  
 USA  
 +18135975009  
 accounts@bluelifepools.com  
 www.bluelifepools.com

# Invoice



| BILL TO   |
|---|
| BELMOND RESERVE<br>13004 Willow grove drive Riverview, Fl<br>33579<br>Riverview, FL 33579<br>Estados Unidos |

| INVOICE # | DATE       | TOTAL DUE | DUE DATE   | TERMS  | ENCLOSED |
|-----------|------------|-----------|------------|--------|----------|
| 22104     | 01/28/2026 | \$204.00  | 02/27/2026 | Net 30 |          |

| ITEM               | DESCRIPTION | QTY | RATE   | AMOUNT |
|--------------------|-------------|-----|--------|--------|
| <b>RULES SING.</b> | Pool Sign   | 2   | 102.00 | 204.00 |

|                    |                 |
|--------------------|-----------------|
| SUBTOTAL           | 204.00          |
| TAX                | 0.00            |
| TOTAL              | 204.00          |
| <b>BALANCE DUE</b> | <b>\$204.00</b> |

Pay invoice

**Down to Earth Landscape & Irrigation**

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



Page 141  
Invoice: #166412  
January 2026

**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 01.06.2026  
Estimate # 137539

**Invoice Date**

1/30/2026

**Date Due**

2/14/2026

**Terms**

Net 15

**Customer PO #**

| <b>Invoice Details</b>  |             |                 |             |                 |
|---|-------------|-----------------|-------------|-----------------|
| <b>Description of Services &amp; Items</b>                    | <b>Unit</b> | <b>Quantity</b> | <b>Rate</b> | <b>Amount</b>   |
| #137539 - Invoice Irrigation Form 01.06.2026                  |             |                 |             | <b>\$465.83</b> |
| <b>LCE006: Irrigation Repairs</b>                             |             |                 |             | <b>\$465.83</b> |
| 1 Rainbird Decoder (Material)                                 | Each        | 1.00            | \$385.33    | \$385.33        |
| 6" Irrigation Spray Head<br>Repaired/Replaced/Relocated (Kit) | Each        | 1.00            | \$40.00     | \$40.00         |
| Standard Irrigation Nozzle Replaced (Kit)                     | Each        | 3.00            | \$8.00      | \$24.00         |
| Drip Line Fittings (Kit)                                      | Each        | 2.00            | \$3.00      | \$6.00          |
| Micro Jet/Brass Mini Spray Replaced (Kit)                     | Each        | 1.00            | \$10.50     | \$10.50         |

**Billing Questions**  
[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
 (321) 228-5717

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

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

|                    |                 |
|--------------------|-----------------|
| Subtotal           | \$465.83        |
| Sales Tax          | \$0.00          |
| <b>Total</b>       | <b>\$465.83</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$465.83</b> |

# Irrigation Service Report

## General Information

---

**Technician:** Shathcoat

**Customer:** Belmond Reserve CDD

**Branch:** Tampa

**Report Type:** JAN. IRRIGATION REPORT

**Controller Name:** AMENITY CNTR. PICKLE BALL CT.

**Date:** Jan. 6, 2026

**Programs Needed:** No

**Weather Sensor Checked:** No

**Weather Sensor Working:** Yes

**Controller Status:** Working

**Controller Make/Model:** Rainbird ESP-LX

**POC Info:** Well

**Pump Status Type:** Pressurized

## Programs

**Program Name:** A

**Start Time:** midnight

**Seasonal Adjustment:** 100

**Run Days:** tuesday,thursday,saturday

---

## Irrigation Zones

| Attribute         | 1                                | 2                                | 3  | 4                                | 5                                | 6                                | 7                                |
|-------------------|----------------------------------|----------------------------------|--|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| Zone Type         | Spray                            | Bubbler                          | Spray  | Rotor                            | Drip                             | Spray                            | Spray                            |
| Program Type      | A                                | 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 20 mins                    | 0 hrs 30 mins                    | 0 hrs 30 mins  | 0 hrs 45 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     | Yes                              | No                               | Yes  | Yes                              | No                               | Yes                              | Yes                              |
| Billable Repairs  | No                               | No                               | Yes  | 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> | <b>Billable Items:</b><br>1. Irrigation Nozzle Replaced<br>Item Type: Standard<br>Qty: 1 | <i>No repair items available</i> | <i>No repair items available</i> | <i>No repair items available</i> | <i>No repair items available</i> |

## Irrigation Zones

| Attribute                | 8                                | 9                                | 10                               | 11                               | 12   | 13                               | 14                               |
|--------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|--|----------------------------------|----------------------------------|
| Zone Type                | Spray                            | Bubbler                          | Drip                             | Drip                             | Drip   | MP                               | Rotor                            |
| Program Type             | A                                | 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 30 mins                    | 0 hrs 30 mins                    | 0 hrs 30 mins                    | 0 hrs 30 mins                    | 0 hrs 30 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            | Yes                              | No                               | No                               | No                               | No   | Yes                              | Yes                              |
| Billable Repairs         | No                               | No                               | No                               | No                               | Yes  | No                               | No                               |
| Proposed Repairs         | No                               | No                               | No                               | No                               | No   | No                               | No                               |
| <b>Zone Repair Items</b> | <i>No repair items available</i> | <i>No repair items available</i> | <i>No repair items available</i> | <i>No repair items available</i> | <b>Billable Items:</b><br><br><b>Notes:</b><br>CLEANED DRIP ZONE FILTERS<br><br><b>1. Drip Line</b><br>Item Type: Fittings<br>Used<br>Qty: 1 | <i>No repair items available</i> | <i>No repair items available</i> |

## Irrigation Zones

| Attribute         | 15                               | 16                               | 17                               | 18                               | 19                               | 20  |
|-------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|---|
| Zone Type         | Bubbler                          | Spray                            | Drip                             | Drip                             | Spray                            | Spray   |
| Program Type      | A                                | A                                | A                                | A                                | 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 30 mins                    | 0 hrs 30 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  |
| Clogged Nozzles   | No                               | No                               | No                               | No                               | No                               | No  |
| Head Adjusted     | No                               | Yes                              | No                               | No                               | Yes                              | Yes   |
| Billable Repairs  | No                               | No                               | No                               | No                               | No                               | Yes   |
| 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> | <i>No repair items available</i> | <i>No repair items available</i> | <b>Billable Items:</b><br><b>1. Irrigation Nozzle Replaced</b><br>Item Type: Standard<br>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:** JAN. IRRIGATION REPORT

**Controller Name:** LIFT STATION TIMER

**Date:** Jan. 6, 2026

**Programs Needed:** No

**Weather Sensor Checked:** No

**Weather Sensor Working:** Yes

**Controller Status:** Working

**Controller Make/Model:** Rainbird ESP-LX

**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 a.m.

**Seasonal Adjustment:** 100

**Run Days:** tuesday,thursday,saturday,sunday

---

## Irrigation Zones

| Attribute         | 2                                | 3                                | 4  | 5  | 6                                | 7                                | 8                                |
|-------------------|----------------------------------|----------------------------------|--|--|----------------------------------|----------------------------------|----------------------------------|
| Zone Type         | Rotor                            | Rotor                            | Spray  | Spray  | Spray                            | Spray                            | Rotor                            |
| Program Type      | A                                | 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      | 1 hrs 0 mins                     | 1 hrs 0 mins                     | 0 hrs 30 mins  | 0 hrs 30 mins  | 0 hrs 30 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     | Yes                              | No                               | Yes  | No   | Yes                              | Yes                              | Yes                              |
| Billable Repairs  | No                               | No                               | Yes  | Yes  | 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> | <b>Billable Items:</b><br>1. Irrigation Spray Head<br>Repaired/Replaced/Relocated<br>Item Type: 6"<br>Qty: 1 | <b>Billable Items:</b><br>1. Irrigation Nozzle Replaced<br>Item Type: Standard<br>Qty: 1 | <i>No repair items available</i> | <i>No repair items available</i> | <i>No repair items available</i> |

## Irrigation Zones

| Attribute         | 9                                | 10  | 11                               | 12  | 13                               | 14                               | 15                               |
|-------------------|----------------------------------|---|----------------------------------|---|----------------------------------|----------------------------------|----------------------------------|
| Zone Type         | Spray                            | Drip  | Spray                            | Drip  | Drip                             | Bubbler                          | Spray                            |
| Program Type      | A                                | B   | A                                | B   | 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 30 mins                    | 0 hrs 15 mins   | 0 hrs 30 mins                    | 0 hrs 15 mins   | 0 hrs 30 mins                    | 0 hrs 20 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     | Yes                              | No  | Yes                              | No  | No                               | No                               | Yes                              |
| Billable Repairs  | No                               | Yes   | No                               | Yes   | No                               | No                               | No                               |
| Proposed Repairs  | No                               | No  | No                               | No  | No                               | No                               | No                               |
| Zone Repair Items | <i>No repair items available</i> | <b>Billable Items:</b><br>1. Drip Line<br>Item Type: Fittings<br>Used<br>Qty: 1 | <i>No repair items available</i> | <b>Billable Items:</b><br>1. Micro Jet/Brass Mini Spray Replaced<br>Item Type: Quantity<br>Qty: 1 | <i>No repair items available</i> | <i>No repair items available</i> | <i>No repair items available</i> |

## Irrigation Zones

| Attribute         | 16                               |
|-------------------|----------------------------------|
| Zone Type         | Rotor                            |
| Program Type      | A                                |
| Run Time Schedule | None                             |
| Run Days          | None                             |
| Power Type        | Hardwire                         |
| Zone Faults       | No                               |
| Zone Runtime      | 0 hrs 1 mins                     |
| Checked Filters   | No                               |
| Clogged Nozzles   | No                               |
| Head Adjusted     | Yes                              |
| Billable Repairs  | No                               |
| Proposed Repairs  | No                               |
| Zone Repair Items | <i>No repair items available</i> |

**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 154  
Invoice: #167487  
February 2026

**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**

(A) timer zone 13 decoder  
Estimate # 137522

**Invoice Date**

2/19/2026

**Date Due**

3/6/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

| Description of Services & Items   | Unit | Quantity | Rate | Amount          |
|---|------|----------|------|-----------------|
| #137522 - (A) timer zone 13 decoder   |      |          |      | <b>\$609.62</b> |
| <ul style="list-style-type: none"> <li>During our resent monthly inspection we discovered that zone 13's decoder was not responding. After trouble shooting we could not get the decoder to respond.</li> <li>Remove old decoder and install a new one. 3yr warranty on part</li> </ul> |      |          |      |                 |

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.

|  |      |      |          |                 |
|--|------|------|----------|-----------------|
| <b>LCE005: Irrigation Installation</b>         |      |      |          | <b>\$609.62</b> |
| Irrigation Labor (Hide) (Labor)                |      |      |          | \$170.00        |
| 2" Rainbird Decoder zone 13 timer A (Material) | Each | 1.00 | \$439.62 | \$439.62        |

**Billing Questions**  
[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
 (321) 228-5717

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

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

|                    |                 |
|--------------------|-----------------|
| Subtotal           | \$609.62        |
| Sales Tax          | \$0.00          |
| <b>Total</b>       | <b>\$609.62</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$609.62</b> |



Zanele Sisonke - ZaneleSisonke@insarweb.com

 Outlook

View Profile 

 Outlook -  Outlook

 Outlook -  Outlook

 Outlook

## Attention!

### Notice: External Email

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential information.  
Please report any suspicious email to IT Support:

Approved:

Thank you,

Sam

**From:** Dave Fowley <dave.fowley@down2earthinc.com>

**Sent:** Monday, January 26, 2016 4:03 PM

**To:** Zanele Sisonke <zanele@insarweb.com>

**Cc:** Jigant, Leon <jigant@insarweb.com>

**Subject:** Salmonid decoder

**Down to Earth Landscape & Irrigation**

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



Page 156  
**Invoice: #167881**  
February 2026

**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**

VFD drive (pump relay)  
Estimate # 139102

**Invoice Date**

2/25/2026

**Date Due**

3/12/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

| Description of Services & Items   | Unit | Quantity | Rate      | Amount            |
|---|------|----------|-----------|-------------------|
| #139102 - VFD drive (pump relay)  |      |          |           | <b>\$5,572.00</b> |
| <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul> |      |          |           |                   |
| <b>LCE005: Irrigation Installation</b>  |      |          |           | <b>\$5,572.00</b> |
| VFD- pump relay (Sub)   | Each | 1.00     | \$5572.00 | \$5572.00         |

**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

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

|                    |                   |
|--------------------|-------------------|
| Subtotal           | \$5,572.00        |
| Sales Tax          | \$0.00            |
| <b>Total</b>       | <b>\$5,572.00</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$5,572.00</b> |

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

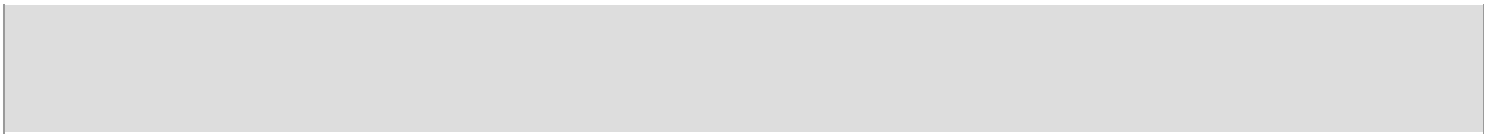
# Service Slip / Invoice

|                 |           |
|-----------------|-----------|
| <b>INVOICE:</b> | 115572163 |
| <b>DATE:</b>    | 01/27/26  |
| <b>ORDER:</b>   | 115572163 |

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

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

| Work Date      | Time             | Target Pest  | Technician | Lot/Block | Time In  |
|----------------|------------------|--------------|------------|-----------|----------|
| 01/27/26       | 08:55 AM         |              | JATHOMPSON |           |          |
| Purchase Order | Terms            | Last Service | Map Code   | Sub/Dev   | Time Out |
|                | DUE UPON RECEIPT | 01/27/26     | N/A        | N/A       |          |



| Service   | Description          | Amount   |
|---|----------------------|----------|
| PS  | Pest Control Service | \$193.60 |
| <p>Hi Mr/Ms At Cedarbrook Today's 6-Point Advantage Service: 1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach 3. Provided conventional pest control applications 4. Treated pest entry points around doors and windows 5. Applied pest control materials around the outside perimeter of your home 6. Provided this detailed service report. Today's Service Comments: What I saw: During my inspection today, I saw minimal spiderwebs around perimeter of building. No nests were seen and no other pest activity observed. What I did: I removed spiderwebs before spraying exterior entry points and perimeter and then spreading granular treatment in mulch beds around exterior of building. I also treated the playground for fire ants. What you can expect: You can expect to see dead or dying bugs in the next 5-7 days. After that, you should see a decline in pest activity. If you have any questions or concerns, please feel free to reach out to me or the office. Thank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in April .....</p> |                      |          |
| <b>SUBTOTAL</b>   |                      | \$193.60 |
| <b>TAX</b>  |                      | \$0.00   |
| <b>TOTAL</b>  |                      | \$193.60 |
| <b>AMT. PAID</b>  |                      | \$0.00   |
| <b>BALANCE</b>  |                      | \$193.60 |

TECHNICIAN SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

Customer Unavailable to Sign  
 CUSTOMER SIGNATURE



**Inframark, LLC**  
**2002 West Grand Parkway North, Suite 100**  
**Katy, Texas 77449**  
**(281) 578-4200**

|                         |  |
|-------------------------|--|
| <b>Client ID Number</b> |  |
|-------------------------|--|

|                       |                  |
|-----------------------|------------------|
| <b>Invoice Number</b> | <b>1164986</b>   |
| <b>Invoice Date</b>   | <b>1/30/2026</b> |
| <b>Due Date</b>       | <b>3/1/2026</b>  |

**To: Belmond Reserve CDD**  
**2005 Pan Am Cir, Ste 300**

**Tampa, FL 33607-6008**

| <b>Service Description</b>  | <b>Total</b>    |
|-----------------------------|-----------------|
| <b>Maintenance Services</b> | <b>\$170.00</b> |

|                  |                 |
|------------------|-----------------|
| <b>Subtotal</b>  | <b>\$170.00</b> |
| <b>Sales Tax</b> | <b>\$0.00</b>   |
| <b>Total</b>     | <b>\$170.00</b> |

**Please Pay This Amount**

**Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778**

**To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.**

INFRAMARK, LLC

02 Feb 2026 04:30:20PM CST

DISTRICT : BELMOND RESERVE CDD

Go Green! Think before you print.

INVOICE NO. 1164986 - DETAIL

INVOICE DATE: 1/30/2026

| Work Type / Sub Category       | Date Complete | WO Number | Address              | Task Details                                   | Equipment Costs | Labor Costs   | Materials/Other Service Costs | Sales Tax Total | Total Costs     | B/C |
|--------------------------------|---------------|-----------|----------------------|--|-----------------|---------------|-------------------------------|-----------------|-----------------|-----|
| <b>IMS Billable Work Order</b> |               |           |                      |  |                 |               |                               |                 |                 |     |
| General Maintenance & Repairs  |               |           |                      |  |                 |               |                               |                 |                 |     |
|                                | 1/27/2026     | 4435723   | BLRCDD District Area | General Maintenance; Toilet Repairs.           | \$0.00          | \$0.00        | \$170.00                      | \$0.00          | \$170.00        | N   |
|                                |               |           |                      | <b>General Maintenance &amp; Repairs Total</b> | <b>\$0.00</b>   | <b>\$0.00</b> | <b>\$170.00</b>               | <b>\$0.00</b>   | <b>\$170.00</b> |     |
|                                |               |           |                      | <b>BWO Total</b>                               | <b>\$0.00</b>   | <b>\$0.00</b> | <b>\$170.00</b>               | <b>\$0.00</b>   | <b>\$170.00</b> |     |
|                                |               |           |                      | <b>Invoice Total</b>                           | <b>\$0.00</b>   | <b>\$0.00</b> | <b>\$170.00</b>               | <b>\$0.00</b>   | <b>\$170.00</b> |     |



**Inframark, LLC**  
**2002 West Grand Parkway North, Suite 100**  
**Katy, Texas 77449**  
**(281) 578-4200**

|                         |  |
|-------------------------|--|
| <b>Client ID Number</b> |  |
|-------------------------|--|

|                       |                  |
|-----------------------|------------------|
| <b>Invoice Number</b> | <b>1164995</b>   |
| <b>Invoice Date</b>   | <b>1/30/2026</b> |
| <b>Due Date</b>       | <b>3/1/2026</b>  |

**To: Belmond Reserve CDD**  
**2005 Pan Am Cir, Ste 300**

**Tampa, FL 33607-6008**

| <b>Service Description</b>  | <b>Total</b>    |
|-----------------------------|-----------------|
| <b>Maintenance Services</b> | <b>\$375.00</b> |

|                  |                 |
|------------------|-----------------|
| <b>Subtotal</b>  | <b>\$375.00</b> |
| <b>Sales Tax</b> | <b>\$0.00</b>   |
| <b>Total</b>     | <b>\$375.00</b> |

**Please Pay This Amount**

**Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778**

**To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.**

INFRAMARK, LLC

02 Feb 2026 05:14:10PM CST

DISTRICT : BELMOND RESERVE CDD

Go Green! Think before you print.

INVOICE NO. 1164995 - DETAIL

INVOICE DATE: 1/30/2026

| Work Type / Sub Category       | Date Complete | WO Number | Address              | Task Details   | Equipment Costs | Labor Costs    | Materials/Other Service Costs | Sales Tax Total | Total Costs     | B/C |
|--------------------------------|---------------|-----------|----------------------|--|-----------------|----------------|-------------------------------|-----------------|-----------------|-----|
| <b>IMS Billable Work Order</b> |               |           |                      |  |                 |                |                               |                 |                 |     |
| General Maintenance & Repairs  |               |           |                      |  |                 |                |                               |                 |                 |     |
|                                | 12/31/2025    | 4412110   | BLRCDD District Area | General Maintenance; 21 stakes need to be removed.               | \$0.00          | \$75.00        | \$0.00                        | \$0.00          | \$75.00         | N   |
|                                | 12/31/2025    | 4412118   | BLRCDD District Area | General Maintenance; Men and women's bathroom have toilet leaks. | \$0.00          | \$0.00         | \$300.00                      | \$0.00          | \$300.00        | N   |
|                                |               |           |                      | <b>General Maintenance &amp; Repairs Total</b>                   | <b>\$0.00</b>   | <b>\$75.00</b> | <b>\$300.00</b>               | <b>\$0.00</b>   | <b>\$375.00</b> |     |
|                                |               |           |                      | <b>BWO Total</b>   | <b>\$0.00</b>   | <b>\$75.00</b> | <b>\$300.00</b>               | <b>\$0.00</b>   | <b>\$375.00</b> |     |
|                                |               |           |                      | <b>Invoice Total</b>   | <b>\$0.00</b>   | <b>\$75.00</b> | <b>\$300.00</b>               | <b>\$0.00</b>   | <b>\$375.00</b> |     |



# INVOICE

2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

|                    |        |
|--------------------|--------|
| <b>INVOICE#</b>    | 171427 |
| <b>CUSTOMER ID</b> | C2276  |
| <b>PO#</b>         |        |

|                  |                |
|------------------|----------------|
| <b>DATE</b>      | 2/17/2026      |
| <b>NET TERMS</b> | Due On Receipt |
| <b>DUE DATE</b>  | 2/17/2026      |

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

Services provided for the Month of: January 2026

| DESCRIPTION     | QTY | UOM | RATE | MARKUP | AMOUNT       |
|-----------------|-----|-----|------|--------|--------------|
| B/W Copies      | 11  | Ea  | 0.15 |        | 1.65         |
| Postage         | 28  | Ea  | 0.74 |        | 20.72        |
| <b>Subtotal</b> |     |     |      |        | <b>22.37</b> |

|                  |         |
|------------------|---------|
| <b>Subtotal</b>  | \$22.37 |
| <b>Tax</b>       | \$0.00  |
| <b>Total Due</b> | \$22.37 |

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

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

To pay via ACH or Wire, please refer to our banking information below:  
 Account Name: INFRAMARK, LLC

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

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

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



## INVOICE

Page 1 of 2

**Invoice Number** 2518559  
**Invoice Date** January 30, 2026  
**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: [eff@stantec.com](mailto:eff@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

|   |                  |
|---|------------------|
| <b>Stantec Project Manager:</b>         | Waag, Tyson      |
| <b>Authorization Amount:</b>            | \$4,000.00       |
| <b>Authorization Previously Billed:</b> | \$1,847.25       |
| <b>Authorization Budget Remaining:</b>  | \$1,762.50       |
| <b>Authorization Billed to Date:</b>    | \$2,237.50       |
| <b>Current Invoice Due:</b>             | \$390.25         |
| <b>For Period Ending:</b>               | January 23, 2026 |

---

**Invoice email:** [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)  
**Client contact email:** [Samantha.Zanoni@inframark.com](mailto: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  
Project Number

2518559  
238202302

---

**Top Task 2026**                      **2026 FY Gen Cons**

**Professional Services**

| <b>Billing Level</b>                  | <b>Hours</b> | <b>Rate</b> | <b>Current Amount</b> |
|---------------------------------------|--------------|-------------|-----------------------|
| Level 09                              |              |             |                       |
| Nurse, Vanessa M                      | 0.25         | 183.00      | 45.75                 |
|                                       | <b>0.25</b>  |             | <b>45.75</b>          |
| Level 10                              |              |             |                       |
| Waag, R Tyson (Tyson)                 | 0.25         | 190.00      | 47.50                 |
| Waag, R Tyson (Tyson)                 | 1.50         | 198.00      | 297.00                |
|                                       | <b>1.75</b>  |             | <b>344.50</b>         |
| <b>Professional Services Subtotal</b> | <b>2.00</b>  |             | <b>390.25</b>         |

---

**Top Task 2026 Total** **390.25**

---

Total Fees & Disbursements \$390.25

**INVOICE TOTAL (USD)** **\$390.25**

Billing Backup

| Date                           | Project   | Task | Expnd Type       | Employee/Supplier     | Quantity    | Bill Rate | Bill Amount     | Comment   | AP Ref. # |
|--------------------------------|-----------|------|------------------|-----------------------|-------------|-----------|-----------------|---|-----------|
| 2025-12-16                     | 238202302 | 2026 | Direct - Regular | NURSE, VANESSA M      | 0.25        | 183.00    | 45.75           | SENT MAPPING STATUS UPDATE TO TW PER TLS                              |           |
| 2025-12-16                     | 238202302 | 2026 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.25        | 190.00    | 47.50           | MONTHLY PROJECT COORDINATION MEETING.                                 |           |
| 2026-01-06                     | 238202302 | 2026 | Direct - Regular | WAAG, R TYSON (TYSON) | 1.50        | 198.00    | 297.00          | MONTHLY BOS MEETING PREPARATION (0.5HR) AND ATTENDANCE (1HR - TEAMS). |           |
| <b>Total subTask 2026</b>      |           |      |                  |                       | <b>2.00</b> |           | <b>\$390.25</b> |   |           |
| <b>Total Top Task 2026</b>     |           |      |                  |                       | <b>2.00</b> |           | <b>\$390.25</b> |   |           |
| <b>Total Project 238202302</b> |           |      |                  |                       | <b>2.00</b> |           | <b>\$390.25</b> |   |           |

# BELMOND RESERVE CDD

## DISTRICT CHECK REQUEST

|                             |  |
|-----------------------------|--|
| <b>Today's Date</b>         | <u>2/4/2026</u>  |
| <b>Check Total</b>          | <b><u>\$5,392.81</u></b>                                   |
| <b>Check Amount</b>         | <b><u>\$5,276.71</u></b>                                   |
| <b>Payable To</b>           | <b><u>Belmond Reserve CDD</u></b>                          |
| <b>Check Description</b>    | <b><u>Series 2020 - FY26 Tax Dist. ID 761</u></b>          |
| <b>Code:</b>                | <b><u>200.103200.1000</u></b>                              |
| <br>                        |  |
| <b>Check Amount</b>         | <b><u>\$116.10</u></b>                                     |
| <b>Payable To</b>           | <b><u>Belmond Reserve CDD</u></b>                          |
| <b>Check Description</b>    | <b><u>Series 2023 - FY26 Tax Dist. ID 761</u></b>          |
| <b>Code:</b>                | <b><u>201.103200.1000</u></b>                              |
| <br>                        |  |
| <b>Special Instructions</b> | <b><u>Please mail DS check with directional letter</u></b> |

(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 | 109% |
| Net DS 2023 | 12,582.05      | 1.14%                        | 0.011400 |      |
| Net Total   | 1,099,020.83   | 100.00%                      | 1.000000 |      |

| Date Received                         | Amount Received | 46.82%   | 52.03%                                      | 1.14%                                       | Proof | Distribution Number & Date Transferred | Payments (CDD check#) |
|---------------------------------------|-----------------|--|---|---|-------|--|-----------------------|
|                                       |                 | Raw Numbers<br>Operations Revenue,<br>Occupied Units | Raw Numbers<br>2020 Debt Service<br>Revenue | Raw Numbers<br>2023 Debt Service<br>Revenue |       |  |                       |
| 11/7/2025                             | 12,016.02       | 5,626.41   | 6,252.05                                    | 137.56                                      | -     | 748                                    | 1940                  |
| 11/14/2025                            | 19,853.25       | 9,296.13   | 10,329.83                                   | 227.29                                      | -     | 749                                    | 1941                  |
| 11/21/2025                            | 19,316.57       | 9,044.84   | 10,050.59                                   | 221.14                                      | -     | 750                                    | 1942                  |
| 12/3/2025                             | 71,616.32       | 33,533.79  | 37,262.64                                   | 819.89                                      | -     | 751                                    | 1943                  |
| 11/3/2025                             | 7,515.37        | 3,519.01   | 3,910.32                                    | 86.04                                       | -     | Excess Fees                            | 1959                  |
| 12/5/2025                             | 1,028,479.54    | 481,577.63   | 535,127.45                                  | 11,774.46                                   | -     | 753                                    | 1958                  |
| 12/19/2026                            | 631.60          | 295.74   | 328.63                                      | 7.23  | -     | 755                                    |                       |
| 1/6/2026                              | 29,431.40       | 13,781.03  | 15,313.43                                   | 336.94                                      | -     | 758                                    |                       |
| 2/4/2026                              | 10,141.48       | 4,748.67   | 5,276.71                                    | 116.10                                      | -     | 761                                    |                       |
|                                       |                 | -  | -   | -   | -     |  |                       |
|                                       |                 | -  | -   | -   | -     |  |                       |
|                                       |                 | -  | -   | -   | -     |  |                       |
|                                       |                 | -  | -   | -   | -     |  |                       |
|                                       |                 | -  | -   | -   | -     |  |                       |
| <b>TOTAL</b>                          | 1,199,001.55    | 561,423.25   | 623,851.63                                  |   |       |  |                       |
| <b>Net Total on Roll</b>              | 1,099,020.83    |  |   |   |       |  |                       |
| <b>Collection Surplus / (Deficit)</b> | 99,980.72       |  |   |   |       |  |                       |











**NATIVE WETLAND HABITAT MAINTENANCE**

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush              | <input type="checkbox"/> Golden Canna    |
| <input type="checkbox"/> Bacopa               | <input type="checkbox"/> Chara                | <input type="checkbox"/> Gulf Spikerush  |
| <input type="checkbox"/> Blue Flag Iris       | <input checked="" type="checkbox"/> Cordgrass | <input checked="" type="checkbox"/> Lily |

**Beneficial Vegetation Notes:**

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> Naiad                | <input type="checkbox"/> |
| <input type="checkbox"/> Pickerelweed         | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Soft Rush | <input type="checkbox"/> |









**Down to Earth Landscape & Irrigation**

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

**Estimate: #140359**

**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

|                              |  |                           |                        |
|------------------------------|--|---------------------------|------------------------|
| <b><u>Job</u></b>            | <b><u>Estimated Job Start Date</u></b> | <b><u>Proposed By</u></b> | <b><u>Due Date</u></b> |
| Tree staking and drip repair | February 12, 2026                      | Dave Towsley              |                        |

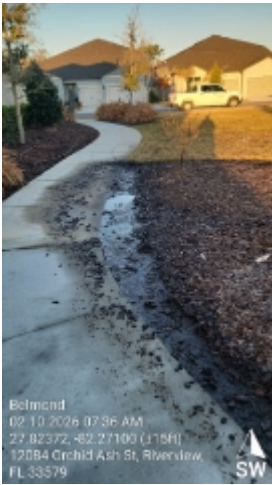
| <u>Estimate Details</u>             |      |          |                  |                 |
|-------------------------------------|------|----------|------------------|-----------------|
| Description of Services & Materials | Unit | Quantity | Rate             | Amount          |
| <b>Tree/Plant Installation</b>      |      |          |                  |                 |
| Site Prep, Removal, & Disposal (E)  |      |          |                  | \$260.00        |
| 2x4x8 legs Palm Brace Kit           | Box  | 1        | \$50.00          | \$50.00         |
| <b>Irrigation Installation</b>      |      |          |                  |                 |
| Irrigation Labor (Hide)             |      |          |                  | \$85.00         |
| Miscellaneous Irrigation Parts      | Each | 1        | \$50.00          | \$50.00         |
|                                     |      |          | <b>Subtotal</b>  | <b>\$445.00</b> |
|                                     |      |          | Estimated Tax    | \$0.00          |
|                                     |      |          | <b>Job Total</b> | <b>\$445.00</b> |

- Repair broken drip line that was cut at the david baker park. It appears the drip was cut from people running bikes over the area.
- Straighten and stake oak tree along Shining Willow st.



Belmond  
 02/10/2026 07:06 AM  
 27.82349, -82.27004 (-41ft)  
 13209 Rhodine Rd, Riverview, FL  
 33579

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/>.



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

02/11/2026  
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 February 2026

Wednesday, 11 February 2026

Prepared For Board Of Supervisors

23 Items Identified

23 Items Incomplete

A handwritten signature in black ink, appearing to read "Christy".

Christy Fowler

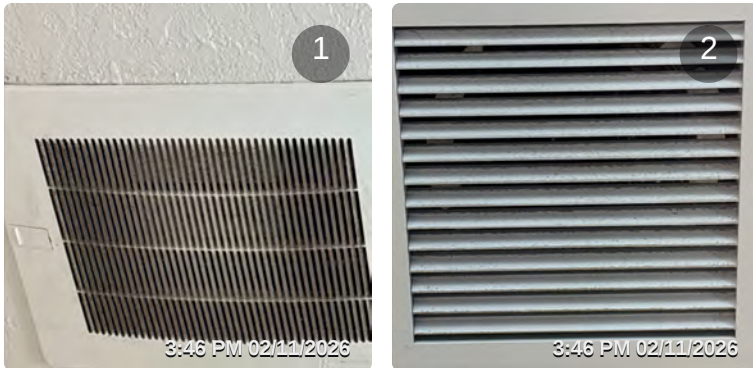
Inframark

**Item 1**

Assigned To: Onsite/ Inframark Maintenance

Vent observed to be dirty and in need of cleaning.

Recommendation: Clean vent cover and surrounding area to improve air quality and overall appearance.

**Item 2**

Assigned To: Down 2 Earth/ Inframark Maintenance

Amenity Center – Pool Deck

Photo 1: Clean up Volunteer palms noted in the photo.

Plants on the pool deck have been significantly impacted by recent frost. Some green growth is still visible in the center of some of the palms and Carissa.

Recommendation: Continue to monitor for recovery before pruning. Look to remove only dead material in March.

(Documenting frost damage for record.)

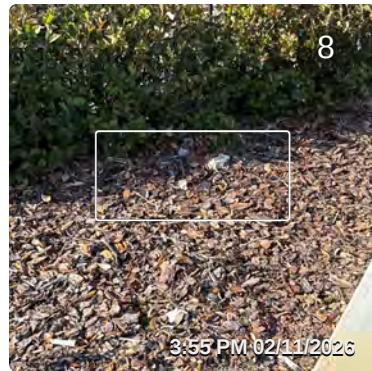
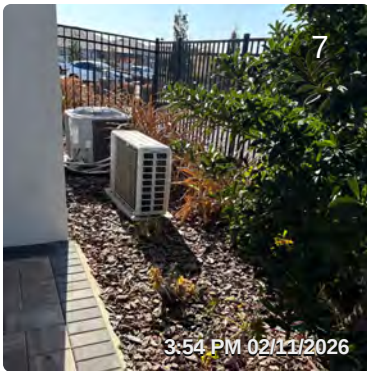
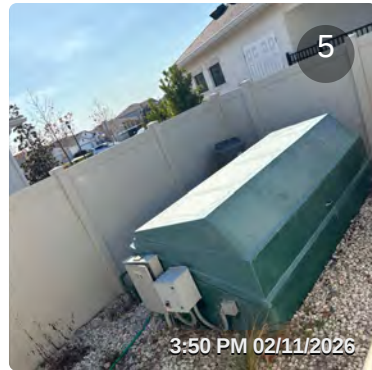
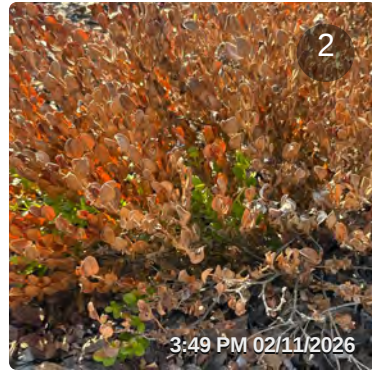
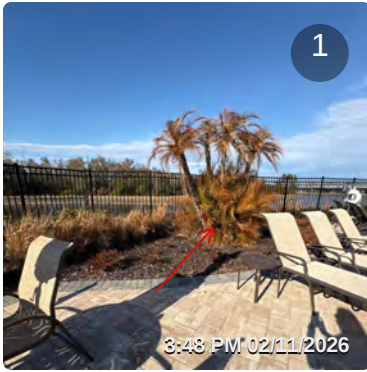
Two pool deck chairs are in poor condition and need to be re-covered.

Recommendation: Remove damaged chairs from the deck until repairs or replacement can be completed.

Weeds observed in the equipment area and Infront of the Fence leading to the equipment.

Recommendation: Treat weeds with appropriate herbicide and maintain routine monitoring.

Trash Debris along the shrubs and throughout the community



**Item 3**

Assigned To: AQUATIC WEED CONTROL INC.

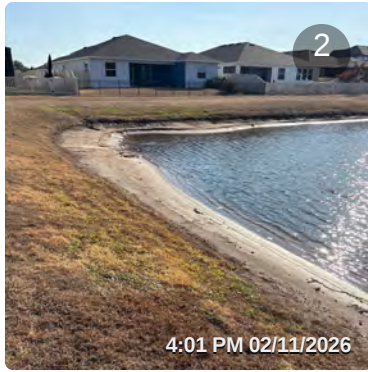
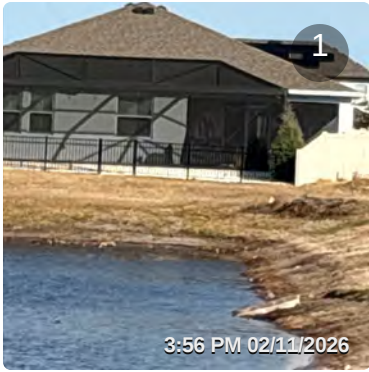
Pond Behind Amenity Center

Trash observed on the east side of the pond behind the amenity center.

Recommendation: Remove debris and continue routine monitoring to prevent accumulation.

Photo 2: Trash collecting at the south corner near the pickleball courts.

Recommendation: Remove debris and monitor area, as wind patterns may be contributing to repeated buildup.



**Item 4**

Assigned To: Down 2 Earth

Follow-Up from Previous Report

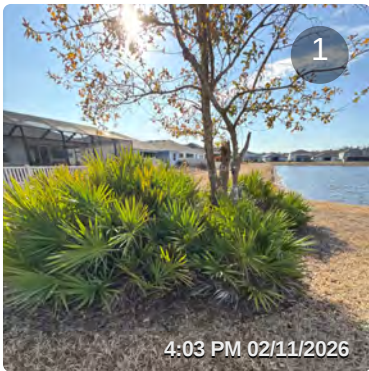
Item 5: Brazilian peppers have been removed.

Status: Completed.

Pickleball Courts Area

Tire tracks observed through the fountain grass near the pickleball courts.

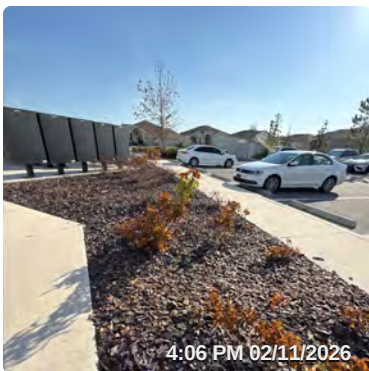
Recommendation: Smooth and regrade affected areas as needed and monitor for repeated vehicle access to prevent further landscape damage.



**Item 5**

Assigned To: Down 2 Earth

Mailbox Area



Firebush and Schefflera appear to have been significantly impacted by frost.

Recommendation: Reevaluate plant condition in March to determine recovery progress and assess whether replacements will be necessary.

**Item 6**

Assigned To: Down 2 Earth/ Inframark Maintenance

Dog Park Area

Follow up from previous inspection; Shrubs have been trimmed and ornamental grasses cut back.

Status: Completed.

Photo 4: Gate latch is broken on the first gate (type of latch shown in photo 5).

Recommendation: Replace broken latch to ensure proper gate security.

Photo 7: Tensile/wire observed on the ground through the dog park.

Noted that it was picked up upon my walk around with the board member.

Photo 8: Gate latch requires adjustment; currently falls down and allows the gate to open.

Recommendation: per the board, replace with the latch type at the front gate of the dog park noted in photo 5.

Concrete outside dog park gate appears in need of attention.

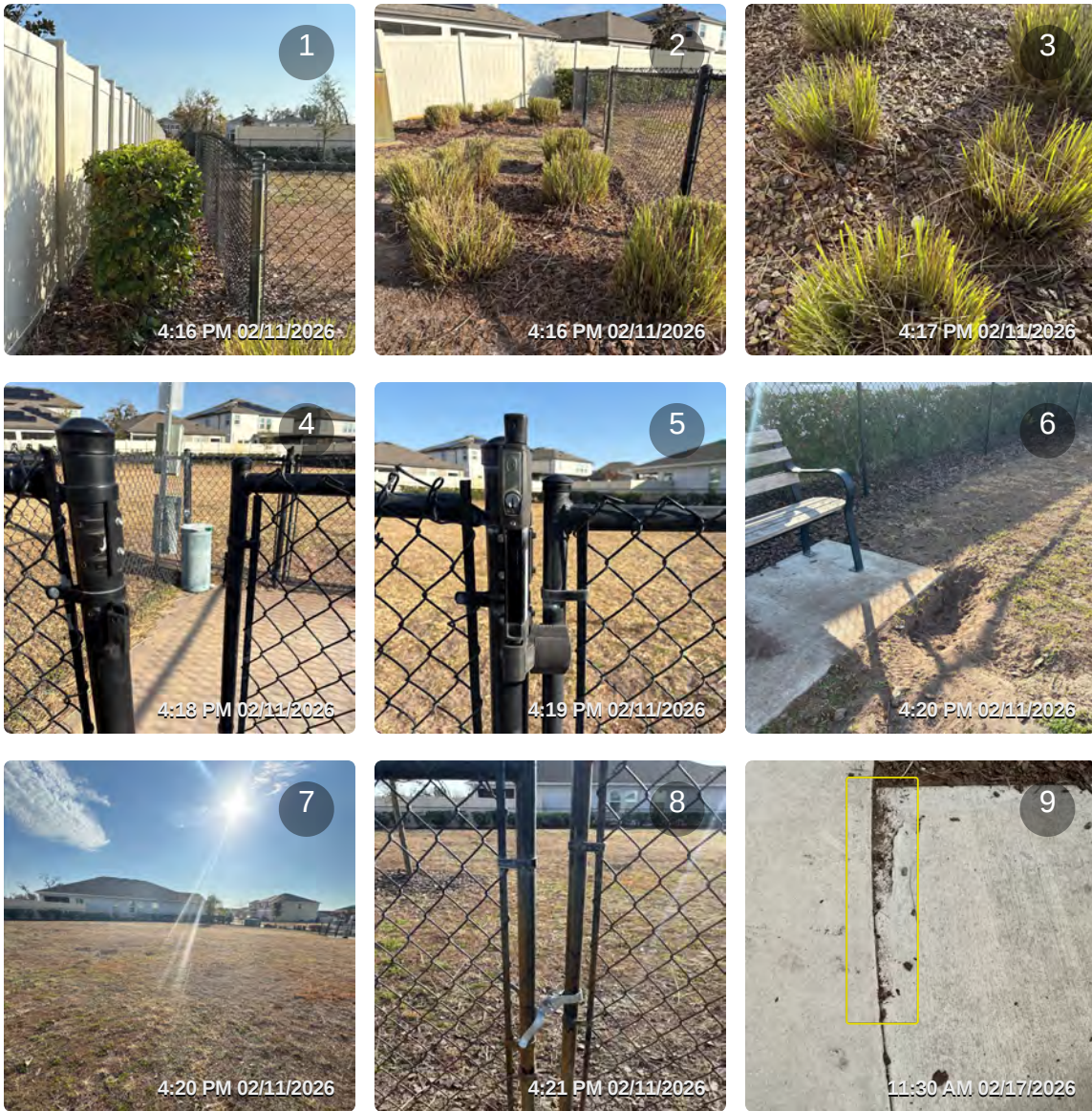
Recommendation: Inspect for damage or trip hazards and repair as necessary.

Area around the bench shows evidence of a dog digging, creating a sizable trench.

Recommendation: Fill and compact the area to eliminate trip hazards and restore a level surface.

Fence paint is worn in areas.

Recommendation: Touch up paint on fencing to maintain appearance and prevent further deterioration.



**Item 8**

Assigned To: Down 2 Earth

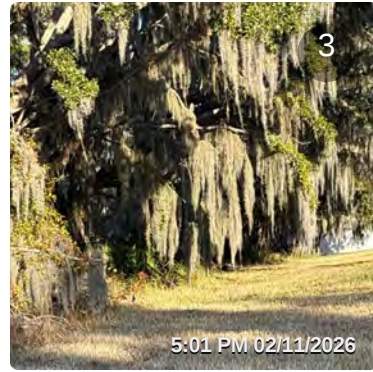
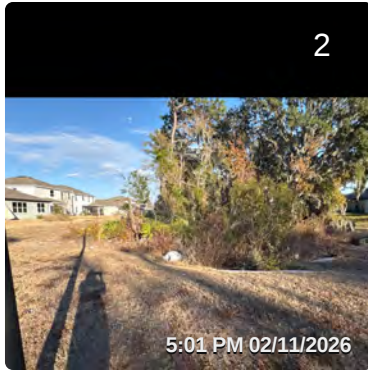
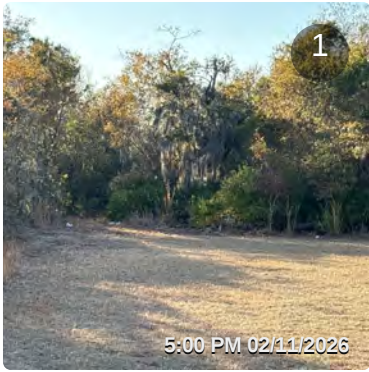
Reserve Area – Peach Leaf Avenue (Entering Triple Creek, Just Past Brookside Moss Drive)

Trash observed along both sides of Peach Leaf Avenue within the reserve area.

Photo 1: Trash located on the south side of Peach Leaf Avenue.

Remaining Photos: Trash located on the north side of Peach Leaf Avenue.

Recommendation: Remove all debris from both sides of the roadway and continue monitoring, as this area may be prone to recurring litter accumulation.



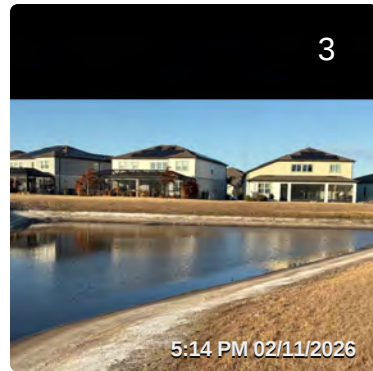
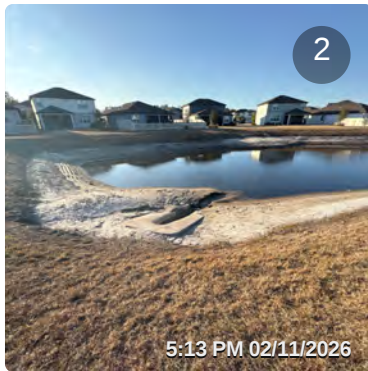
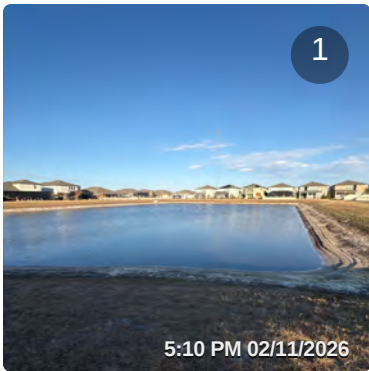
**Item 9**

Assigned To: Aquatic Weed Control Inc

Pond C

Pond banks are currently being monitored.

Recommendation: Continue routine observation for signs of erosion.



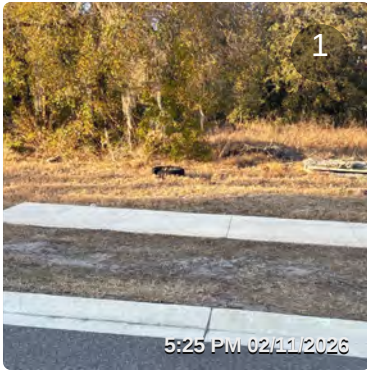
**Item 11**

Assigned To: District Manager/Inframark Maintenance

Hayes Clan Road – Community Entrance

Concrete debris (appears to be remnants of an old sidewalk) and a discarded tire observed near the entrance.

Recommendation: Confirm ownership/maintenance responsibility (possibly County) and coordinate removal of debris.



**Item 12**

Assigned To: Down 2 Earth/ Inframark Maintenance  
Lake & Pond Areas

Photos 1, 2, 3: Debris present that needs removal.

Recommendation: Remove all debris to maintain appearance.

Photos 4 & 6 – East and West Sides of Lake: Tire and additional debris observed around the pond.

Recommendation: Remove all tires and debris and I will continue routine monitoring.

Fence Line (Opposite Side of Lake): Overgrown fence requires string trimming closer to CDD property lines.

Recommendation: Trim fence line to maintain clear boundaries.

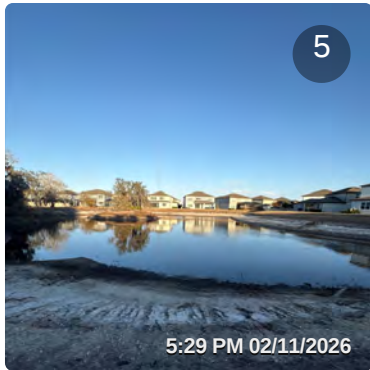
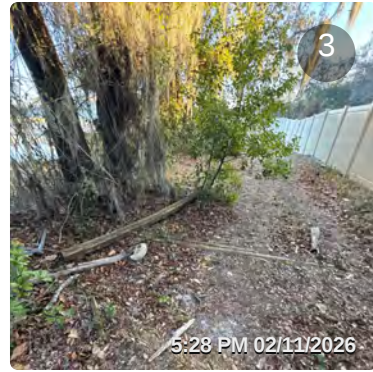
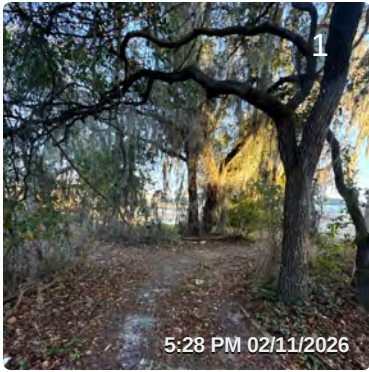
Photo 10: Concrete remnants, wood, and irrigation debris observed.

Recommendation: Remove all debris to restore area.

Photo 13: No trespassing sign recommended.

Recommendation: Install sign to prevent unauthorized access and protect property.

Proposal requests for Debris removal



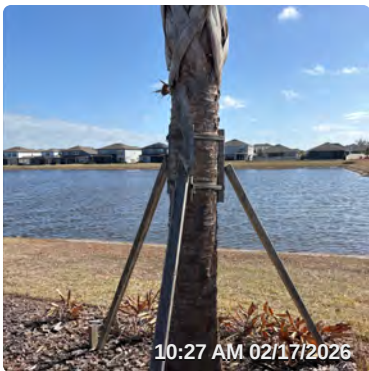


**Item 14**

Assigned To: Inframark Maintenance  
Amenity Center

Handicapped-accessible equipment needs to be tested for proper functionality.

Recommendation: Conduct functional testing of all accessible equipment to ensure it operates safely and meets ADA compliance standards. Document any issues for repair or maintenance.



**Item 15**

Assigned To: Down 2 Earth  
Community-Wide Tree Maintenance

Straps observed on trees throughout the community.

Recommendation: Remove all remaining tree straps to prevent bark damage and promote healthy growth. Inspect trees after removal to ensure no injury occurred.

**Item 16**

Assigned To: Inframark Maintenance

## Community Infrastructure – Pickleball Court

Pole observed to be bowing.

Recommendation: Adjust and secure the pole to restore proper alignment and ensure structural safety. Inspect the surrounding area for any related damage.

Pickleball court screen is loose.

Recommendation: Re-secure the screen to maintain safety, functionality, and appearance of the court.



### Item 17

Assigned To: Inframark Maintenance

Pickleball court lights:

Recommendation: Add lock to the light control and adjust the light schedule for proper operation and security.

Chain link fence around pumps (10x10) needed.

Recommendation: I will submit a request for installation of a 10x10 chain link fence around pump area to ensure security and safety on all pumps in the community.



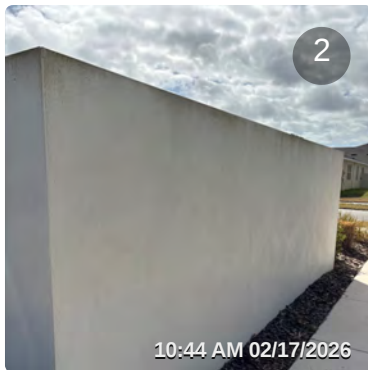
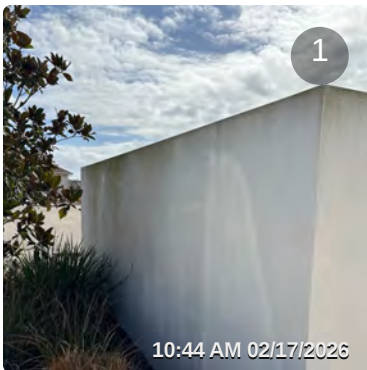
**Item 18**

Assigned To: Inframark Maintenance

Community Maintenance – Power Washing

Various areas throughout the community require power washing (e.g., Waste facility area, amenity center eaves and walls, and sign entrance features).

Recommendation: Submit request for power washing maintenance to improve appearance and prevent buildup of debris, dirt, and algae.





**Item 19**

Assigned To: Inframark Maintenance

Observation:

The lock was damaged at the time of inspection.

Recommendation:

Replace vinyl panel where the lock is attached to ensure proper security and functionality.

**Item 20**

Assigned To: Down 2 Earth

Observation:

Tree stakes are still installed on trees and remain in place beyond the recommended establishment period.

Recommendation:

Remove all tree stakes to prevent trunk damage and allow proper natural growth.

□

Observation:

Irrigation flags are present in de sac island; their status is unclear at the time of inspection.

Recommendation:

Verify the purpose and status of the irrigation flags. Remove flags that are no longer needed and ensure all irrigation components are functioning properly.



**Item 21**

Assigned To: Down 2 Earth/ Inframark Maintenance  
Cul-de-sac on Hay's Clan Rd

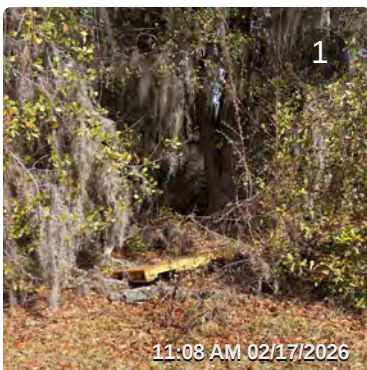
**Observation:**

A significant amount of trash and debris is present along the perimeter of the cul-de-sac. This issue has been reported as a recurring problem at this location. Loitering has also been observed and/or reported in the area.

**Recommendation:**

Remove and properly dispose of all trash and debris from the perimeter of the cul-de-sac. Maintain the area in a clean condition to prevent environmental impact and ensure compliance with project and municipal standards.

Given the recurring nature of the trash accumulation and reports of loitering, consider requesting periodic patrol monitoring to help deter continued littering and unauthorized gathering in the area.





**Item 22**

Assigned To: Down 2 Earth

Behind 13446 Sage Hollow along CDD boundary line

Observation:

Vegetation and overgrowth are present around the trees along the CDD property behind 13432 Sage Hollow. The area appears unmaintained.

Recommendation:

Clean and clear vegetation around the trees along the CDD property to maintain proper appearance, accessibility, and ongoing maintenance. Remove any debris and trim as necessary.



**Item 23**

Assigned To: Down 2 Earth

Front sign area

Observation:

Tree support straps remain installed around the trees at the front sign area.

Recommendation:

Remove all tree support straps to prevent potential trunk damage and allow for proper natural growth.

**Item 24**

Assigned To: Down 2 Earth/ Inframark Maintenance

Front Monument

Observation:

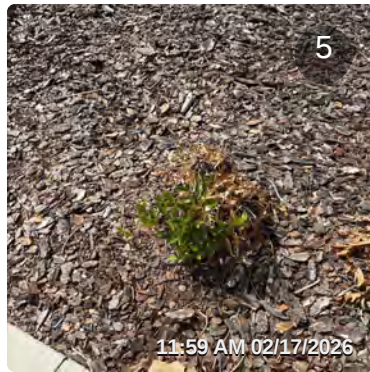
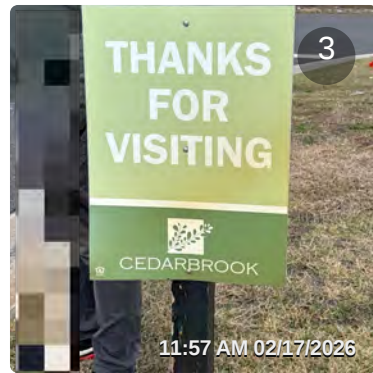
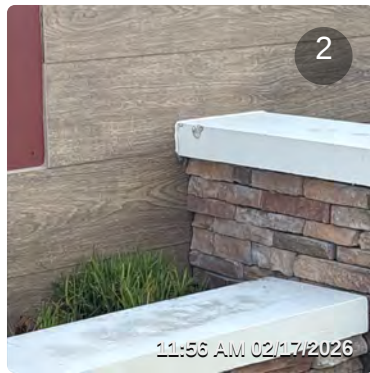
The monument sign area appears in need of cleaning and possible repainting due to visible

wear and staining. The right-side light fixture is broken. Weeds are present within the surrounding landscape vegetation. The existing wooden sign poles show wear and deterioration.

Recommendation:

Clean the monument sign structure and evaluate for repainting as needed to restore appearance. Repair or replace the broken right-side light fixture to ensure proper illumination. Remove all weeds from the surrounding landscape beds and maintain the area in accordance with landscape maintenance standards.

Remove the existing wooden sign poles and replace them with metal poles to improve durability, structural integrity, and long-term maintenance.



**Item 25**

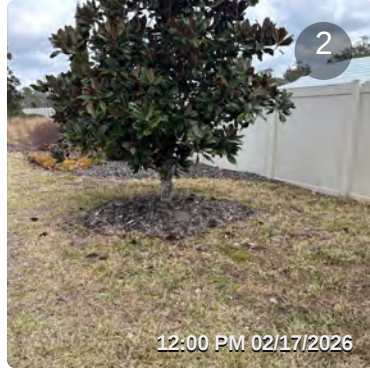
Assigned To: Down 2 Earth  
Front Entrance Area

Observation:

Active ant beds are present throughout the front entrance area.

Recommendation:

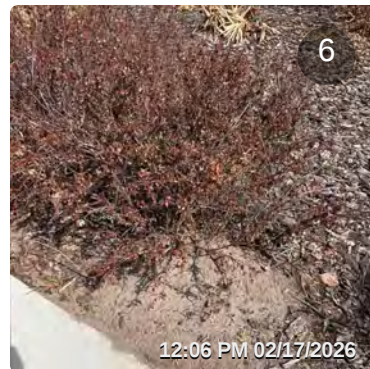
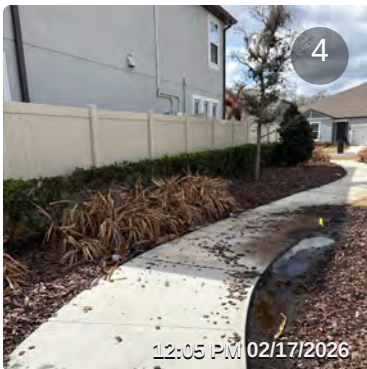
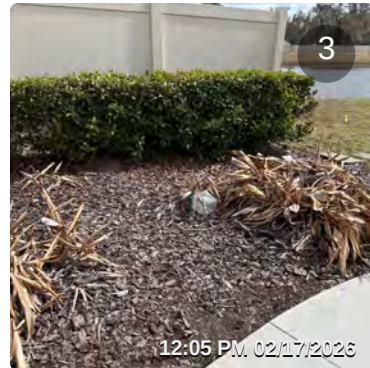
Treat all active ant beds with appropriate pest control measures to eliminate infestation. Continue to monitor the area and implement preventative treatment as needed to maintain a safe and well-maintained entrance.

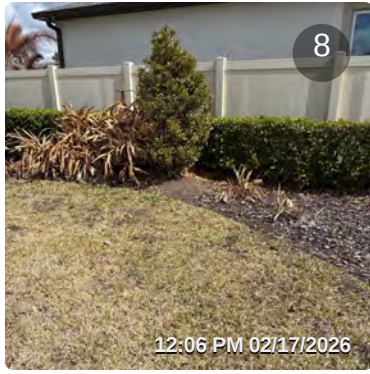


**Item 26**

Assigned To: Down 2 Earth

Pocket park of Orchid Ash St







## Belmond Reserve CDD March 2026

Tuesday, March 17 2026

Prepared For Board Of Supervisors

10 Items Identified

10 Items Incomplete

Christy Fowler

Inframark

## Item 1

Assigned To: Down 2 Earth/ Inframark Maintenance

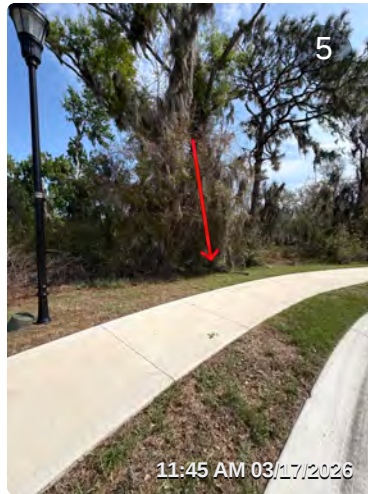
Roundabout – Hayes Clan Rd

### Observations:

- Sod damage noted within the roundabout.
- Cold damage on Jasmine, Firebush, Grasses and Bismarck Palm.
- Irrigation flags still present.
- Dead landscape debris present along reserve border.
- Dumped pallet observed on site.

### Recommendations:

- Provide estimate to repair/replace damaged sod.
- Cut back jasmine, firebush, and grasses; trim Bismarck palm as needed.
- Inspect and verify irrigation at flagged locations; repair as necessary.
- Remove all dead debris along reserve border.
- Remove and properly dispose of pallet. I will put in a ticket with Inframark maintenance to pick this up.



**Item 2**

Assigned To: Inframark Maintenance/ Down 2 Earth  
Amenity Center

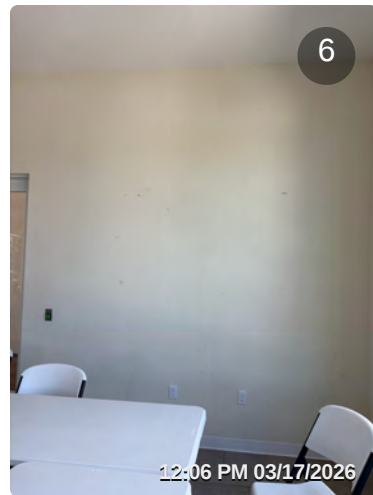
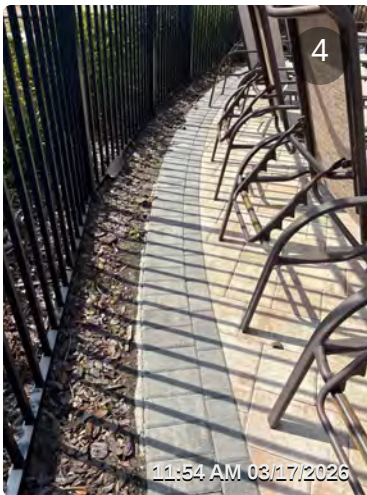
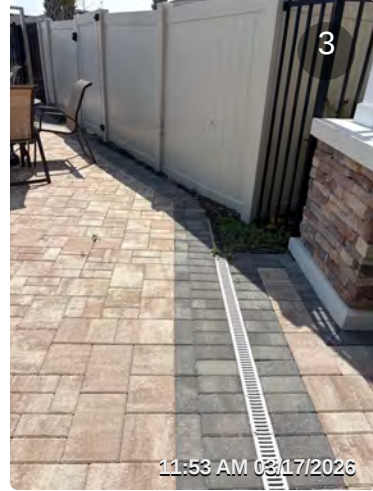
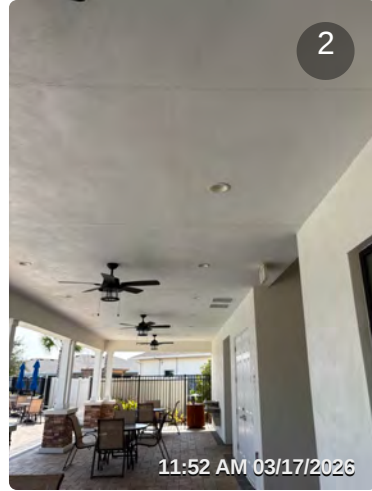
**Observations:**

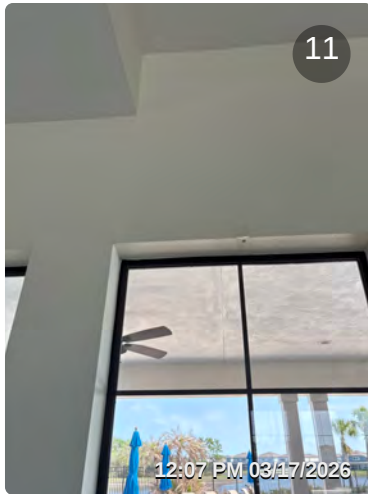
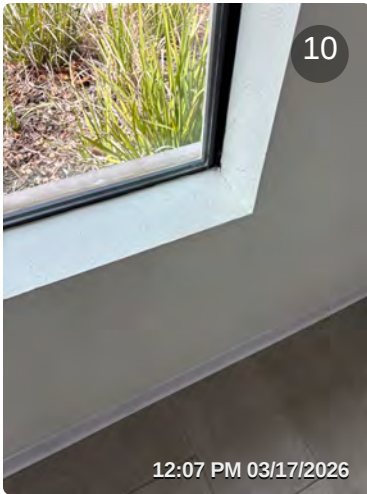
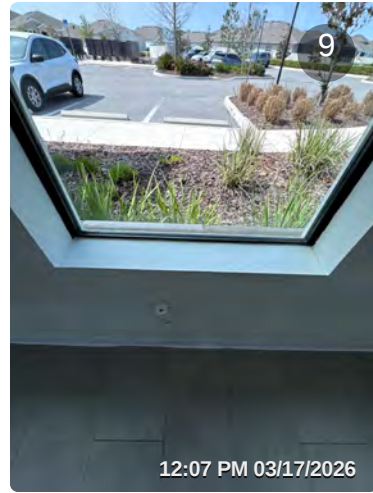
- Sign observed on the ground next to the office.
- Additional cracks noted at the clubhouse ceiling
- Weeds present at the pool area.
- Wall areas needing touch-up paint.
- Ceiling fans are dirty and need cleaning.
- Event room: window joint cracks in need of repair; paint touch-ups also needed.

**Recommendations:**

- Reinstall and secure sign at proper location.
- Evaluate and repair clubhouse cracks as needed.
- Perform touch-up painting on affected wall areas.

- Clean all ceiling fans.
- Repair window joint cracks in Event room and complete general paint touch-ups.
- \* I will put in a ticket with Inframark Maintenance.
  
- Remove weeds and maintain pool area landscaping.





### Item 3

Assigned To: Down 2 Earth

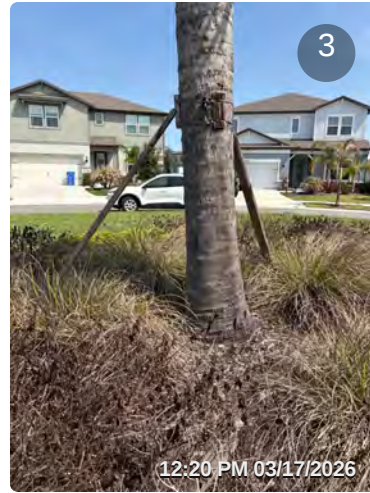
Roundabout – Brookside Moss Drive

#### Observations:

- Weeds present throughout landscape bed.
- Winter damaged Firebush and ornamental grasses

#### Recommendations:

- Remove weeds and maintain bed.
- Provide status/update on cutting back firebush and grasses; trim as needed.



**Item 4**

Assigned To: Down 2 Earth

Reserve Area – East End (Behind Homes, Brookside Moss Dr)

Observations:

- Significant trash and debris observed throughout the reserve area behind homes.

Recommendations:

- Remove and properly dispose of all trash and debris.
- Please remove all trash at maintenance services.



**Item 5**

Assigned To: Down 2 Earth/ Inframark Maintenance

Pond E – Adjacent Field

Observations:

- Overgrown weeds present in the field next to Pond E.
- Warning sign is missing.

Recommendations:

- Cut back and maintain weeds in the field area.
- Replace missing sign. - I will put in a ticket to Inframark Maintenance



**Item 6**

Assigned To: Down 2 Earth  
North End of Shining Willow Street

Observations:

- Ant mounds present in tree rings along both sides of the street from Pond G to the monument area.

Recommendations:

- Treat ant mounds in all affected tree rings.

**Item 7**

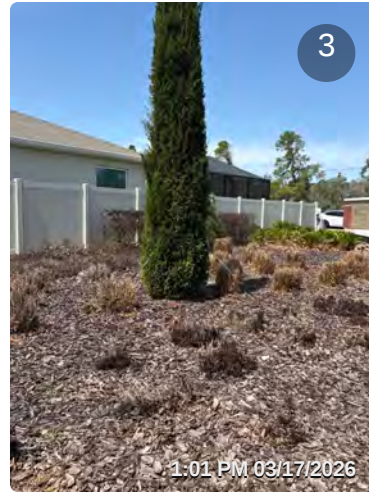
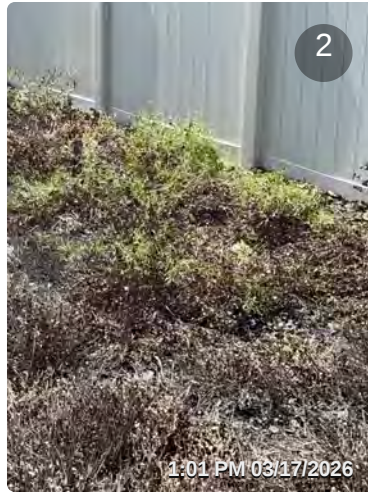
Assigned To: Down 2 Earth  
Monuments – Rhodine

Observations:

- Weeds present throughout monument landscaping.
- Tree stakes still installed.

Recommendations:

- Remove weeds and maintain landscaping.
- Remove tree stakes if no longer needed.



**Item 8**

Assigned To: Down 2 Earth

Drain – David Baker & Orchid Ash Intersection

Observations:

- Weeds present around drain area.

Recommendations:

- Remove weeds and clear debris from drain.
- Ensure proper drainage flow is maintained.





### Item 9

Assigned To: Board

Retaining Wall – David Baker Road

Observations:

- Retaining wall shows buildup and staining; pressure washing needed.

Recommendations:

- Pressure wash retaining wall to restore appearance.
- Verify responsibility (may be homeowner responsibility).



### Item 11

Assigned To: Down 2 Earth

Cul-de-Sac – Willow Grove Dr

Observations:

- Palm boots present in landscape beds.
- Winter-damaged plants observed.

Recommendations:

- Remove palm boots from beds.
- Cut back and maintain winter-damaged plants.



2002 West Grand Parkway North | suite 100 | Katy, Texas  
77449  
6562473501 | nmontagna@inframark.com |  
www.inframark.com/maintenance

**RECIPIENT:**

**Samantha Zanoni**  
2005 Pan Am Circle  
Tampa, Florida 33607

**SERVICE ADDRESS:**

Belmond Reserve CDD  
Tampa, Florida 33607

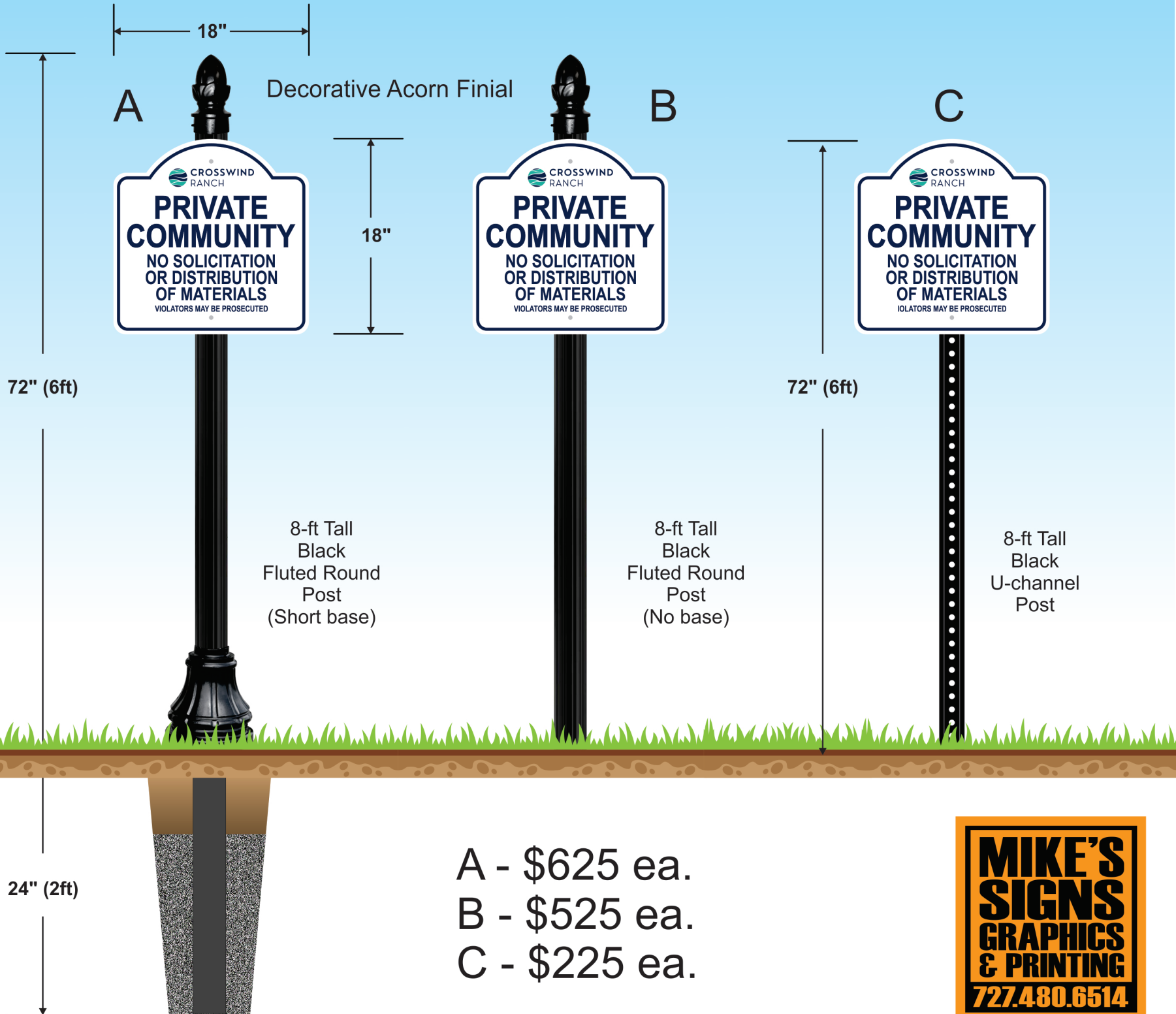
| Estimate #136 |                   |
|---------------|-------------------|
| Sent on       | Feb 25, 2026      |
| <b>Total</b>  | <b>\$1,725.00</b> |

| Product/Service    | Description   | Qty. | Unit Price | Total      |
|--------------------|---|------|------------|------------|
| Labor and Material | Prepare interior walls and doors for painting including caulking and any repairs to the drywall. Paint all walls and doors to match existing colors. Price includes all labor and materials needed to complete job. | 1    | \$1,725.00 | \$1,725.00 |

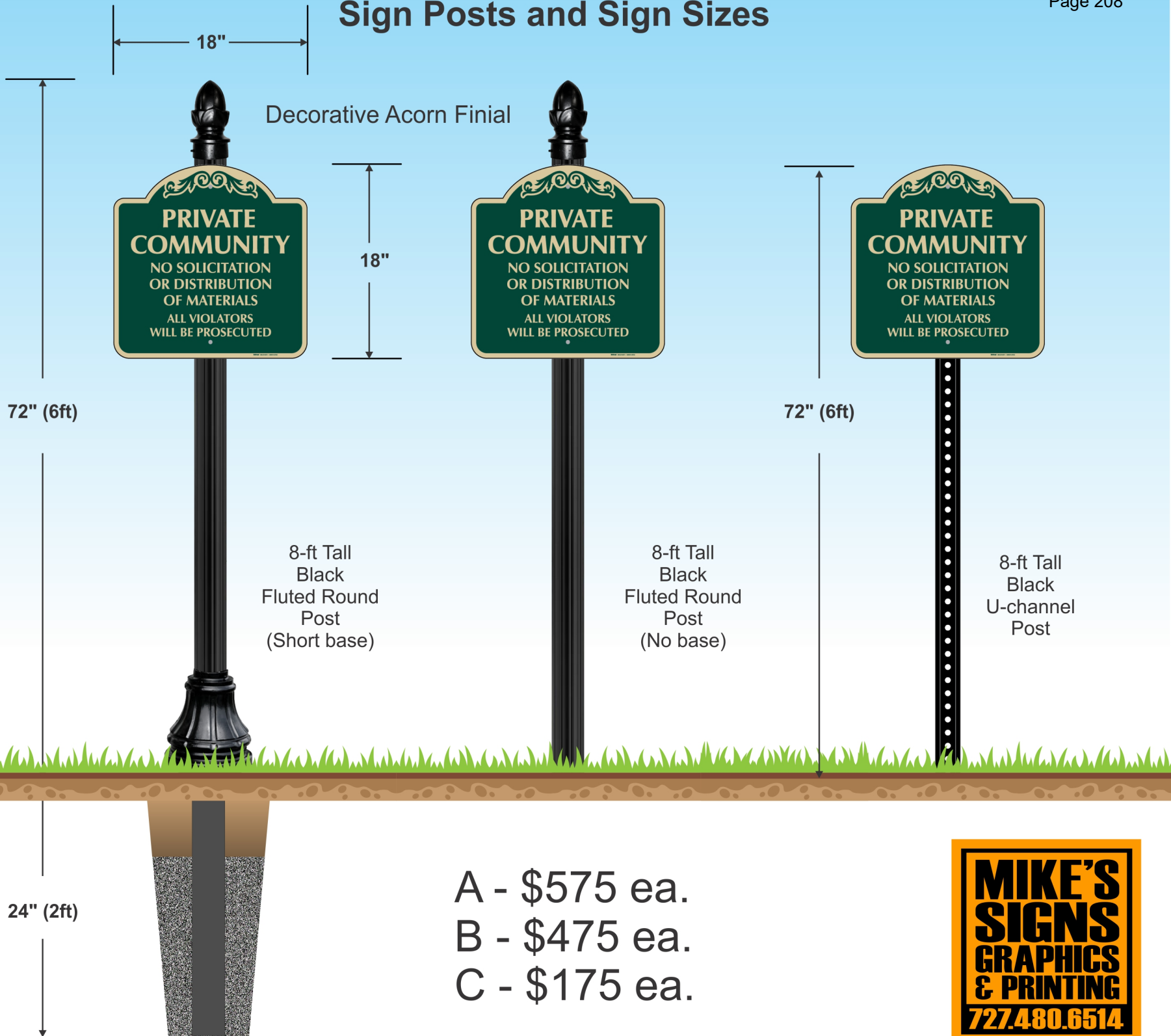
|              |                   |
|--------------|-------------------|
| <b>Total</b> | <b>\$1,725.00</b> |
|--------------|-------------------|

This quote is valid for the next 30 days, after which values may be subject to change.

# CROSSWIND RANCH (1) Custom (18x24) Sign with (3) Post Options



# Sign Posts and Sign Sizes



# Guide to Selection and Installation of Stormwater Pond Plants



**Gail Hansen, Shangchun Hu**  
**UF/IFAS Environmental Horticulture Department**  
**Center for Landscape Conservation and Ecology**



## Plant Selection

Selecting aquatic and shoreline plants for stormwater ponds is more challenging than selecting plants for a typical landscape. The site conditions can vary greatly and are more difficult

to control. Water depth can fluctuate widely over the year and create wet and dry conditions that the plants must be able to tolerate. The water quality can also vary with rainfall and fertilizer inputs and steep slopes can make plant establishment difficult.

The concept of using the right plant in the right place is important in the shoreline environment because the shoreline includes a variety of conditions including a dry slope, a littoral shelf, and deeper water areas. Selecting the right plant requires knowledge of plants, including function, aesthetics, and environmental/growing requirements and knowledge of site characteristics. Three questions to ask about plants are:

1. Aesthetically: what do you want the plant to look like?
2. Functionally: what do you want the plant to do?
3. Environmentally: what conditions does the plant need to grow?

### Aesthetics

There are common plant characteristics that are generally considered to have aesthetic value. Most people enjoy a variety of color, texture, and forms in plant material. Aesthetic characteristics describe the look of the plant and can be used to create a pleasing composition that enhances the aquatic habitat. Aesthetics also refers to the organization of plants in the landscape through repetition of plants and color, form, or texture at specific locations in the landscape to create a recognizable pattern.

**Color-** Color is usually the most attractive visual characteristic of plants, but it also is the most fleeting, as most plants only display prominent color during short bloom periods. Light qualities of the site--sunny or shady areas--affect the perception of color. Warm colors such as white, yellow, orange, and red show up more in aquatic and shady environments because they contrast with the darker blues, greens, and browns of water and foliage. Cool colors such as blues and dark purples are less noticeable because they tend to blend with greens. Including a variety of greens in the aquatic plants will create interest year-around.

### References

Denny, G, and Hansen, G. (2012) *Right Plant– Right Place: The Art and Science of Landscape Design-Plant Selection and Siting*. <http://edis.ifas.ufl.edu/ep416>.

Hansen, G. & Alvarez, E. (20120) *Landscape Design: Aesthetic Characteristics of Plants*. <http://edis.ifas.ufl.edu/ep433>.

**Texture-** Textures are typically described as coarse (large, broad leaves and big stems) medium (average leaves and stems), or fine (tiny leaves, thin stems). Texture can provide contrast and interest, particularly when there is a lack of variety in color. Texture is the most variable quality of a plant- it can change with the seasons when plants lose their foliage, and it can change with viewing distance. Stormwater ponds are often viewed from a distance so bold textured plants with large, broad leaves and big flowers show better. Use a fine textured plant, such as a grass, to contrast with the bold texture and provide more interest.

**Form–** Growth habit or form, is the most recognizable quality of a plant. Choose the plant form most appropriate for the desired function. It is important to remember that plant change over time as they grow. Form also helps determine if plant material should be used in masses or as individual specimens. In large open areas such as ponds large upright plants with well defined leaves that grow in large clumps are often preferred. Floating plants with broad flat leaves, such as water lilies, work well as long as they don't spread and cover the entire pond surface.

**Size-** It is important to consider the size of the plant when it is fully mature. Tall plants can sometimes block views when they are mature so consider height as well as spread. The slope to the water affects the visual height of the plant depending on the location of the plant on the slope. Tall plants at the top of the slope will block the view of the water so locate low growing plants at the top of slope and taller plants at the bottom.

### Function

When choosing plants for a particular site, consider the Function of the plants. Functional characteristics include density of foliage to block views, density of root mass to prevent erosion, and ability to take up nutrients and pollutants to improve water quality.

**Erosion control -** Trees in the water at the pond edge can help control erosion by breaking up the wind and wave action that contributes to shore erosion. Large trees that do well in wet conditions include: Red Maple (*Acer rubrum*), Loblolly Bay (*Gordonia lasianthus*), and Bald Cypress (*Taxodium spp.*). Strongly rooted emergent plants also help prevent erosion . Emergent plants include: Bulrush (*Scirpus spp.*), Spike Rush (*Eleocharis app.*), Pickerel weed (*Pontederia cordata*), and Duck Potato



## Growing Conditions

A site inventory and analysis will guide plant choices by noting environmental conditions in the pond and on the shoreline. Conditions that affect plants in aquatic habitats include water depth, fluctuating water levels,

foraging fish, soil structure, the slope of the littoral shelf, and light availability. Conditions that affect landside plants include bank slope and soil structure.

### Water Depth

Water depth must be considered when choosing plants because wetland plants grow in three different groups or zones with varying water depths. Emergent wetland plants are rooted in the soil in the shallow water of the upper littoral zone with the upper portion of the plant out of the water. Emergent wetland plants are further divided into short-stemmed marginal plants that do well in wet mud or sand and marginal plants that grow on the bank and prefer changing water levels. Submerged plants grow entirely underwater and are typically located in the lower littoral zone where the water is deepest. The floating wetland plants have roots that dangle and are rooted in the pond bottom in the middle littoral zone. Creating deeper areas by excavation can help expand the size of planted areas.

### Fluctuating Water Levels

Ponds that have fluctuating water levels present a challenge when selecting plants. The plants need to thrive in both wet and dry conditions, sometimes for extended periods. Emergent plants that are more tolerant of draw-downs (exposed pond soil) include: Pickerel-weed, (*Pontederia* spp.), Duck Potato (*Sagittaria lancifolia*), Bulrush (*Scirpus* spp.), Golden Canna (*Canna flaccida*), Spike Rush (*Eleocharis* sp.) and Blue Flag Iris (*Iris virginica*).

### Controlling Grass Carp

Although Grass carp (sterile triploid) are sometimes used for biological control of aquatic vegetation they can present problems with new plantings. Grass carp prefer submerged plants, but they also browse on the tips of young tender emergent plants. To prevent loss of new plants install a barricade around the plants, such as four wire fencing or plastic net fencing from the pond bottom to the top of the water until the plants are larger and less tender.

### Soil Structure

Soil (substrate) conditions are important for plant growth. Rocky bottoms in the pond are too hard for plant roots to penetrate and muck soil is too soft and unstable to anchor plants. Sandy soil with some organic matter (between rocks and muck) is usually best. Too much organic matter can create high levels of acids, methane, ethylene, and alcohols which are toxic to plants.

### Slope of Littoral Shelf

Steep slopes, that create changes in water levels and growing conditions make establishment more difficult. It is important to determine the average water level along the shoreline on a yearly basis because many plants will die if they are too wet or too dry for long periods. Manipulating the depth and slope is one of the best ways to encourage plant growth. Littoral zone size often increases as the pond gets older because increased sedimentation and water movement decreases the depth of the lake.

### Slope of Pond Bank

The slope of the bank leading to the waters edge can present challenges for the establishment of the no-mow or no-maintenance zone. Several techniques can be used to prevent erosion and capture irrigation water for the slope plants. Installing mini-baffles (short lengths of plastic edging or landscape timbers) on the downhill side of plants will hold water and keep soil from eroding. Porous landscape fabric such as burlap or jute will also trap sediment and water. Rip rap made from stone, concrete rubble or pavers can help slow water runoff and creating swales and berms along the bank will intercept water and allow it to percolate.

### Light Availability

Light availability is the most important factor in plant growth and is primarily determined by water clarity and depth. Water clarity is determined by organic color and suspended particles, both organic and inorganic. Bottom feeding fish such as carp and catfish can increase suspended sediment which blocks light and may limit plant growth. Slowing surface runoff with plant buffers and no-mow zones and using rip-rap at drain discharge areas will help decrease turbidity caused by water movement. Nutrient levels in ponds, both from soil and human-caused, can affect light availability by increasing algal growth which decreases water clarity. Reducing algae growth will increase light available to plants.

### References

White, Gilbert, F., Worthington, E.B., and Ackerman, V.C. (1973) *Man-Made Lakes: Their Problems and Environmental Effects* American Geophysical Union, William Byrd Press, Richmond Virginia.

UF/IFAS Communications, Florida LAKEWATCH, Dept. of Fisheries and Aquatic Sciences. *A Beginner's Guide to Water Management, Aquatic Plants in Florida Lakes*, Information Circular 111, October 2007

# Shoreline Plant Installation

## 1. Shoreline preparation

**Remove undesirable plant species** in the shoreline area. Remove roots of undesirable species to prevent regrowth.

**Determine the average shoreline water level** on a yearly basis. This is especially important because water levels may vary dramatically that making plants harder to survive if they are kept too wet or too dry for extended periods.

**Measure maximum water depth** in areas to be planted. These measurements will assist in deciding the numbers and types of plants you need and the boundaries in which to plant them.

**Consider increasing the size of planting zones.** Deepening the margins around the edge of a pond can help prevent undesirable plants, such as non-native torpedo grass, from invading into the water.

**Develop a detailed planting plan** that includes types and numbers of plants needed. The accuracy and detail of your measurements will play a key role in the planting plan. A detailed plan will increase efficiency during planting and promote plant survival.

*Note that stormwater ponds are planned and permitted according to Florida Department of Environmental Protection or local Water Management District criteria, and proper approvals must be obtained prior to modifying these types of ponds. Counties and local governments may also have guidelines or policies on stormwater ponds. It is advisable to contact the county public works office to ensure planting plans are permissible.*

## 2. Shoreline plant installation

**When to Plant.** Perennials and grasses should be planted during peak growing season (in mid-to-late summer) to allow enough time for their root systems to become established before they go dormant in the late fall. Trees and shrubs should be planted in spring and fall when there is adequate rainfall to help them develop strong roots and leafy growth.

**Handle wetland plants with care** during planting. Plants should be wrapped in wet newspaper to avoid injury and drying. Do not place plants in the trunk of a car or in the back of a truck where they will overheat. When planting, start with plants in the deep water zones and work up the banks. Planting should be conducted in the early morning or late afternoon to avoid the hot midday sun.

**Where to Plant.** If possible, locate aquatic plants 2 or 3 feet from the planted bank or plant low-growing plants. The gap between the aquatic plants and the shore plants will prevent accidental trimming of aquatic plants with the weed trimmer when maintaining the shore plants on the bank.

**Plant in clumps.** Planting like species in clumps creates attractive concentrations of color and provides more varied habitat features. Three or four plants of the same species should be installed in the same hole and they will expand into a cluster of plants. Installing plants in clusters will increase survivability of shoreline plants, facilitate management of weeds, and minimize colonization of unwanted plants.

## 3. Maintenance after installation

Routine maintenance is needed during the initial stage after the installation of plants to allow expansion of the desirable plants and control the growth of invasive species. Desirable native species do not require fertilizers or spray.

Generally, maintenance requirements are minimal after the plantings become established. Herbicides may be needed if undesirable the plants become established after the first year when wetland plants are better established. Only herbicides that are registered specifically for use in wetlands by the U.S. Environmental Protection Agency and the Florida Depart-

Adapted from:

Main, M. B. , Allen, G. M., and Langeland, K. A., 2006. *Creating Wildlife Habitat with Native Florida Freshwater Wetland Plants*. UF IFAS Extension publication. <http://edis.ifas.ufl.edu/fa007>

Seminole County Department of Public Works, (n.d.). *How to Plant Your Lakefront*. <http://www.seminole.wateratlas.usf.edu/upload/documents/How%20to%20Plant%20Your%20Lakefront%20Booklet.pdf>

Wilson, D. and Korb, G., 1999. *Shoreline Plants and Landscaping*. University of Wisconsin–Extension. <http://cfpub.epa.gov/npstbx/files/wiexlandscape.pdf>

# Recommended Shoreline Species For Neighborhood Ponds

## Water Edge Zone



Height: floating leaves  
 Light: full sun to partial shade  
 Water: 30-36"  
 Distribution: FL Statewide

<http://www.dep.state.fl.us/lands/invaspec/2ndlevpgs/pdfs/Circular4.pdf>

Fragrant Water Lily *Nymphaea odorata*



Height: 2.5 ft.  
 Light: full sun to partial shade  
 Water: 6-12"  
 Distribution: FL Statewide

<http://www.dep.state.fl.us/lands/invaspec/2ndlevpgs/pdfs/Circular4.pdf>

Spikerush *Eleocharis cellulosa & interstincta*



Height: 3 ft.  
 Light: full sun to partial shade  
 Water: 6-12"  
 Hardiness zone: 6-10

<http://www.southeasternflora.com/viewfull.asp?picid=1688>

<http://www.southeasternflora.com/viewfull.asp?picid=1687>

Duck potato *Sagittaria lancifolia*



Height: 3 ft.  
 Light: full sun to partial shade  
 Water: 6-18"  
 Hardiness zone: 3b-10

<http://cherylharner.blogspot.com/2010/02/wetland-plants-and-dragonfly-fever.html>

Pickerelweed *Pontederica cordata*



Height: 3 ft.  
 Light: full sun to partial shade  
 Water: 12-18"  
 Hardiness zone: 8-10

<http://www.dep.state.fl.us/lands/invaspec/2ndlevpgs/pdfs/Circular4.pdf>

[http://www.onlineplantguide.com/PlantDetails.aspx?Plant\\_id=414](http://www.onlineplantguide.com/PlantDetails.aspx?Plant_id=414)

Golden canna *Canna flaccida*



Height: 2 ft.  
 Light: partial shade  
 Water: 3"  
 Hardiness zone: 7-11

<http://www.guitarfish.org/2008/08/12/swamp-lily-flower>

Swamp lily *Crinum americanum*



Height: 4 ft.  
 Light: full sun  
 Water: dry to wet; water edge  
 Hardiness zone: 8b-11

<http://www.apriliani.com/sand-cordgrass>

Sand Cord Grass *Spartina bakerii*



Height: 2 ft.  
 Light: partial shade  
 Water: moist to wet; water edge  
 Hardiness zone: 8b-11

<http://www.wellsphere.com/healthy-living-article/friday-flowers-wild-iris/442029>

Blue Flag Iris *Iris virginica*

## Bank Slope Zone



Height: 4 ft.  
 Light: full sun to partial shade  
 Water: dry to moist  
 Hardiness zone: 8-11

[http://www.paulverlander.com/index\\_TR-Tripsacum%20dactyloides-Fakahatchee%20Grass.php](http://www.paulverlander.com/index_TR-Tripsacum%20dactyloides-Fakahatchee%20Grass.php)

Fakahatchee Grass *Tripsacum dactyloides*



Height: 3 ft.  
 Light: full sun to partial shade  
 Water: dry to wet  
 Hardiness zone: 8-11

[http://apofl.com/plants/contract-growing/grasses\\_/page/2/](http://apofl.com/plants/contract-growing/grasses_/page/2/)

Florida Gamagrass *Tripsacum floridanum*



Height: 3 ft.  
 Light: full sun  
 Water: dry to wet  
 Hardiness zone: 7-11

<http://www.dickersonlandscaping.com/nursery/grasses-bamboo.aspx>

Muhly Grass *Muhlenbergia capillaris*



Height: 2 ft.  
 Light: full sun to partial shade  
 Water: moist  
 Hardiness zone: 4-11

[http://www.sbs.utexas.edu/bio406d/images/pics/ast/conoclinium\\_coelestinum.htm](http://www.sbs.utexas.edu/bio406d/images/pics/ast/conoclinium_coelestinum.htm)

Blue Mistflower *Conoclinium coelestinum*



Height: 1.5 ft.  
 Light: full sun to partial shade  
 Water: dry  
 Hardiness zone: 10-11

<http://vaniliana.wordpress.com/rosliny-plants-plantas/opisy-roslin-plant-files-fichas-de-plantas/>

Scorpion Tail *Heliotropium angiospermum*



Height: 2 ft.  
 Light: full sun  
 Water: dry to moist  
 Hardiness zone: 9-11

<http://www.pbbase.com/hjsteed/image/99274631/original>

Blue Porterweed *Stachytarpheta jamaicensis*



Height: 0.5 ft. (as ground cover)  
 Light: full sun  
 Water: moist  
 Hardiness zone: 8-11

[http://folsomnps.org/passion\\_vine.html](http://folsomnps.org/passion_vine.html)

Passion Vine *Passiflora incarnata*



Height: 3 ft.  
 Light: full sun to partial shade  
 Water: dry to wet  
 Hardiness zone: 8b-11

<http://njaes.rutgers.edu/images/photos/deerresistance/iris-sibirica.jpg>

African Iris *Diets iridioides*

## Bank Top Zone



Height: 2 ft.  
Light: full sun  
Water: dry  
Hardiness zone:  
4-11

<http://www.gossettsnursery.com/plants/juniper-parsons>

Parson's Juniper *Juniperus chinensis 'parsonii'*



Height: 3 ft.  
Light: full sun  
Water: dry  
Hardiness zone:  
8-10

<http://www.learn2grow.com/plants/paspalum-quadrifarium-images/>

Crown Grass *Paspalum quadrifolium*



Height: 3 ft.  
Light: full sun  
Water: dry  
Hardiness zone:  
8b-11

<http://it.pinellas.k12.fl.us/Teachers7/ByersS/images/BCF4D24A64646B7B7F125C88A2AAD17.jpg>

Beach Sunflower *Helianthus debilis*



Height: 0.5 ft.  
Light: full sun  
Water: dry  
Hardiness zone:  
8-11

<http://okeechobee.ifas.ufl.edu/News%20columns/2008.Plants.htm>

Sunshine Mimosa *Mimosa strigillosa*



Height: 4 ft.  
Light: full sun  
Water: dry  
Hardiness zone:  
7-10

[http://www.floridasnature.com/landscape/lantana\\_camara.htm](http://www.floridasnature.com/landscape/lantana_camara.htm)

Pineland Lantana *Lantana depressa*



Height: 2 ft.  
Light: full sun to  
full shade  
Water: dry  
Hardiness zone:  
8b-11

<http://fnpsblog.blogspot.com/2010/08/coonties-captivating-cycads.html>

Coontie *Zamia floridana*



Height: 1.5 ft.  
Light: full sun  
Water: dry  
Hardiness zone:  
9-11

<http://nanak-mygardenpath.blogspot.com/2010/04/sunny-blooms.html>

Tampa Vervain *Glandularia tampensis*



Height: 1.5 ft.  
Light: full sun to  
full shade  
Water: dry  
Hardiness zone:  
8-11

<http://foliagefirst.bestplants.com.au/destiny.html>

Flax Lily *Dianella tasmanica*

## Trees and Large/Medium Shrubs– all Zones



<http://www.allnativeflora.com/loblolly>

Loblolly Bay *Gordonia lasianthus*

Height: 50 ft.  
Spread: 25 ft.  
Light: part sun  
Water: wet  
Hardiness zone:  
8-9



<http://www.arborday.org/trees/detail/Red-Maple>

Red Maple *Acer rubrum*

Height: 45 ft.  
Spread: 30 ft.  
Light: full sun  
Water: wet  
Hardiness zone:  
8-10



<http://www.texastrees.org/cms/wp-content/uploads/2010/07/bald-cypress>

Bald Cypress *Taxodium spp.*

Height: 60 ft.  
Spread: 20 ft.  
Light: full sun  
Water: wet  
Hardiness zone:  
8-10



<http://www.awkellys.com/Images/trees/Holly-Dahoon>

Dahoon Holly *Ilex cassine*

Height: 25 ft.  
Spread: 15 ft.  
Light: full sun/  
shade  
Water: wet  
Hardiness zone:  
8-10



<http://www.yorkccd.org/wordpress/wp-content/uploads/2009/12/Buttonbush>

Buttonbush *Cephalanthus occidentalis*

Height: 12 ft.  
Spread: 7 ft.  
Light: full sun  
Water: wet  
Hardiness zone:  
8-11



<http://www.my-photo-gallery.com/wp-content/uploads/2010/Sweet-Peperb>

Sweet Pepperbush *Clethra alnifolia*

Height: 6 ft.  
Spread: 6 ft.  
Light: full sun to  
full shade  
Water: wet  
Hardiness zone:  
8-9



[http://upload.wikimedia.org/wikipedia/commons/1/16/Hamelia\\_patens\\_Flowe](http://upload.wikimedia.org/wikipedia/commons/1/16/Hamelia_patens_Flowe)

Firebush *Hamelia patens*

Height: 15 ft.  
Spread: 6 ft.  
Light: full sun to  
shade  
Water: well to  
medium drained  
Hardiness zone:  
9-11



<http://foliagefirst.bestplants.com.au/destiny.html>

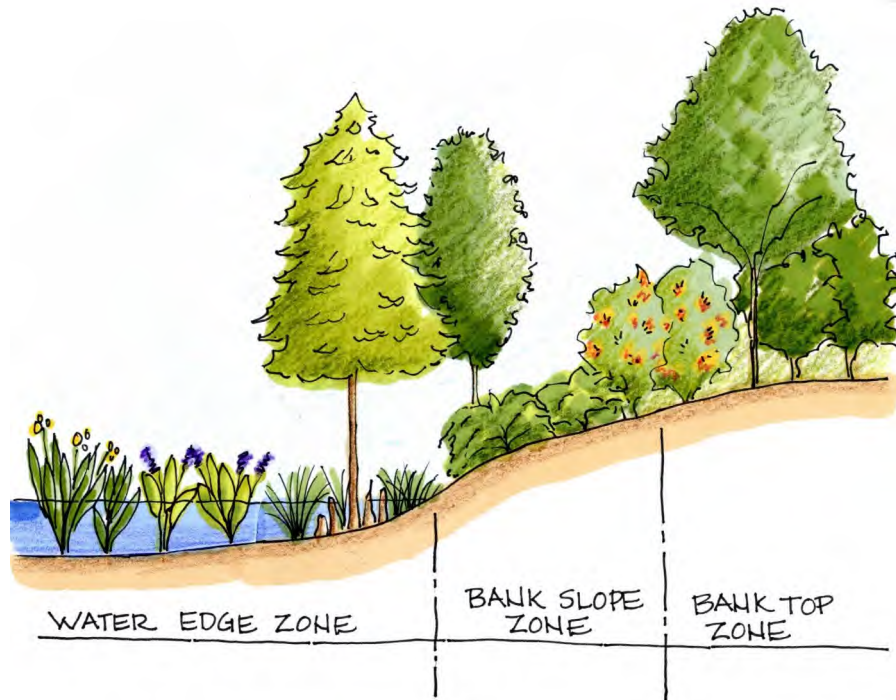
Virginia Sweetspire *Itea virginica*









Height: 6 ft.  
Spread: 4 ft.  
Light: full sun to  
full shade  
Water: wet  
Hardiness zone:  
8-9

### Moderate to gentle slope with shrubs and trees

10 foot slope and 8 foot top of bank. 60 foot wide lot = 148 plants

The slope and top of bank is planted with large and medium shrubs to provide a transition from the pond edge to a wooded area. Use aquatic plants of various heights for interest. Cluster in the water for a natural look. (Image credits: Gail Hansen)



-  Spikenet
-  Pickerel weed (*Pontederia cordata*)
-  Golden Canna (*Canna flaccida*)
-  Duck Potato
-  Virginia Sweetspire (*Ilex virginica*)
-  Firebush (*Hamelia patens*)
-  Sweet Pepperbush (*Clethra alnifolia*)
-  Buckbrush (*Coprosma bicolorata*)

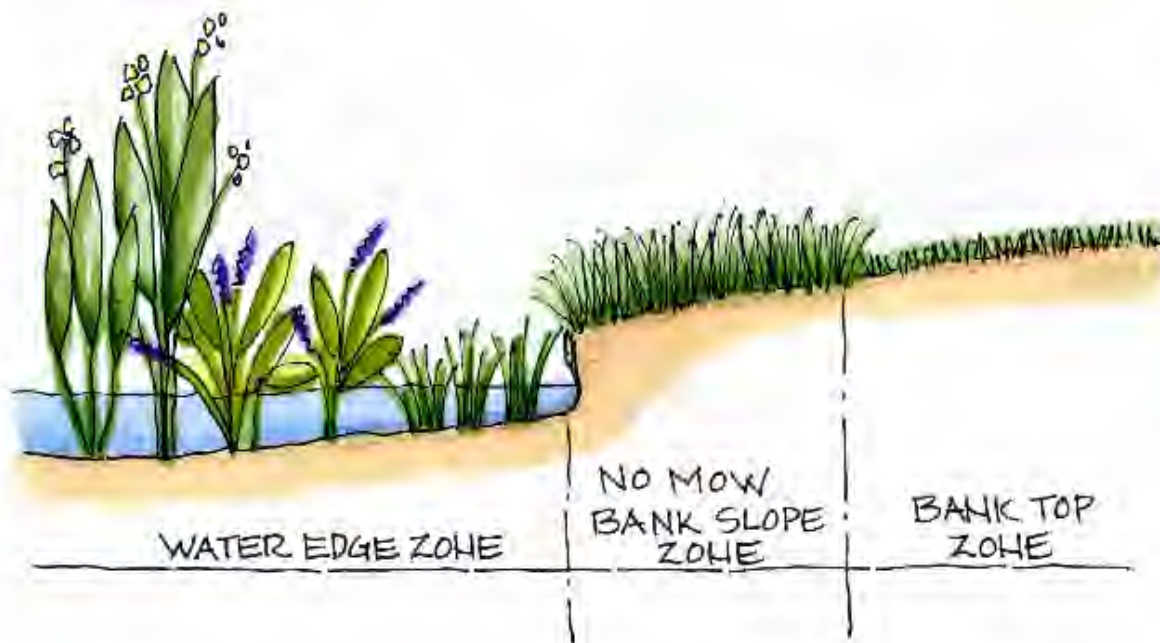






### Moderate to Gentle Slope with cut bank

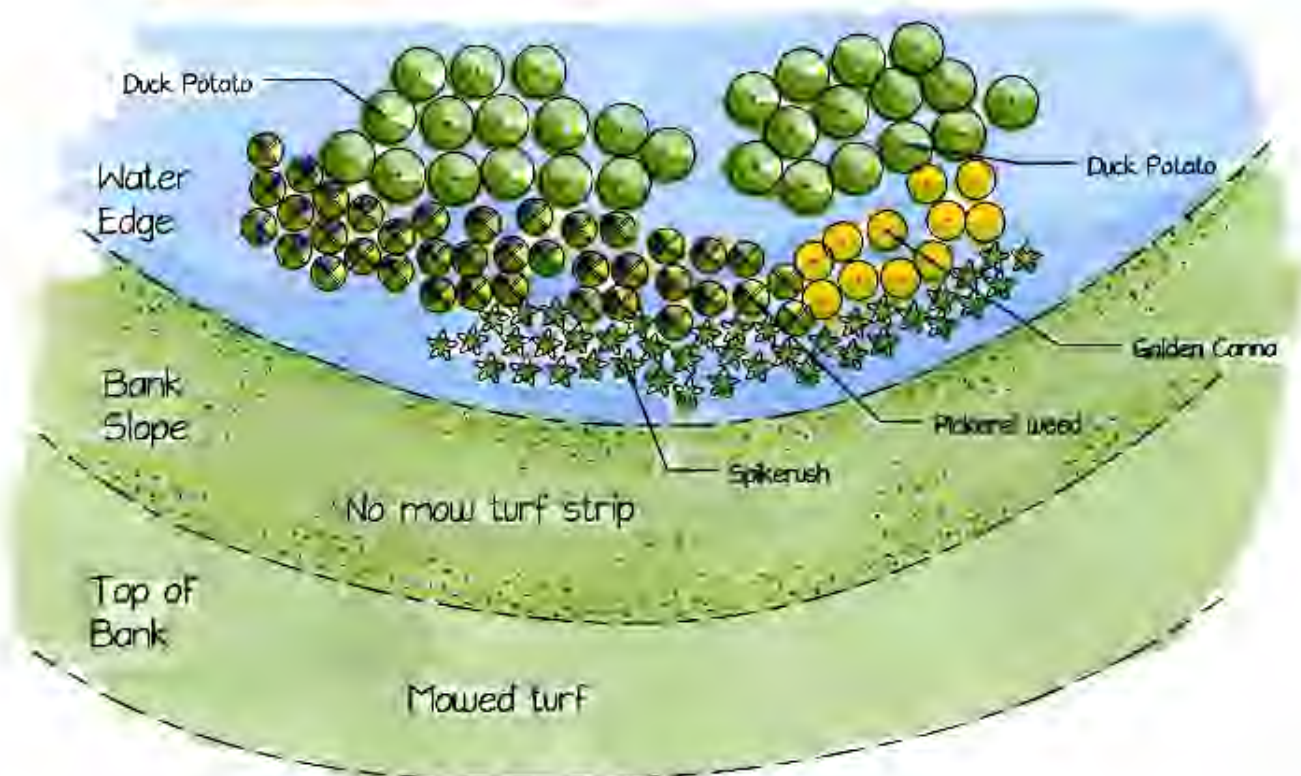
5 to 10 foot no-mow strip (cut bank caused by erosion) – 60 foot wide lot = 119 plants

Turf is planted to the water edge and a no-mow zone is established around the perimeter of the pond. The no-mow strip can be top-trimmed to maintain a neater appearance. Use low aquatic plants or leave a small gap next to the shoreline to avoid cutting aquatic plants with trimmer. Cluster in the water for a natural look.

(Image credits: Gail Hansen)



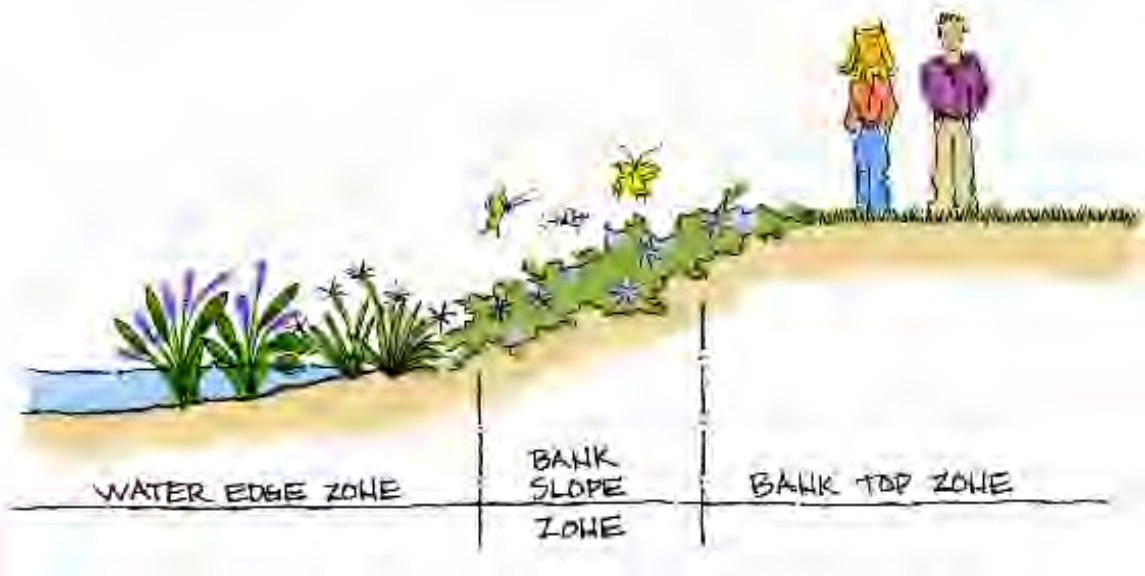
- |   |  |   |   |
|---|--|---|---|
|  | Golden Canna ( <i>Canna flaccida</i> )       |  | Spikerush ( <i>Eleocharis</i> spp.)         |
|  | Duck Potato ( <i>Sagittaria lancifolia</i> ) |  | Pickerel Weed ( <i>Pontederia cordata</i> ) |



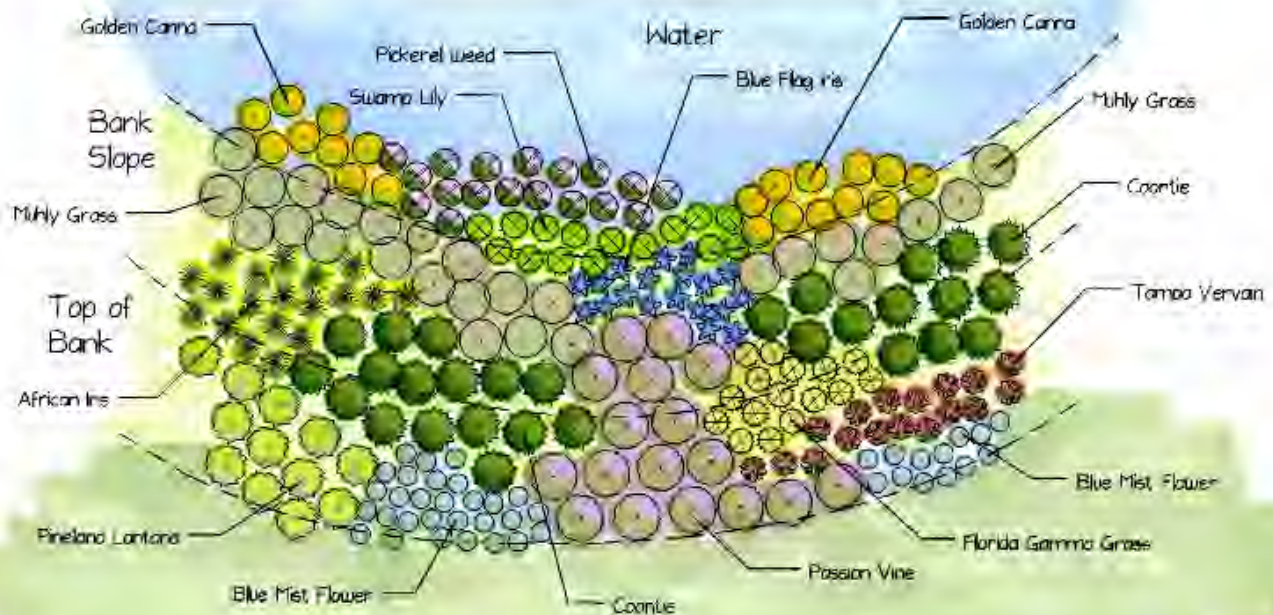
### Short, Steep Slope– 15 to >20%

10 foot slope and 5 foot top of bank– 60 foot wide lot = 242 plants

Use low-growing, sprawling ground cover such as Sunshine Mimosa, Beach Sunflower, or Passion Vine on steep slopes. Plant at the top of the bank and encourage plants to grow down the bank by pinning the vines in the direction you want them to grow. Cluster or group similar plants for a natural look. (Image credits: Gail Hansen)



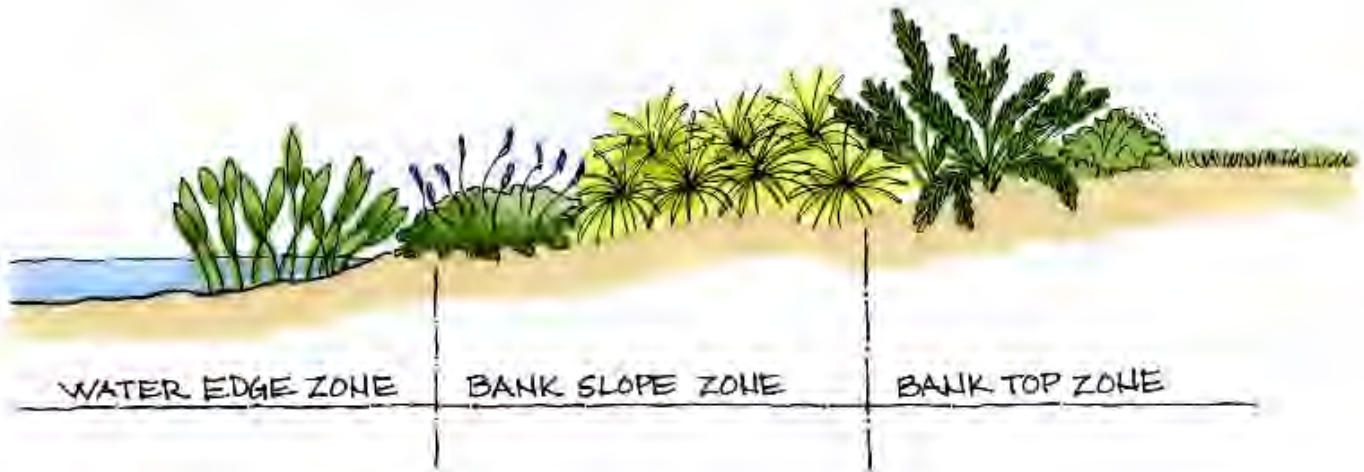
- |  |  |   |
|--|--|---|
|  Blue Mist Flower ( <i>Conoclinium coelestinum</i> ) |  Florida Gamma Grass ( <i>Tripsacum floridanum</i> ) |  Blue Flag Iris ( <i>Iris virginica</i> )     |
|  Tampa Yervan ( <i>Glandularia lampensis</i> )      |  Muhly Grass ( <i>Muhlenbergia capillaris</i> )     |  Golden Canna ( <i>Canna flaccida</i> )      |
|  African Iris ( <i>Dietes iridioides</i> )          |  Pineland Lantana ( <i>Lantana depressa</i> )       |  Swamp Lily ( <i>Crinum americanum</i> )     |
|  Coontie ( <i>Zamia pumila</i> )                    |  Passion Vine ( <i>Passiflora incarnata</i> )       |  Pickerel Weed ( <i>Pontederia cordata</i> ) |



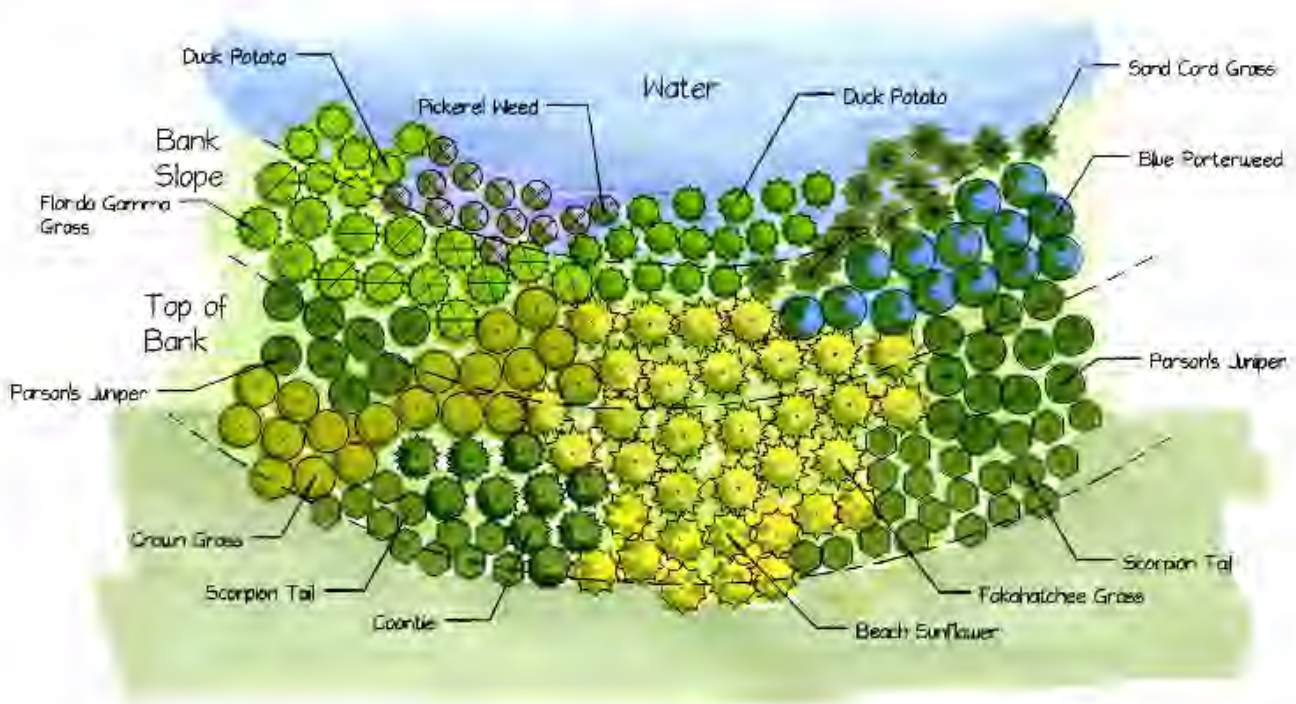
### Moderate Slope– 10 to 15%

10 foot slope and 8 foot top of bank– 60 foot wide lot = 192 plants

Use clump grasses and mounding low-growing shrubs or clumping perennials at the top of the bank where the slope starts, such as Coontie, Crown Grass and Fakahatchee Grass. On the slope use sprawling plants such as Blue Porterweed. (Image credits: Gail Hansen)



- |   |  |   |
|---|--|---|
|  Blue Porterweed ( <i>Stachytarpheta jamaicensis</i> )    |  Fakahatchee Grass ( <i>Tripsacum dactyloides</i> )  |  Duck Potatoe ( <i>Sagittaria lanifolia</i> ) |
|  Parsons Juniper ( <i>Juniperus chinensis barsonii</i> ) |  Beach Sunflower ( <i>Helianthus debilis</i> )      |  Pickerel Weed ( <i>Pontederia cordata</i> ) |
|  Coontie ( <i>Zamia pumila</i> )                         |  Crown Grass ( <i>Paspalum quadrifolium</i> )       |  Sand Cord Grass ( <i>Spartina bakeri</i> )  |
|  Florida Gamma Grass ( <i>Tripsacum floridanum</i> )     |  Scorpion Tail ( <i>Heliotropium angiospermum</i> ) |   |













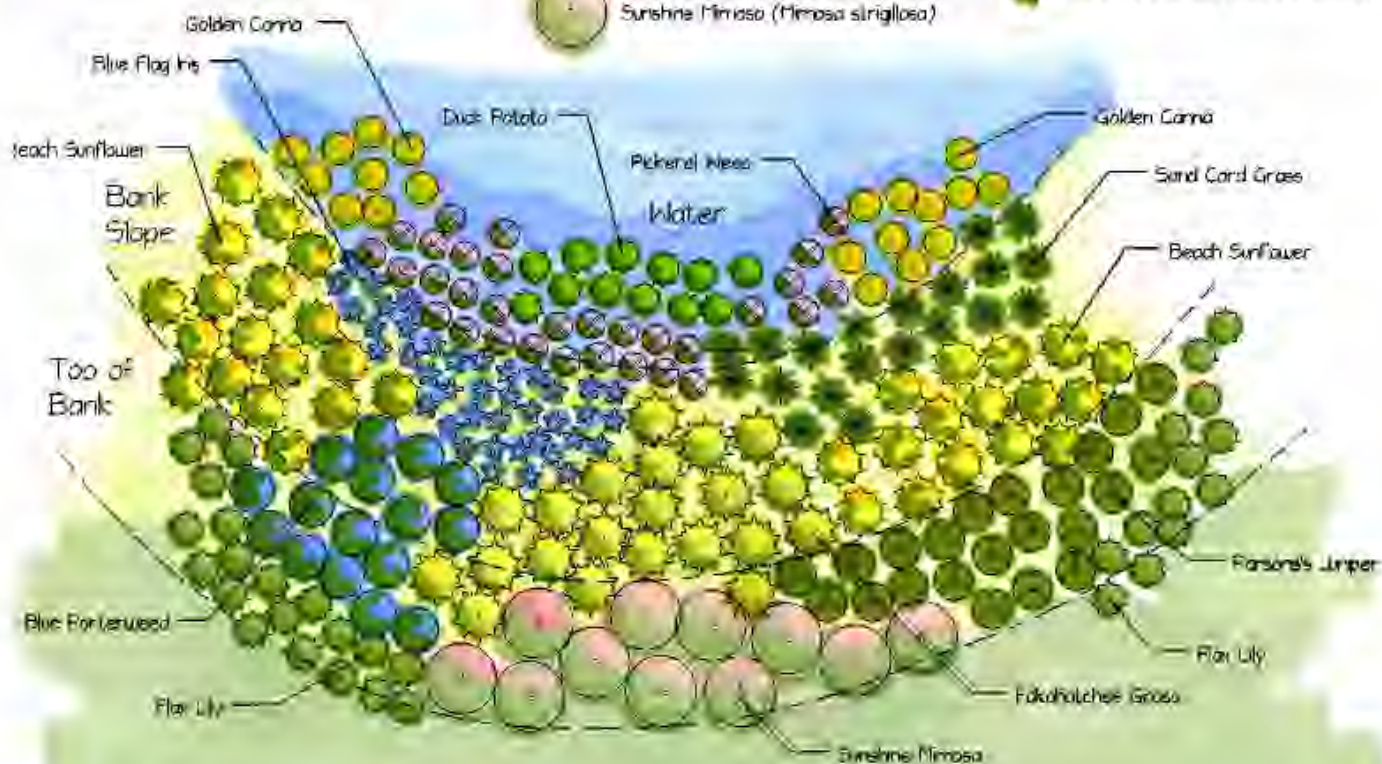
### Long, Gentle Slope– 5 to 10%

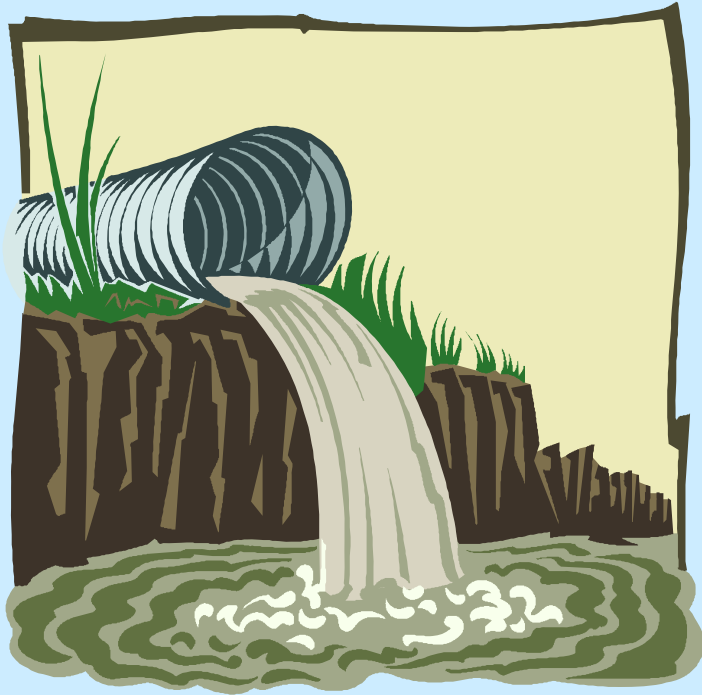
15 foot slope and 8 foot top of bank– 80 foot wide lot = 260 plants

Use clump grasses, low-growing groundcover and small shrubs, such as Parson’s Juniper or Coontie on long, gentle slopes. Plant shrubs at the top of the bank and sprawling plants and grasses such as Beach Sunflower, and Fakahatchee on the slope. Cluster or group plants on land and in the water for a natural look. (Image credits: Gail Hansen)



- |  |   |   |
|--|---|---|
|  Blue Flag Iris ( <i>Iris virginica</i> )                   |  Fakahatchee Grass ( <i>Tripsacum dactyloides</i> ) |  Duck Potato ( <i>Sagittaria lanifolia</i> )  |
|  Flax Lily ( <i>Dianella aemula</i> variegata)             |  Beach Sunflower ( <i>Helianthus debilis</i> )     |  Golden Canna ( <i>Canna floccosa</i> )      |
|  Parson's Juniper ( <i>Juniperus chinensis parsonii</i> ) |  Sunshine Mimosa ( <i>Mimosa strigillosa</i> )     |  Pickers' Weed ( <i>Pontederia cordata</i> ) |
|  |   |  Sand Cord Grass ( <i>Spartina bakeri</i> )  |





**IDENTIFICATION  
AND  
ELIMINATION OF  
ILLICIT  
DISCHARGES**

**FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
NPDES STORMWATER SECTION**

# PURPOSE...

- Educate staff and contractors to recognize, report, and stop illicit discharges.
- Create a culture of Pollution Prevention (P<sup>2</sup>) within OUR agency and community to prevent “pointless personal pollution.”



# WHY AM I HERE?

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

# WHAT IS THE MS4?

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

# HOW STORMWATER REACHES SURFACE WATER

- Sanitary sewer
- Storm sewer



# **WHAT IS A NPDES MS4 PERMIT?**

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

# ALLOWABLE DISCHARGES INCLUDE...

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



# WHO IS RESPONSIBLE?

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



# WHY BE CONCERNED WITH ILLICIT DISCHARGES?



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

# **ILLICIT DISCHARGES ARE...**

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

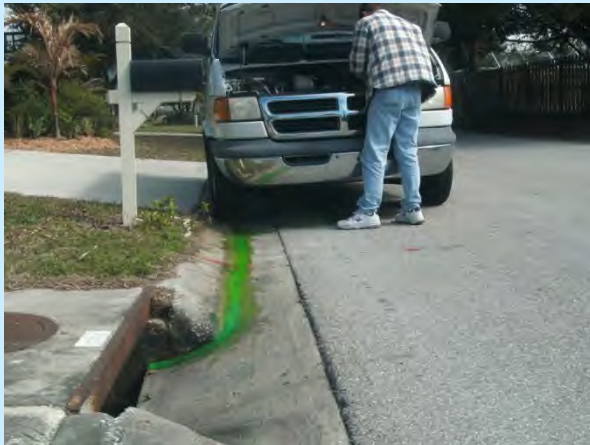
# What are Examples of Illicit Discharges?

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



# Types of Illicit Discharges

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



# Illegal Dumping

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



**REPORT IMMEDIATELY**

# Illicit Connection

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

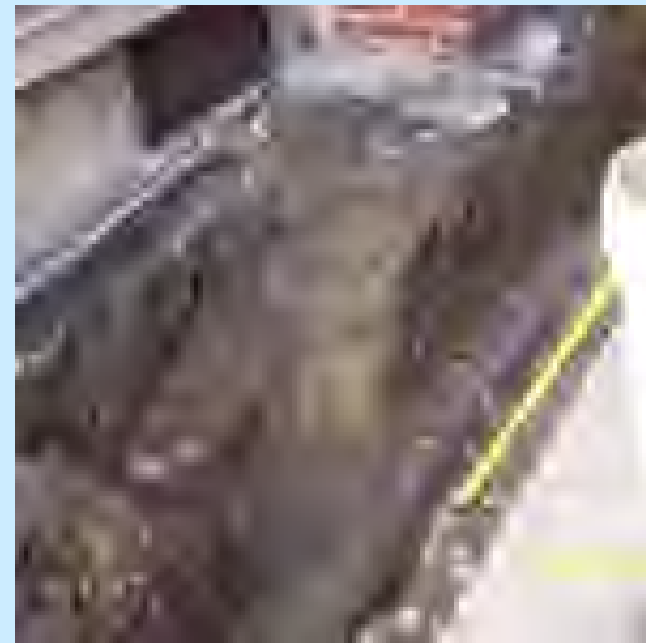
## Direct Connection

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



## Indirect Connection

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



# Construction-Related Discharges

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

**Some examples are:**

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



# Sanitary Sewage

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



Failing septic tank

# Accidental Discharge or Spills

Reporting a discharge or spill

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



**Florida State Warning Point 1-800-320-0519**

# DOCUMENTING & REPORTING ILLICIT DISCHARGES

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

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

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

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

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

**Source: Ownership/Area Characteristics (Illicit connections only)**  
 Municipality (City/County), if known: \_\_\_\_\_  
 Immediate upstream property owner's name and/or address: \_\_\_\_\_  
 Type of Facility, Operated or Property Description: \_\_\_\_\_  
 CC: ( ) D5: District 5 (Branch) P.E. (386) 932-5134 Fax: (386) 736-5107

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

FOR YOUR SAFETY, ALWAYS REMEMBER: NEVER INHALE, TOUCH OR COME IN CONTACT WITH ANY UNKNOWN SUBSTANCES  
 Revised 1/12/2009

# Spill Response Procedures

## Information needed when reporting a spill

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

# What to look for – common signs of illicit discharges



# Common Signs of Discharges

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



## Oil / Gas

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



## Foams / Detergents

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



# Examples of Previous Illicit Connections and Discharges



Unknown pipe into storm sewer inlet



Water by nature is not green!

# Examples of Previous Illicit Connections and Discharges

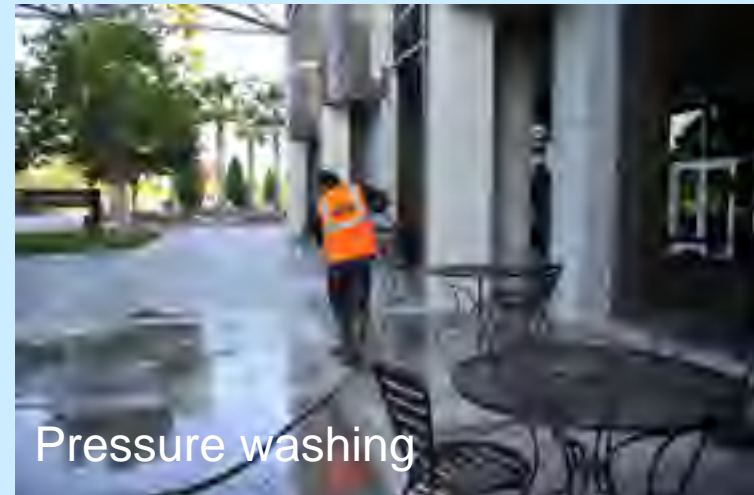


Washing machine discharge



Unknown pipe to inlet

# Examples of Illicit Connections and Discharges





Stains lead to storm sewer inlet



# MORE INDICATIONS...



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

# Even More Clues



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



# **WHEN YOU FIND AN ILLICIT DISCHARGE...**

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

# WHEN YOU OBSERVE AN ILLICIT DISCHARGE...



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

# CREATING A CULTURE OF POLLUTION PREVENTION (P<sup>2</sup>)...

- Administration and Communication
  - Create a plan of action/SOPs to manage illicit discharges.
    - Stormwater Pollution Prevention Plan
    - Spill Cleanup Plan and Spill Cleanup Kits
  - Create channels of communication of reporting potential or observed illicit discharges.
    - These channels should go up and down the Org. Chart.
    - Like safety, P<sup>2</sup> is everyone's responsibility.



**WE MUST SET AN EXAMPLE**

# CREATING A CULTURE OF POLLUTION PREVENTION (P<sup>2</sup>)...

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



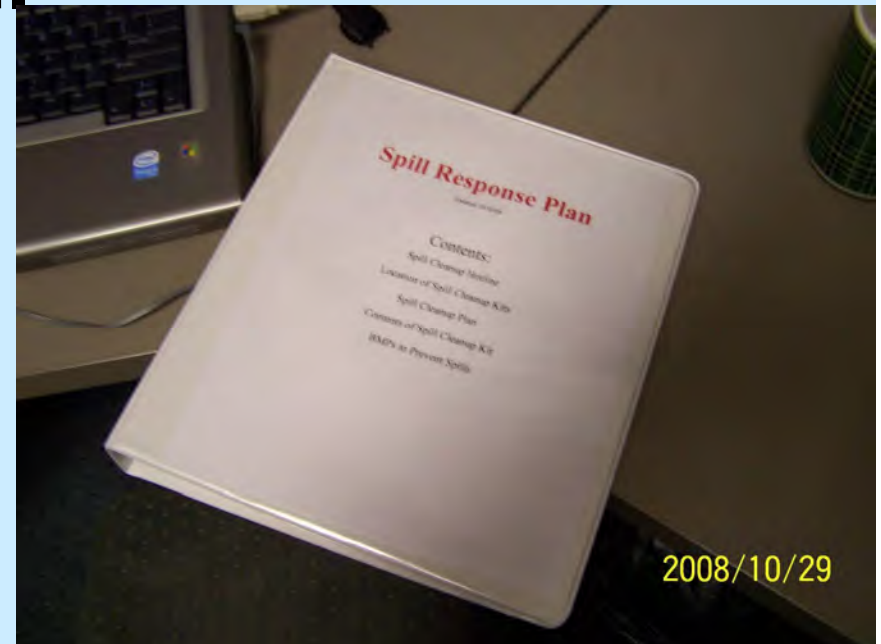
# CREATING A CULTURE OF POLLUTION PREVENTION (P<sup>2</sup>)...

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



# CREATING A CULTURE OF POLLUTION PREVENTION (P<sup>2</sup>)...

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



# CREATING A CULTURE OF POLLUTION PREVENTION (P<sup>2</sup>)...

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



# CREATING A CULTURE OF POLLUTION PREVENTION (P<sup>2</sup>)...

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



# CREATING A CULTURE OF POLLUTION PREVENTION (P<sup>2</sup>)...

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



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



# THE CONSEQUENCES...

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

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

## DEP AGENTS CRACK DOWN ON WASTE VIOLATIONS STATEWIDE

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

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

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

## DEP SLEUTHS SOLVE WETLANDS CRIME

*~Suspect arrested after destroying 10 acres of wetlands~*

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





**Pollution Online**  
*The Web Site For Prevention & Control Professionals*

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**Articles**

**Four Of The Nation's Largest Home Builders Settle Storm Water Violations**  
June 12, 2008

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

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

Centex: \$1,485,000

KB Home: \$1,185,000

Pulte: \$877,000

Richmond: \$795,000

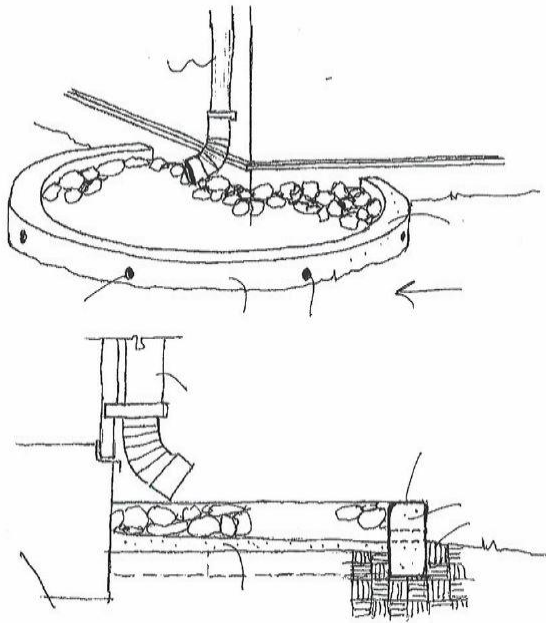
## STORMWATER POND SLOPE EROSION

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

The slopes are susceptible to erosion due to

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

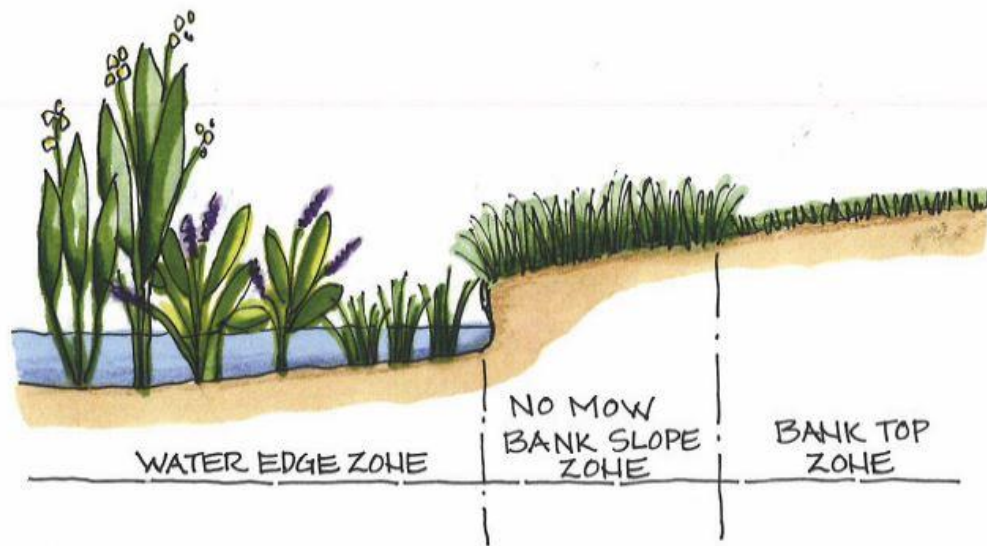
Discharges of water from roofs, pools, and water conditioners can significantly damage pond berms and slopes due to the quality of the water and the concentrated flow of water. Residents who have, or plan to create, a concentrated discharge of water must contact the CDD office to discuss ways to reduce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



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

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

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

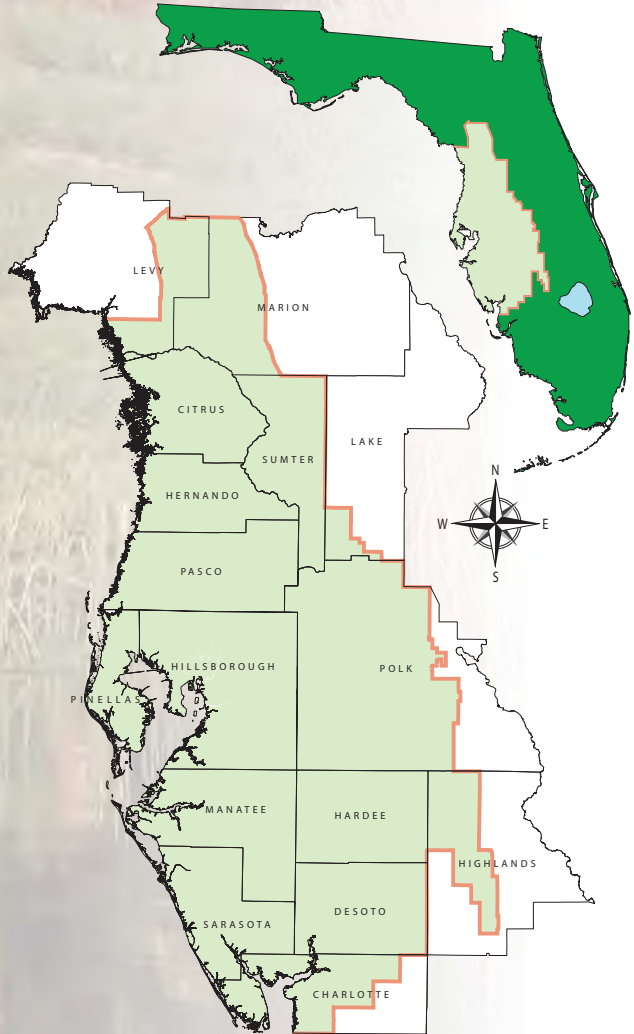


# Stormwater Systems *in Your Neighborhood*



*Maintaining  
landscaping and  
improving  
stormwater ponds*

The Southwest Florida Water Management District (District) is the agency responsible for managing and protecting your water resources. The District's mission is to maintain the balance between the water needs of current and future users, as well as to protect and maintain natural systems.



## Southwest Florida Water Management District

# Stormwater Systems

Simply put, a stormwater system is a tool for managing the runoff from rainfall. When rainwater lands on rooftops, parking lots, streets, driveways and other surfaces that water cannot go through, the runoff (called stormwater runoff) flows into grates, swales or ditches located around your neighborhood. These send the water into your stormwater pond. A stormwater pond is specifically designed to help prevent flooding and remove pollutants from the water before it can drain into the ground water — our main source of drinking water — or into streams, rivers, lakes, wetlands, estuaries or the gulf. Your stormwater pond might be located in your backyard, down the street or on nearby property.



Without a stormwater system, the stormwater runoff usually flows into the nearest water body without treatment. The runoff carries pollutants such as litter, motor oil, gasoline, fertilizers, pesticides, pet wastes, sediments and anything else that can float, dissolve or be swept away by moving water.



# History of Stormwater Systems

Wetlands are Florida's original stormwater systems and once covered more than half the state.

Wetlands are extremely valuable resources because they:

- Control flooding. They do this by soaking up and retaining excess water like a giant sponge. They also slow down water flow, giving floodwaters more time to recede.
- Serve as habitat for a variety of plants and animals. Many endangered plant and animal species depend on wetlands for their survival.
- Improve water quality. Wetlands slow down the flow of water and absorb pollutants, storing them, breaking them down and in some cases even using them as nutrients.

Unfortunately, because people once misunderstood the true value of wetlands, more than one-half of our original wetlands have been drained for agriculture or filled for roads, housing developments and industrial complexes.

As development increased and more paved areas covered the land, stormwater runoff became the primary source of pollution to surface waters in Florida. In the early 1980s, the Florida Legislature passed laws requiring treatment of storm water.

# How Stormwater Systems Work

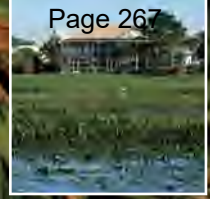
Stormwater systems come in a variety of shapes, sizes and forms, but basically there are two types, retention and detention.



Retention System

## Retention System

A retention system is designed to allow water to seep through soil into the shallow groundwater aquifer. A system can be constructed or it can be a natural depression. Grass stabilizes basin slopes and filters sediments. Retention systems are constructed so that storm water percolates into the ground without direct discharge to natural surface water bodies.





Swale

A swale is a linear retention system. It is either a constructed or natural area shaped to allow water to be quickly absorbed into the ground or to allow the water to flow to other water bodies. As in a shallow ditch, a swale promotes water absorption through soils. Swales hold water during and immediately after a storm, but they are generally dry.



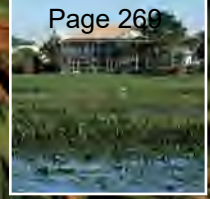
Detention System

## Detention System

Detention systems (ponds) are the most recognizable stormwater system. They are designed to allow material to settle and be absorbed. After a storm, water slowly drains from the pond through a pipe in the “outflow”

structure. Part of the pond, known as the permanent pool, is always below the level of the drain structure. Constructed detention systems (ponds) are required to have aquatic plants around the perimeter to help filter sediment in stormwater runoff. The owner of the pond should refer to the permit for exact specifications.

Because retention and detention systems were designed to imitate natural processes, individuals may have stormwater systems on or near their property without realizing it. What appears to be a natural indentation in the backyard may have been designed as a stormwater swale. What looks like a wild patch of shrubbery may be an important vegetative buffer around a pond.



## Responsibility for Stormwater Systems

In Florida, the responsibility for permitting most stormwater systems rests with the water management districts. After developers complete construction of permitted systems in residential areas, the permit and the legal responsibility for maintaining these systems are typically passed on to a homeowners, condominium owners or property owners association.

It is then that the upkeep and maintenance of the system becomes the responsibility of the association, not the developers or the water management district. The association is responsible for labor and expenses for keeping the system functional. This responsibility applies to every homeowner and property owner in the neighborhood, even if they do not live adjacent to a detention or retention system, as everyone's storm water flows into the system.

Copies of your association's operation and maintenance permit, plans and maintenance guidelines were provided at the time of the transfer to your association's representative. For more specific information about your pond, you may call the Southwest Florida Water Management District's stormwater permitting staff. Contact information can be found on page 19 of this booklet.

# Preventing Water Pollution

You can help conserve and improve the quality of water that enters the stormwater ponds and promote a healthy environment within your community by following the advice provided below.

## Stormwater System Maintenance

If properly maintained, stormwater ponds help prevent flooding and filter out pollutants before they reach streams, rivers, lakes, wetlands, ground water, estuaries and, ultimately, the gulf. Following are a few basic maintenance guidelines that can help keep your stormwater system functioning properly:

- Clear or clean inflow/outflow structures.
- Remove nuisance and excess vegetation.
- Repair eroded slopes.
- Clean up trash and yard waste in your yard and gutters and around storm drains.

## Florida-Friendly Landscaping

- Apply Florida-Friendly Landscaping™ principles to your landscape, which can conserve water and reduce pollution of water resources. By knowing your plants' soils and water needs, you can dramatically reduce the amount of water used for irrigation, chemicals used for pest control and fertilizers used for growth. Information on Florida-friendly landscaping can be found on the District's web site, [WaterMatters.org/](http://WaterMatters.org/), or on the University of Florida's web site, [FloridaYards.org/](http://FloridaYards.org/).



- Plant trees around the perimeter of a stormwater pond to help shade the area, absorb nutrients and lower the water table.
- Plant a buffer zone (minimum of ten feet) of low-maintenance plants between your lawn and shoreline to absorb nutrients and provide wildlife habitat.

## Chemical Use on Landscape

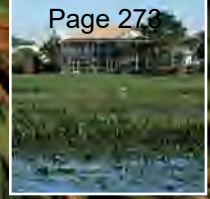
- Use nontoxic chemical alternatives whenever possible and pull weeds by hand.
- Avoid overuse of fertilizers, especially near the water's edge. Rain and lawn watering can wash excess fertilizer into water bodies where excess nutrients cause algal blooms (green pond scum) and undesirable weed growth. The University of Florida's Institute of Food and Agricultural Sciences recommends using fertilizers with a high percentage of slow-release nitrogen. The higher percentage of slow-release, the less chance of leaching into Florida's water bodies. Proper fertilizer application can result in less mowing, less thatch buildup, less irrigation, fewer nutrients washing into ponds and water bodies, and fewer insect and disease problems.
- Use only herbicides labeled for aquatic use when maintaining stormwater ponds. Herbicides not labeled for aquatic use may harm fish and other aquatic life, and their application to aquatic sites is prohibited by state and federal law.
- Wait until grass is actively growing to apply fertilizer. Fertilizer applied when grass is not growing wastes your money and time and can contaminate your water.



- If fertilizer is spilled on the lawn or on the sidewalk or pavement, sweep it up as thoroughly as possible and put it back in the bag.

## Additional Tips for Preventing Water Pollution

- Never dump oils and other chemicals from your home directly into stormwater drains, which are direct conduits to your stormwater pond or natural water body. Contact your local government's waste management department for a list of disposal facilities.
- Keep vehicles tuned up and in good operating condition. Check for drips and repair leaks immediately to keep nuisance oils off pavement.
- Buy low- or no-phosphate cleaners and detergents. Phosphates act as a fertilizer and increase algae and aquatic weeds in stormwater ponds. When these plants die, they rob the water of oxygen and fish may die.
- Wash your vehicles, bicycles and home equipment on the lawn, where soapy water can't quickly run toward the nearest storm drain, picking up other pollutants as it goes. Wash your car with nontoxic, low-phosphate soap and use water sparingly.
- Sweep walks and driveways instead of hosing them down.
- Clean up pet wastes from which nutrients and bacteria can enter the stormwater drains and contaminate the water system.
- Avoid cutting your lawn too short, which reduces its effectiveness in capturing runoff. Leaving it taller will help it to survive dry periods.



- Never deposit lawn clippings in water bodies and storm drains as this can increase oxygen demand in the water, which can significantly harm fish populations. Use lawn clippings for mulch or compost.
- Do not fill stormwater ponds, swales and retention systems because this can cause flooding and endanger water bodies. Stormwater systems are designed and constructed to an appropriate size. Any reduction in treatment volume will interfere with the pond's ability to hold stormwater runoff.
- Changing the elevation of large pieces of property can have drastic impacts on where storm water flows. Consult the stipulations of your neighborhood's permit before any construction.

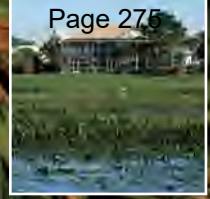


# Aquascaping Your Stormwater Pond

Aquascaping is simply landscaping the shoreline of ponds with aquatic and wetland plants. Aquascaped ponds and lakes have fewer problems than those without aquascaping. Desirable vegetation will filter polluted runoff, trap sediments, control the growth of nuisance vegetation and help make the pond visually pleasing. Aquatic plants pump oxygen into the water and create habitats by providing cover and nurseries for fish and other organisms. More importantly, vegetated shorelines help improve water quality.

Choose desirable, low-maintenance plants to aquascape your stormwater pond. Not all plants are good for aquascaping, and the removal of prohibited or unwanted plants can be difficult. Associations are advised to contact a reputable pond management company for most vegetation management programs.

The next few pages contain a brief overview of some desirable, high-maintenance and prohibited aquatic plants.



## Plants Desirable for Aquascaping

Aquascaping is landscaping in and around your pond. These plants are preferred for your “aquatic garden” as they grow slowly and require little maintenance.

American white waterlily... *Nymphaea odorata*

Arrowhead..... *Sagittaria latifolia*

Blue flag iris or Dixie iris ... *Iris hexagona*

Bog buttons ..... *Lachnocaulon* spp.

Bur-marigold..... *Bidens laevis*

Duck potato..... *Sagittaria lancifolia*

Giant bulrush ..... *Scirpus californicus*

Golden canna ..... *Canna flaccida*

Gulf Coast spikerush..... *Eleocharis cellulosa*

Lemon bacopa ..... *Bacopa caroliniana*

Lizard’s tail..... *Saururus cernuus*



Bur-marigold  
*Bidens laevis*

Photo: Vic Ramey  
© 2002 Univ. Florida



Pickerelweed  
*Pontederia cordata*

Photo: A. Murray  
© 1999 Univ. Florida

Maidencane ..... *Panicum hemitomon*

Pickerelweed ..... *Pontederia cordata*

Pipewort ..... *Eriocaulon* spp.

Soft rush ..... *Juncus effusus*

Softstem bulrush ..... *Scirpus  
tabernaemontani*

Spikerush ..... *Eleocharis* sp.

St. John's wort..... *Hypericum brachy  
phylum*

Swamp lily ..... *Crinum americanum*

Tapegrass or eelgrass..... *Vallisneria americana*

Threadleaf arrowhead..... *Sagittaria filiformis*



Golden canna  
*Canna flaccida*

Photo: A. Murray  
© 2000 Univ. Florida



Spikerush  
*Eleocharis* sp.

Photo: Photographer not listed  
© date not listed Univ. Florida

## High-Maintenance Aquatic Plants

These plants may or may not be native, but they grow quickly and may become weedy. The list below is **not recommended**.

Bladderwort..... *Utricularia* spp.

Cattail ..... *Typha* sp.

Coontail..... *Ceratophyllum  
demersum*

Duckweed..... *Spirodela polyrhiza*

Mosquito fern..... *Azolla* sp.

Paragrass..... *Urochloa mutica*

Pennywort..... *Hydrocotyle* sp.

Sedge..... *Cyperus* sp.



Cattail  
*Typha* sp.

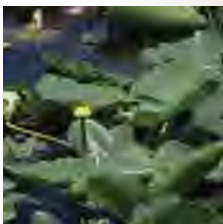
Photo: Kerry Dressler  
1996



Duckweed  
*Spirodela polyrhiza*

Photo: Vic Ramey  
© 2000 Univ. Florida

- Smartweed..... *Polygonum* spp.  
Southern naiad..... *Najas guadalupensis*  
Spatterdock..... *Nuphar advena*  
Torpedograss ..... *Panicum repens*  
Water fern..... *Salvinia minima*  
Wild taro..... *Colocasia esculenta*



Spatterdock  
*Nuphar advena*

Photo: Vic Ramey  
© 2005 Univ. Florida



Wild taro  
*Colocasia esculenta*

Photo: Vic Ramey  
© 2005 Univ. Florida

# Prohibited Aquatic Plants

Prohibited plants are aggressive weeds that are restricted by state or federal law. These invasive plants may not be possessed, transported, cultivated or imported without a special permit.

Alligatorweed ..... *Alternanthera philoxeroides*

Aquarium watermoss..... *Salvinia molesta*

Eurasian watermilfoil..... *Myriophyllum spicatum*

Hydrilla..... *Hydrilla verticillata*

Water spinach..... *Ipomoea aquatica*

Waterhyacinth ..... *Eichhornia crassipes*

Waterlettuce..... *Pistia stratiotes*



**Hydrilla**  
*Hydrilla verticillata*

Photo: Vic Ramey  
© 1999 Univ. Florida



**Waterhyacinth**  
*Eichhornia crassipes*

Photo: A. Murray  
© 2002 Univ. Florida

# Contact Information

Your stormwater pond has been designed and constructed to meet specific criteria to ensure that it functions properly. For more information about stormwater treatment systems, call your closest Southwest Florida Water Management District office.

## Brooksville Headquarters

2379 Broad Street

Brooksville, FL 34604-6899

(352) 796-7211 • 1-800-423-1476 (FL only)

*This office handles permits for Hernando, Pasco, Citrus, Lake, Levy, Marion and Sumter counties.*

## Bartow Service Office

170 Century Boulevard

Bartow, FL 33830-7700

(863) 534-1448 • 1-800-492-7862 (FL only)

*This office handles permits for Polk, Highlands and Hardee counties.*

## Sarasota Service Office

6750 Fruitville Road

Sarasota, FL 34240-9711

(941) 377-3722 • 1-800-320-3503 (FL only)

*This office handles permits for Sarasota, Manatee, Charlotte and DeSoto counties.*

## Tampa Service Office

7601 Highway 301 North

Tampa, FL 33637-6759

(813) 985-7481 • 1-800-836-0797 (FL only)

*This office handles permits for Hillsborough and Pinellas counties.*

The Southwest Florida Water Management District (District) does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the District's functions, including access to and participation in the District's programs and activities. Anyone requiring reasonable accommodation as provided for in the Americans with Disabilities Act should contact the District's Human Resources Director, 2379 Broad St., Brooksville, FL 34604-6899; telephone (352) 796-7211 or 1-800-423-1476 (FL only), ext. 4702; TDD 1-800-231-6103 (FL only); or email [ADACoordinator@WaterMatters.org](mailto:ADACoordinator@WaterMatters.org).



Southwest Florida  
*Water Management District*



WATERMATTERS.ORG • 1-800-423-1476

**For more information, please contact:  
Southwest Florida Water Management District  
2379 Broad Street  
Brooksville, FL 34604-6899  
(352) 796-7211  
1-800-423-1476 (FL only)**

*Some text excerpted from the  
Neighborhood Guide to Stormwater Systems.  
Used with permission of the St. Johns River Water Management District.*

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

1 The regular meeting of the Board of Supervisors of Belmond Reserve Community Development District  
2 was held on Tuesday, February 3, 2026, and called to order at 11:09 a.m. at 13004 Willow Grove Drive,  
3 Riverview, Florida 33579.

4

5 Present and constituting a quorum were:

- |   |                  |  |
|---|------------------|--|
| 6 | Will McPherson   | Vice Chairperson                         |
| 7 | Zebadiah Rabsatt | Assistant Secretary                      |
| 8 | Mark Schroepel   | Assistant Secretary ( <i>via phone</i> ) |
| 9 | Nicole Hughes    | Assistant Secretary                      |

10

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

- |    |                                     |                                       |
|----|-------------------------------------|---------------------------------------|
| 12 | Samantha Zanoni                     | District Manager                      |
| 13 | Cari Allen Webster                  | District Counsel ( <i>via phone</i> ) |
| 14 | Brandon Bowling                     | Director of District Services         |
| 15 | Dave Towsley                        | Down to Earth Landscape               |
| 16 | Residents and Members of the Public |                                       |

17

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

21

22 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

24

25 **SECOND ORDER OF BUSINESS** **Approving Agenda**

26 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,  
27 motion to approve the February 3, 2026, meeting agenda carried.

28

29 **THIRD ORDER OF BUSINESS** **Audience Comments**

30 None

31

32 **FOURTH ORDER OF BUSINESS** **Business Items**

33 **A. Review of Backflow Prevention Assembly Test and Maintenance Report**

34 The Board reviewed Backflow Prevention Assembly Test/Maintenance Report and had no further  
35 questions.

36

**BELMOND RESERVE CDD**  
**February 3, 2026**

37 **FIFTH ORDER OF BUSINESS** **Staff Reports**

38 **A. Accounting Report**

39 **i. Review of December 2025 Financial Statements**

40 Discussion on ways to lower budget. Ms. Zanoni made recommendation to cancel March meeting  
 41 for savings. The Board also requested Ms. Zanoni to look into cost saving measures for pool, aquatics  
 42 and janitorial services.

43 **ii. Consideration of December 2025 Check Register**

44 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,  
 45 motion to approve December 2025 Check Register carried.

47 **iii. Consideration of December 2025 O&M Report**

48 On MOTION by Mr. McPherson, seconded by Mr. Rabsatt, with all in favor,  
 49 motion to approve December 2025 O&M Report carried.

51 **B. Aquatics Report**

52 Ms. Zanoni reviewed aquatics report with the Board. No further questions.

54 **C. Landscape Update**

55 **i. Consideration of DTE VDF- Pimp Relay Proposal #139102**

56 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,  
 57 motion to approve DTE VFD- Pump Relay Proposal #139102 carried.

58 Discussion ensued on protecting pumps with 6' fence. Ms. Zanoni to gather proposals. Discussion  
 59 on replacing 3 oak trees with crape myrtle, proposal requested.

61 Ms. Zanoni approved proposal for the decoder replacement on 1/27. Ratification will be included in  
 62 the April agenda.

64 **D. Field Inspection Report**

65 The Board reviewed Field Inspection Report. Discussion ensued about dead vegetation being  
 66 addressed and debris removal by landscapers. The Board requested follow-up on identified items in 7 to  
 67 10 days and a proposal for treating weeds behind playground and pickleball court. Discussion ensued  
 68 on calcium buildup on sidewalk and need for a better solution, Ms. Fowler to research options. The  
 69 Board asked for quote for changing existing street signs to a larger size and metal that say "Deed  
 70 Restricted".

71 **E. District Engineer**

72 Not Present. Ms. Zanoni discussed Storm Water Inspection and Recertification. The Board requested  
73 additional proposals.

74  
75 **F. District Counsel**

76 Not Present

77  
78 **G. District Manager**

79 **i. Discussion of amenity Management Hours and Job Descriptions**

80 Discussion on number of hours and ensuring coverage. Discussion ensued to approve the amenity  
81 managers' hours and days of the week. Monday and Friday 12pm-6pm with one flex day a week from  
82 12pm-6pm. Amenity Manager will be responsible for working one weekend day of the month.

83 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,  
84 motion to approve Amenity Managers days and hours a week carried.

85  
86 **ii. Discussion of Clubhouse/Pool Rules and Regulations**

87 Discussion ensued and will be carried on at a later meeting.

88

89 **SIXTH ORDER OF BUSINESS** **Business Administration**

90 **A. Consideration of Minutes from the meeting held on January 6 2026**

91 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,  
92 motion to approve January 6 2026, Meeting Minutes carried.

93

94 **B. Consideration of Minutes from the workshop held on January 21 2026**

95 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,  
96 motion to approve January 21 2026, workshop minutes carried.

97

98 **SEVENTH ORDER OF BUSINESS** **Supervisor's Requests**

99 Mr. McPherson discussed the need to further consider the Pool Rental with the Clubhouse Rental.

100 Mr. Rabsatt discussed the need to paint the Clubhouse and Ms. Zanoni informed proposal was approved  
101 by the board; we were holding off until funds were available. Ms. Zanoni will be giving the vendor  
102 Greenlight to complete the work.

103

104

105 **EIGHTH ORDER OF BUSINESS** **Audience Comments**  
 106 Resident discussion on appreciation for keeping CDD costs down but to keep a good balance with  
 107 maintaining community. The Board commented that they consider everything in budget line by line.  
 108

109 **NINTH ORDER OF BUSINESS** **Adjournment**

|   |
|---|
| 110 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the<br>111 meeting was adjourned at 12:49 pm.<br>112 |
|---|

113  
114

115 \_\_\_\_\_  
 116 Secretary / Assistant Secretary

\_\_\_\_\_

Chairperson / Vice Chairperson