



Belmond Reserve Community Development District

May 5, 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
Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda Tuesday, May 5, 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. **Staff Reports**
 - A. Aquatics ReportPage 3
 - i. Consideration of First Choice Aquatic Weed Management Service Agreement ProposalPage 9
 - ii. Consideration of AWC, Inc. Service Agreement Proposal with Trash Pick Up.....Page 16
 - B. Landscape
 - C. Field Inspection Report.....Page 18
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
 - i. Number of Registered Voters (578)Page 35
 - ii. Discussion of FIA Risk Management for District VolunteersPage 36
5. **Business Items**
 - A. Consideration of Resolution 2026-03; Approving FY2026-2027 Budget and Setting Public Hearing.....Page 39
 - i. Exhibit A – FY2026-2027 Proposed BudgetPage 40
 - B. Discussion of FY2026-2027 Proposed Budget
6. **Business Administration**
 - A. Consideration of, Meeting Minutes April 7, 2026.....Page 57
 - B. Acceptance of March 2026 Financial Statements.....Page 63
 - C. Consideration of March Check Register.....Page 72
 - D. Consideration of March 2026 O&M Report.....Page 73
7. **Supervisor Request**
8. **Audience Comments – *Three (3) Minute Time Limit***
9. **Adjournment**

The next meeting is scheduled for Tuesday, June 2, 2026, at 11:00 a.m..









Aquatic Management Agreement

This Aquatic Management Agreement (this “**Agreement**”) is entered into as of January 1, 2023, between the **Belmond Reserve Community Development District**, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “**District**”) and **First Choice Aquatic Weed Management, LLC**, a Florida limited liability company, whose principal and mailing address is 6535 Pinecastle Blvd., Suite A, Orlando, Florida 32809 (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of the ponds within the boundaries of the District. The Contractor provides pond monitoring and maintenance services and the District desires to retain the Contractor to provide pond monitoring and maintenance services as described in this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform the specific water management services described in **Exhibit “A”** for the District’s ponds and wetlands.
3. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
4. **Compensation.** The District agrees to compensate the Contractor for the work described above in the amount of \$1,087.00 per month, for a total annual amount of \$13,044.00. Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within 45 days of receipt of the invoice.
5. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above.
6. **Term of this Agreement.** The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
7. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment

for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

8. **Notice.** Any notice, request, demand or other communication given by either party to the other shall be deemed to have been properly sent or given when delivered by U.S. mail, by hand delivery, when sent by certified mail, return receipt requested, by overnight courier service, to the addresses above. In the event that the Contractor or the District undergoes a change in address, notification to the other party shall be made by first class mail or email.

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

10. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

11. **Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
 - d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective

within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 12. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
- 13. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 14. Responsibilities of the District.** The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.
- 15. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

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

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

- 16. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 17. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to

perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

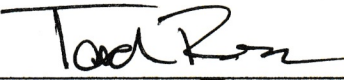
IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, OR BY EMAIL AT RICK.REIDT@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN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

- 18. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 19. Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 20. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 21. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 22. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

- 23. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 24. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 25. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 26. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 27. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

First Choice Aquatic Weed Management, LLC,
 a Florida limited liability company

Belmond Reserve Community Development District


 Name: TAD ROMAN
 Title: Business Development

 Name: _____
 Chair/Vice-Chair of the Board of Supervisors



Exhibit "A"

First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A
Orlando, Florida 32809

THIS ADMENDMENT made the date set forth below, by and between **FIRST CHOICE Aquatic Weed Management, LCC**. Hereinafter called "**FC**", and

Belmond Reserve CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Rick Reidt 813-873-7300

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

FC agrees to maintain the following waterway(s)treatment area(s) in accordance with the terms and conditions of this agreement.

Customer agrees to pay **FC** in the following amount and manor:

(9) waterway(s) associated with Belmond Reserve CDD

- Initial startup charge \$ n/a
- Shoreline grass and brush control \$ 1,087.00 (monthly)
- Submersed and floating vegetation control \$ Included
- Additional treatments as required by **FC** \$ Included
- A monthly report of all waterways treated \$ Included

Total investment of \$ 1,087.00

Scheduled treatments will be provided monthly (approximately once every 30 days)

Payments for this service will be in equal and consecutive monthly installments, each due within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

First Choice Aquatic Weed Control maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

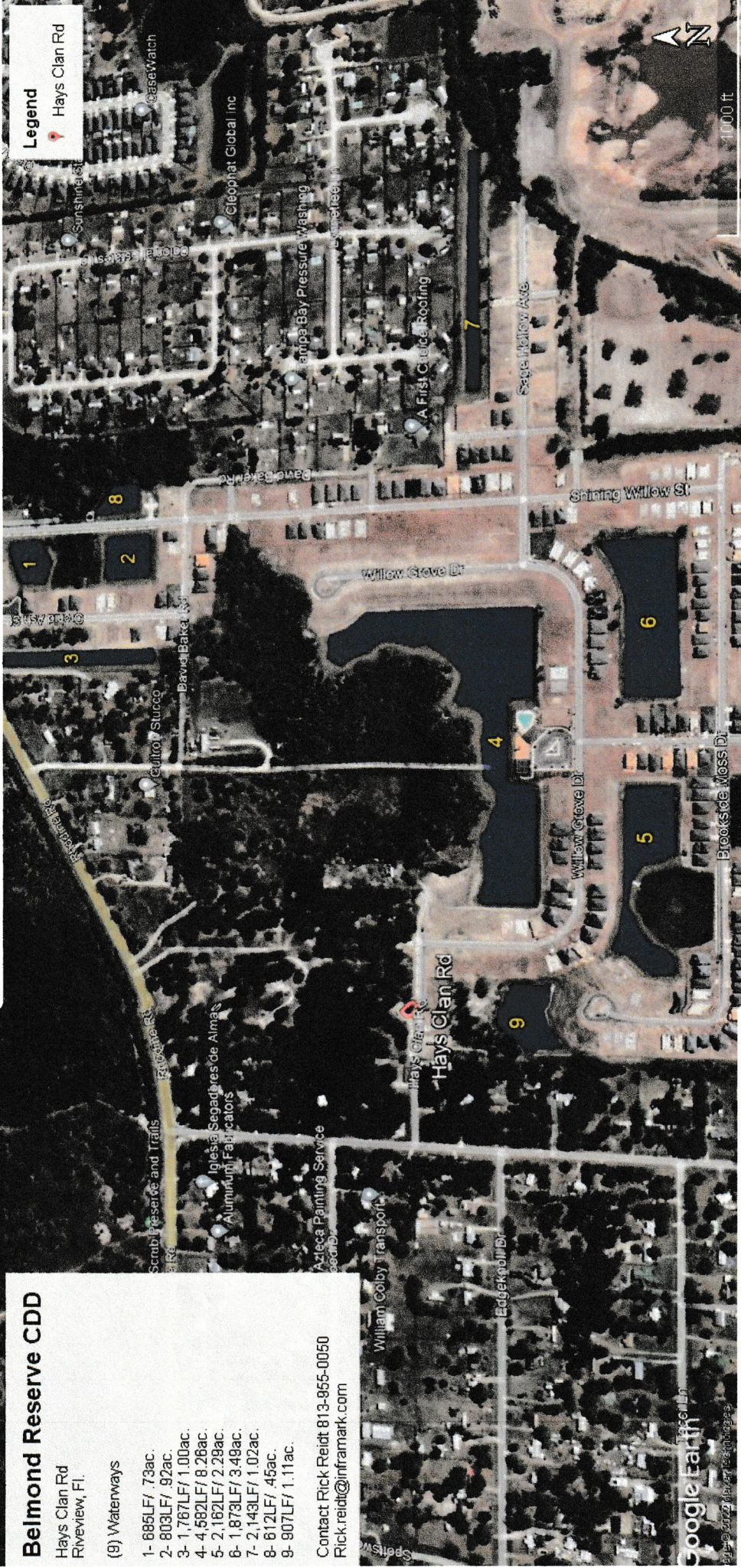
ACCEPTANCE OF AGREEMENT

Tad Romax

First Choice
Aquatic Weed Management, LLC

Customer's Signature Title

Print Signature Date



Belmond Reserve CDD

Hays Clan Rd
Riverview, FL

(9) Waterways

- 1- 685LF / .73ac.
- 2- 803LF / .92ac
- 3- 1,767LF / 1.00ac.
- 4- 4,592LF / 8.26ac.
- 5- 2,162LF / 2.28ac.
- 6- 1,873LF / 3.49ac.
- 7- 2,143LF / 1.02ac.
- 8- 612LF / .45ac.
- 9- 907LF / 1.11ac.

Contact Rick Reidt 813-855-0050
Rick.reidt@inframark.com

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Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AMENDMENT made the dates set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter "**AWC**", and

Belmond Reserve CDD – Addition of trash pick up
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Samantha 656-237- 8299 samantha.zanoni@inframark.com

04/17/2026

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to maintain the following (9) ponds located at Hays Clan Rd. Riverview, Florida – Belmond Reserve in accordance with the terms and conditions of this agreement.

A minimum of 12 inspections with treatment as needed.

CUSTOMER agrees to pay **AWC** in the following amount and manner:

- Initial startup charge	\$ N / A
- Shoreline grass and brush control	\$ 1,087.00 (monthly)
- Submersed and floating vegetation control	\$ Included
- Trash removal*	\$ 150.00
- Periodic water testing as required by AWC	\$ Included
- Additional treatments as required by AWC	\$ Included
- A monthly report of all waterways treated	\$ Included

Total monthly investment: \$ 1,237.00

* Trash items along the shoreline, within reach or up to 1ft below the surface, during routine maintenance visits. Individual items to be removed are limited to non-natural materials, such as plastics, aluminum, Styrofoam, and paper. Oversized items such as household appliances or large construction debris items are not included in this service but will instead be noted on the service report and brought to the attention of the management. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.

Scheduled treatments will be provided approximately every 30 days.

Invoices for this service will be mailed each month when the treatment is scheduled. Invoices should be paid before the due date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, professional liability, pollution liability, herbicide/pesticide operations, workers compensation and 3 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

Aquatic Weed Control, Inc.

Customer's Signature Title

Print Signature Date

Print Company Name



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

1. AWC's Water Management Agreement will be conducted in a manner consistent with good water management practice utilizing the following methods and techniques when applicable: Periodic treatments to maintain reasonable control of excessive growth of aquatic vegetation. CUSTOMER understands that some vegetation is required in any body of water to maintain a balanced aquatic ecological system.
2. It is CUSTOMER'S responsibility to notify AWC of all work areas that are required mitigation areas in which desirable plants have been installed. AWC assumes no responsibility for damaged plants where CUSTOMER has failed to notify AWC.
3. Price quoted is null and void if signed agreement is not returned to AWC within 30 days of proposal date.
4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages resulting from CUSTOMER'S failure to follow water use restrictions.
5. AWC will not be responsible for the manual removal of dead vegetation such as cattails and grass which may take several seasons to decompose.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
7. * Upon the anniversary date, this agreement will be automatically extended for additional twelve (12) month periods unless CUSTOMER provides written notice stating otherwise.
8. Either party may cancel this agreement with 30 days prior written notice. Upon cancellation, all outstanding balances will be due in full. CUSTOMER agrees to notify AWC in writing prior to any changes in ownership or property management. Changes in ownership or property management will not constitute termination of this agreement.
9. AWC agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of AWC; however, AWC shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damage resulting from any cause beyond our control.
10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection costs and reasonable attorney's fees.
11. CUSTOMER agrees to pay any government-imposed tax including sales tax.
12. AWC is registered with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees.

Tad Roman

Aquatic Weed Control, Inc

Customer's Signature

Date



Belmond Reserve CDD April 2026

Tuesday, 14 April 2026

Prepared For Board Of Supervisors

19 Issues Identified

19 Issues Incomplete

Item 1

Assigned To: First Choice Aquatic Weed Management / Board

Pond A

Observations:

Depression observed along the pond bank as shown in Photo 3.

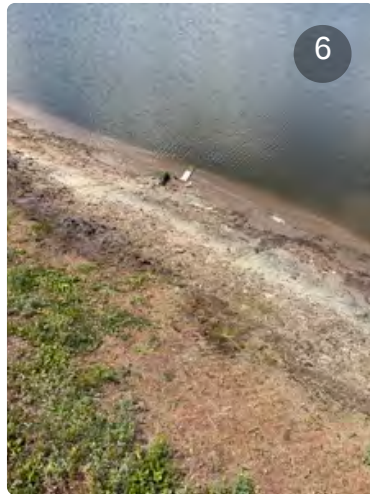
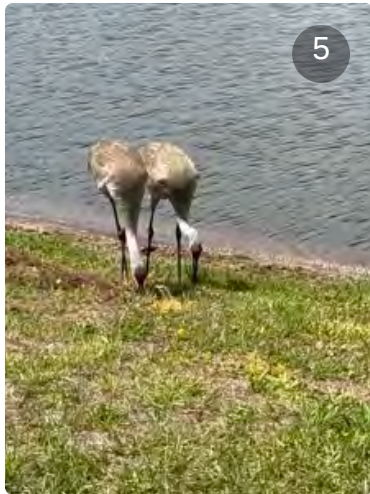
Bank & Inflow Structure (Photo 3) Northwest corner- Soil accumulation/backfill present at the inflow pipe, partially restricting flow.

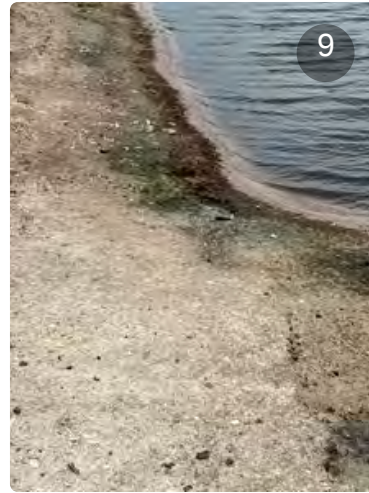
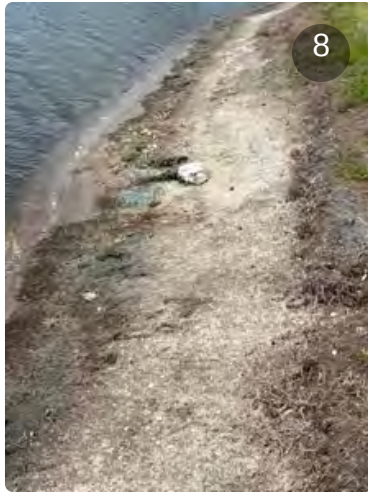
Recommendations:

Repair and stabilize the depressed bank area to restore proper grade and prevent further erosion or settlement.

Remove soil from the inflow pipe and inspect for blockage or structural compromise.

Implement erosion control measures as needed to protect the inflow area and maintain proper hydraulic function.





Item 2

Assigned To: Down 2 Earth

Mailbox Area – Backside Planting Bed

Observations:

Gaps present in planting bed on the backside of the mailboxes.

Dead Plantings need removal

Irises have dead plant material

Recommendations:

Install eight (8) 1-gallon Arboricola plants to fill in the identified gaps and restore full coverage, uniformity, and overall landscape appearance.

Clean out Irises

Remove dead plant material. Replace with something that will thrive in the area.



Item 3

Assigned To: Down 2 Earth

Dog Park

Observations:

Bird of Paradise plant requires evaluation/maintenance.

Recommendations:

Inspect Bird of Paradise for condition and overall health. Prune or remove declining or damaged material as needed to improve appearance and promote healthy growth.

Item 4

Assigned To: Field

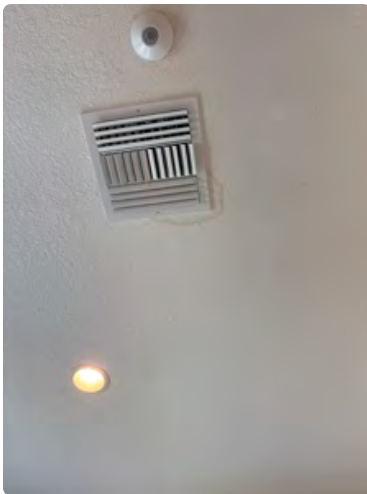
FPM Area 1

Observations:

Depression area is being monitored.

Recommendations:

Continue monitoring the depression for any changes in depth, size, or surrounding soil conditions.



Item 5

Assigned To: Inframark Maintenance/ Board
Amenity Center – Ladies Room

Observations:

Vent has visible staining caused by condensation.

Recommendations:

Clean staining around the vent and inspect for ongoing condensation issues.

Evaluate ventilation performance and humidity control to prevent recurrence.



Item 6

Assigned To: Onsite

Amenity Center – Men's Room

Observations:

Countertops have mosquito debris present.

Recommendations:

Remove insect debris and inspect the area for any conditions contributing to mosquito activity.

Review routine janitorial service to ensure surfaces are consistently maintained.



Item 7

Assigned To: Inframark Maintenance

Amenity Center – Water Fountain

Observations:

Water flow is overshooting the collection basin.

Recommendations:

Adjust or repair the water fountain stream to ensure water discharges properly into the collection basin.

Inspect fountain components for pressure or alignment issues and verify proper operation.

Item 8

Assigned To: Down 2 Earth

Amenity Center – Pool Area

Observations:

PVC pipe is lying on the ground near the shower station.

Additional pruning is needed for the Carissa near the palms on the back side of the pool.

Recommendations:

Remove or properly secure the PVC pipe to eliminate clutter and potential safety concerns. Perform additional cutbacks on the Carissa to allow for new growth and overall appearance.



Item 9

Assigned To: Board

Amenity Center – Event Room

Observations:

Flooring surface would benefit from deep cleaning and protective treatment.

Recommendations:

Steam clean the Event Room flooring to remove embedded dirt, buildup, and surface staining.

Apply an appropriate sealant after cleaning to protect the surface, improve appearance, and extend service life.- Would the board like proposals

Item 10

Assigned To: Inframark Maintenance/Down 2 Earth

Shining Willow St – West Side Monument

Observations:

Monument has a damaged tile that requires replacement.
Weeds present in the surrounding landscape area.

Recommendations:

Replace the damaged tile to restore the monument's appearance and integrity.
Treat and remove weeds in the area to improve overall presentation and prevent further spread.



Item 11

Assigned To: Down 2 Earth
Rodine Rd – Monument Areas

Observations:

Heavy weed presence throughout the planting beds at the monuments.

Recommendations:

Treat and remove weeds within all monument beds to restore appearance and prevent further spread.



Item 12

Assigned To: Down 2 Earth

Shining Willow St – Roadside Turf (between road and sidewalk)

Observations:

Turf weeds present throughout the strip between the road and sidewalk.

Turf is showing significant stress due to dry conditions and elevated temperatures.

Recommendations:

Treat turf weeds with appropriate herbicide application to improve turf quality and uniformity.

Suspend mowing in stressed turf areas until recovery improves to avoid additional damage.

Evaluate irrigation coverage and scheduling to support turf recovery during dry conditions.

Apply mowing time to other landscape needs



Item 13

Assigned To: First Choice Aquatic Weed Management
Pond G

Observations:

Algae present within the pond.
Torpedo grass observed along pond edges and/or shallow areas.

Recommendations:

Treat pond for algae to improve water quality and appearance.
Treat and control torpedo grass to prevent further spread and encroachment into the pond system.
Continue monitoring to ensure treatments are effective and conditions do not worsen.



Item 14

Assigned To: Down 2 Earth

Shining Willow St – Sidewalk Area

Observations:

Tree limb is hanging low over the sidewalk, impacting clearance.

Recommendations:

Raise (prune) the limb to restore safe pedestrian clearance and maintain proper sidewalk access.

Ensure pruning is done to maintain tree health and natural structure.

Item 15

Assigned To: Down 2 Earth

David Baker Dr & Orchard Ash St – Open Area Corner Reserve

Observations:

Significant trash accumulation present throughout the open area.

Tall grass is encroaching into the reserve area and needs to be cut back.

Limbs and general debris present within the site need to be removed.

Area is becoming overgrown, reducing usable/maintained space.

Recommendations:

Remove all trash and debris to restore cleanliness and appearance.

Push back and re-establish turf edge to clearly define the reserve boundary.

Remove limbs and organic debris from the area that has fallen and been left.

Perform a full clean-out and reset of the site to prevent further encroachment and maintain proper landscape boundaries

Please edge the curb and treat the crack weeds.



Item 16

Assigned To: Down 2 Earth
Pocket Park – Orchid Ash St
Observations:

Turf is showing significant stress across the park area.

Turf weeds present and requiring treatment.

Irrigation performance may be a contributing factor and requires evaluation.

Ti plants have been cut back and need corrective pruning structure for improved regrowth.

Recommendations:

Inspect irrigation coverage and system performance to ensure adequate watering and adjust as needed.

Treat turf for weeds and apply fertilization to support recovery and improve turf health.

Prune Ti plants, staggering stalk heights to promote a fuller, more natural, and bushier regrowth appearance.

Continue monitoring turf recovery following irrigation adjustments and treatments.



Item 17

Assigned To: First Choice Aquatic Weed Management

Pond E

Observations:

Water levels are low, exposing debris along the pond edge/bottom.

Water appears murky, indicating potential water quality imbalance.

Recommendations:

Confirm current pond treatment status (algae control, bacterial treatment, or aeration program) and provide update on recent applications and schedule.

Collect and remove exposed debris during next service visit.



Item 18

Assigned To: Down 2 Earth

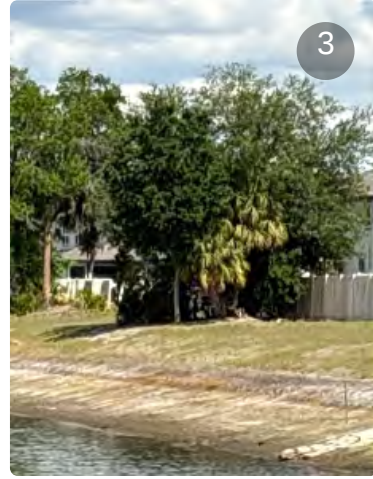
Pond E

Observations:

Overgrowth present along the pond bank around established trees.

Recommendations:

Gradually cut back overgrowth around trees along the pond bank to restore visibility, improve aesthetics, and maintain a natural but clean appearance.



Item 19

Assigned To: Board

Pond between Brookside Moss and Pele Avenue





Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Belmond Reserve CDD	578

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services





FLORIDA
INSURANCE
ALLIANCE

Managing the Risks and Rewards of Using Volunteers at Your District

Volunteers bring enthusiasm and a can-do attitude that can really make a difference. They can assist with a variety of tasks, from helping at community events to beautifying common areas, and that can translate to savings for the district. But here's the thing: *managing volunteers isn't quite as simple as a walk in the park* (though volunteers might be helping to maintain those parks!). It involves careful planning, a dash of caution, and a good understanding of how to keep everyone safe and sound. This guide will help you navigate the ins and outs of using volunteers effectively, so you can make the most of their contributions while minimizing potential risks.

We Can Use Volunteers for That, Right?

Before you jump into recruiting an army of helpers, it's wise to pause and consider whether using volunteers is the right move for a particular task.

- What exactly are you trying to achieve? Sometimes, hiring a professional vendor might be the more efficient or appropriate option. This also provides an opportunity to transfer risk away from the district.
- While saving money is often a motivator, it shouldn't be the *only* one. Ask yourself: *Should* we use volunteers for this? Could this endeavor cost us more in the long run? Are we creating a liability exposure?
- Here are some key questions to consider:
 - What sort of tasks are the volunteers going to do for the district and what are the potential hazards or risks associated with those tasks? How will we control those risks?
 - How many and what ages of volunteers will we have? Do we have the capacity to provide proper supervision?
 - What sort of structure is in place to manage, train, and monitor the volunteers?

A Word on Tasks Not Suitable for Volunteers

It's important to think about what volunteers shouldn't be doing. This protects both the volunteers and the district while helping to mitigate liability. Examples of tasks that are generally not appropriate for volunteers include:

- **Professional Services:** Any work requiring professional licensure or certification. This includes, but is not limited to, electrical work, plumbing, structural or building construction, herbicide application, fitness instruction, or any medical services. These tasks usually require specialized knowledge, training, and certifications. Allowing unqualified volunteers to perform them creates a significant risk of faulty work, injuries to others, or damages. If something goes wrong, the district could be viewed as negligent in using unqualified individuals.

- **Working at Heights:** Tasks that involve working at heights, such as using ladders over 6 feet or working on scaffolding. Falls from heights can result in serious injuries, and volunteers may not have the necessary training or equipment to perform such tasks safely. Districts may be held responsible if volunteers are not properly trained or equipped for such work, or if the equipment is faulty.
- **Use of Hazardous Powered Equipment:** Operating heavy machinery or power equipment that requires specialized training. Examples include chainsaws, high-pressure power washers, and similar equipment. These machines can cause serious injuries if mishandled. This exposes districts to significant liability if volunteers are injured due to inadequate training, lack of protective gear, or equipment malfunction.
- **Transportation:** Transporting individuals (residents, staff, other volunteers) in any vehicle on behalf of the district, even if the vehicle is not owned by the district. Transportation of individuals carries a high risk of accidents and potential lawsuits. The district could be held accountable for facilitating the negligent operation of a vehicle and incidents involving passengers.



When in doubt, err on the side of caution. Safer options include community beautification projects, event support, or neighborhood cleanup.

Protecting the District and Volunteers

The use of volunteers creates a risk exposure for the district. A primary source can stem from injuries to volunteers and that's where workers' compensation comes in. This is a type of insurance that can provide benefits to individuals who are injured while performing work-related duties. To understand why this is relevant to district volunteers, it's important to be aware these points from Florida statutes:

- Florida Statute 440.02(15)(d)6 addresses the definition of "employee" for workers' compensation purposes. It generally excludes "volunteers" from being considered employees, **but there's a key exception:** this exclusion does *not* apply to a volunteer worker for the state, or a county, municipality, or other governmental entity.
- Florida Statute 440.02(17)(b) further defines "employment" in a way that includes "employment by the state and all political subdivisions thereof and all public and quasi-public corporations therein, including officers elected at the polls."
 - **What this means for special districts:** Given that districts are local governmental entities, these statutes indicate that district's using volunteers without a workers' compensation policy have an uninsured exposure. The same can be said for board members, particularly those who play a more active role in the community beyond just board meeting attendance.

The definitions of "employee" and "employment" used above is only in the context of workers' compensation coverage in Florida. If your district does not have staff that is directly employed by the district, meaning not through a third party, it may not have any form of workers' compensation coverage. Fortunately, FIA has developed a volunteer workers' compensation coverage option to meet this need.

Operational Strategies: Happy Volunteers, Happy Districts

These are the day-to-day strategies for managing your volunteers effectively. A comprehensive Volunteer Safety Program is a must.

- **Recruitment and Screening:** Implement a process to gather information about volunteers' skills, experience, and any physical limitations. For roles involving supervision, care, and direct interaction with vulnerable populations, such as minors, background checks may be warranted. This could include assisting with youth programs like "camps," or acting as Santa or the Easter Bunny.

- **Clear Job Descriptions:** Provide clear job descriptions for each volunteer role, outlining the tasks, required skills, time commitment, and reporting structure. This helps volunteers understand their expectations and boundaries. Including this on or as an addendum to volunteer consent forms is a good idea.
- **Training and Orientation:** Provide volunteers with an orientation covering volunteer policies, safety procedures, and emergency protocols. Task-specific training should be provided to ensure volunteers are competent and confident in their assigned duties.
- **Supervision:** Supervisors should be trained on potential hazards and be readily available to answer questions and address concerns. Maintain open communication channels between volunteers and supervisors.
- **Safety Equipment:** Provide what's needed, whether it's vests for a cleanup or gloves for gardening.
- **Volunteer Handbook:** A detailed volunteer handbook outlining policies, procedures, code of conduct, safety guidelines, responsibilities, and prohibited activities is an invaluable resource for both the CDD and its volunteers. Be sure to address guidelines on appropriate clothing, sun protection, hydration, and other potential hazards.
- **HOA Volunteers Working on District Property:** When an HOA or similar entity engages volunteers to work on district property, it's essential to clarify who holds ultimate responsibility for these volunteers. Generally, if the HOA is supervising, leading, or directing the volunteers, then the HOA is responsible for the volunteers' actions, safety, and related insurance.

Minors: Extra Considerations

Volunteers under 18 can be a wonderful asset, but they require extra care.

- Have a clear policy on parental consent and supervision requirements.
- Be mindful of restrictions on working hours, prohibited hazardous occupations, and the need for adequate supervision. Ensure tasks are age-appropriate and match the maturity and physical capabilities of the young volunteers.
- Ensure volunteer policies address appropriate interaction and boundaries when minors work with adults.

Volunteer Agreements and Liability Waivers

To further protect the district and clarify the volunteer relationship, it is highly recommended to utilize both a volunteer agreement and a liability waiver. These forms should clearly define the relationship between the district and the volunteer.

- Outline the scope of volunteer activities.
- Set expectations for both parties.
- Acknowledge the potential risks associated with volunteering.
- Acknowledge the receipt of the volunteer handbook.
- Include a release of liability to protect the district from claims for unintentional injuries or damages.
- Ensure these documents are reviewed by legal counsel to ensure they provide the intended protection.

Conclusion: Volunteers – A Valuable Asset When Managed Wisely

Using volunteers can be a win-win for districts and the community. By understanding the legal and operational aspects, implementing sound risk management practices, and prioritizing safety, districts can create successful volunteer programs that benefit everyone involved.

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Belmond Reserve Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, August 4, 2026, at 11:00 a.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 5, 2026.

Attested By:

**Belmond Reserve
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027



*Belmond Reserve
Community Development District*

FISCAL YEAR 2027

Preliminary Budget

5-May-26

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Belmond Reserve
Community Development District



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Belmond Reserve
Community Development District

Operating Budget
FY 2027



Belmond Reserve
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$4,321.00	\$0.00	\$4,321.00	0%	\$0.00
Special Assmnts- Tax Collector	\$501,222.00	\$566,570.00	\$0.00	\$566,570.00	13%	\$627,275.53
Special Assmnts- CDD Collected	\$50,202.00	\$13,909.00	\$36,293.00	\$50,202.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$1,027.00	\$0.00	\$1,027.00	0%	\$0.00
Rental Income	\$0.00	\$750.00	\$0.00	\$750.00	0%	\$425.00
Other Miscellaneous Revenues	\$0.00	\$100.00	\$0.00	\$100.00	0%	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$25,091.02
TOTAL REVENUES	\$551,424.00	\$586,677.00	\$36,293.00	\$622,970.00	13%	\$602,609.51
EXPENDITURES						
<i>Financial and Administrative</i>						
Supervisor Fees	\$12,000.00	\$3,820.00	\$8,180.00	\$12,000.00	0%	\$12,000.00
District Management	\$36,000.00	\$18,000.00	\$18,000.00	\$36,000.00	0%	\$37,500.00
Accounting Services	\$4,500.00	\$2,250.00	\$2,250.00	\$4,500.00	0%	\$4,500.00
Website Administration	\$3,000.00	\$1,284.00	\$1,716.00	\$3,000.00	0%	\$3,000.00
District Engineer	\$4,000.00	\$2,238.00	\$1,762.00	\$4,000.00	0%	\$6,000.00
District Counsel	\$10,000.00	\$4,845.00	\$5,155.00	\$10,000.00	0%	\$10,000.00
Trustee Fees	\$4,500.00	\$8,512.00	\$0.00	\$8,512.00	89%	\$8,512.00
Auditing Services	\$6,400.00	\$3,850.00	\$2,550.00	\$6,400.00	0%	\$6,400.00
Postage, Phone, Faxes, Copies	\$250.00	\$85.00	\$165.00	\$250.00	0%	\$300.00
Legal Advertising	\$2,500.00	\$545.00	\$1,955.00	\$2,500.00	0%	\$2,500.00
Bank Fees	\$250.00	\$1,158.00	\$0.00	\$1,158.00	363%	\$1,000.00
Dues, Licenses, Subscriptions	\$200.00	\$175.00	\$25.00	\$200.00	0%	\$250.00
Website Compliance	\$1,500.00	\$495.00	\$1,005.00	\$1,500.00	0%	\$1,500.00
Disclosure Report	\$8,200.00	\$3,600.00	\$4,600.00	\$8,200.00	0%	\$8,200.00
Supervisor Email Accounts	\$1,200.00	\$99.00	\$1,101.00	\$1,200.00	0%	\$1,200.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,545.51
Payroll Services	\$0.00	\$841.00	\$0.00	\$841.00	0%	\$1,500.00
Total Financial and Administrative	\$94,500.00	\$51,797.00	\$48,464.00	\$100,261.00	6%	\$116,907.51
<i>Insurance</i>						
Insurance - General Liability	\$3,812.00	\$3,591.00	\$221.00	\$3,812.00	0%	\$3,950.00
Public Officials Insurance	\$3,120.00	\$2,939.00	\$181.00	\$3,120.00	0%	\$3,233.00
Insurance -Property & Casualty	\$18,100.00	\$18,497.00	\$0.00	\$18,497.00	2%	\$16,077.00
Deductible	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Total Insurance	\$27,532.00	\$25,027.00	\$2,902.00	\$27,929.00	1%	\$25,760.00
<i>Utility Services</i>						
Electric Utility Services	\$7,000.00	\$10,967.00	\$11,148.77	\$22,115.77	216%	\$20,000.00
Street Lights	\$65,000.00	\$27,364.00	\$27,817.55	\$55,181.55	-15%	\$65,000.00
Internet Services	\$2,400.00	\$1,718.00	\$1,746.48	\$3,464.48	44%	\$2,600.00
Water/Waste	\$10,000.00	\$2,685.00	\$2,729.50	\$5,414.50	-46%	\$7,000.00
Total Utility Services	\$84,400.00	\$42,734.00	\$43,442.30	\$86,176.30	2%	\$94,600.00

Belmond Reserve
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<i>Amenity</i>						
Janitorial - Contract	\$6,500.00	\$3,420.00	\$3,080.00	\$6,500.00	0%	\$6,764.00
Garbage Dumpster - Rental/Collection	\$3,500.00	\$2,668.00	\$832.00	\$3,500.00	0%	\$3,640.00
Amenity R&M	\$10,000.00	\$1,188.00	\$8,812.00	\$10,000.00	0%	\$10,000.00
Access Control R&M	\$2,000.00	\$350.00	\$1,650.00	\$2,000.00	0%	\$2,000.00
Key Card Distribution	\$250.00	\$0.00	\$250.00	\$250.00	0%	\$250.00
Onsite Staff	\$65,000.00	\$26,443.00	\$38,557.00	\$65,000.00	0%	\$28,658.00
Dog Waste Station Service & Supplies	\$2,400.00	\$880.00	\$1,520.00	\$2,400.00	0%	\$2,400.00
Pool Maintenance - Contract	\$15,000.00	\$8,900.00	\$6,100.00	\$15,000.00	0%	\$15,600.00
Pool Treatments & Other R&M	\$3,000.00	\$204.00	\$2,796.00	\$3,000.00	0%	\$3,000.00
Security Monitoring Services	\$1,320.00	\$719.00	\$601.00	\$1,320.00	0%	\$1,400.00
Total Amenity	\$108,970.00	\$44,772.00	\$64,198.00	\$108,970.00	0%	\$73,712.00
<i>Landscape and Pond Maintenance</i>						
Landscape Maintenance - Contract	\$115,000.00	\$53,863.00	\$54,755.76	\$108,618.76	-6%	\$119,600.00
Landscaping - R&M	\$25,000.00	\$13,806.00	\$14,034.83	\$27,840.83	11%	\$25,000.00
Landscaping - Mulch	\$5,000.00	\$0.00	\$0.00	\$0.00	-100%	\$16,000.00
Landscaping - Plant Replacement Program	\$2,000.00	\$0.00	\$0.00	\$0.00	-100%	\$2,000.00
Field Management	\$12,000.00	\$6,000.00	\$6,000.00	\$12,000.00	0%	\$12,300.00
Irrigation Maintenance	\$7,500.00	\$17,612.00	\$0.00	\$17,612.00	135%	\$12,000.00
Aquatics - Contracts	\$13,200.00	\$6,522.00	\$6,678.00	\$13,200.00	0%	\$13,730.00
Waterway Management Services	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Pond Erosion	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$25,000.00
Total Landscape and Pond Maintenance	\$184,700.00	\$97,803.00	\$86,468.59	\$184,271.59	0%	\$230,630.00
<i>Capital Reserves</i>						
Capital Reserves	\$51,322.00	\$0.00	\$0.00	\$0.00	-100%	\$61,000.00
Total Capital Reserves	\$51,322.00	\$0.00	\$0.00	\$0.00	-100%	\$61,000.00
TOTAL EXPENDITURES	\$551,424.00	\$262,133.00	\$245,474.88	\$507,607.88	-8%	\$602,609.51
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$324,544.00	-\$209,181.88	\$115,362.12	0%	\$0.00
Net change in fund balance	\$0.00	\$324,544.00	-\$209,181.88	\$115,362.12	0%	\$0.00
FUND BALANCE, BEGINNING	-\$1,631.00	-\$1,631.00	\$0.00	-\$1,631.00	0%	\$113,731.12
FUND BALANCE, ENDING	-\$1,631.00	\$322,913.00	-\$209,181.88	\$113,731.12	-7073%	\$113,731.12

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2020 and Series 2023 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Website Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Supervisor Email Accounts

The cost of regular maintenance of the Supervisor's email accounts.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Key Card Distribution

This represents the cost of distributing key cards and other related expenses that are incurred during the year.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2027**Insurance****Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services**Amenity Internet**

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Amenity**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of distribution of key cards.

Budget Narrative
Fiscal Year 2027

Amenity (continued)

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

R&M – Pool Treatments & Other

Cost of repairs and regular maintenance of CDD pool.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Landscape and Pond Maintenance

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Mulch

Cost of replacing mulch throughout the district.

Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Waterway Management

Cost of maintaining waterways and rivers on district property.

Reserves

Capital Reserves

The board may set aside monetary reserves for funding of major projects and building improvements to CDD property.



Belmond Reserve
Community Development District

Debt Service Budget
FY 2027



Belmond Reserve
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2020 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$12,091.00	\$0.00	\$12,091.00	0%	\$0.00
Special Assmnts- Tax Collector	\$590,813.00	\$629,571.00	\$0.00	\$629,571.00	7%	\$631,162.54
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$25,246.50
TOTAL REVENUES	\$590,813.00	\$641,662.00	\$0.00	\$641,662.00	9%	\$631,162.54
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,623.25
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,623.25
<i>Debt Service</i>						
Principal Debt Retirement	\$220,000.00	\$0.00	\$220,000.00	\$220,000.00	0%	\$225,000.00
Interest Expense	\$370,813.00	\$186,894.00	\$183,919.00	\$370,813.00	0%	\$367,237.50
Total Debt Service	\$590,813.00	\$186,894.00	\$403,919.00	\$590,813.00	\$0.00	\$592,237.50
TOTAL EXPENDITURES	\$590,813.00	\$186,894.00	\$403,919.00	\$590,813.00		\$604,860.75
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$454,768.00	-\$403,919.00	\$50,849.00	0%	\$26,301.79
Net change in fund balance	\$0.00	\$454,768.00	-\$403,919.00	\$50,849.00	0%	\$26,301.79
FUND BALANCE, BEGINNING	\$548,460.00	\$548,460.00	\$0.00	\$548,460.00	0%	\$599,309.00
FUND BALANCE, ENDING	\$548,460.00	\$1,003,228.00	-\$403,919.00	\$599,309.00	9%	\$625,610.79

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2020 Bonds	\$9,795,000.00	\$9,580,000.00	\$9,360,000.00	\$9,135,000.00

Belmond Reserve
Community Development District

Series 2020 Debt Service

**Belmond Reserve Community Development District
Special Assessment Revenue Bonds, Series 2020**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2021	\$ 10,410,000			\$ 216,796	\$ 216,796
11/1/2021	\$ 10,410,000			\$ 198,088	\$ 198,088
5/1/2022	\$ 10,410,000	\$ 200,000	2.63%	\$ 198,088	\$ 398,088
11/1/2022	\$ 10,210,000			\$ 195,463	\$ 195,463
5/1/2023	\$ 10,210,000	\$ 205,000	2.63%	\$ 195,463	\$ 400,463
11/1/2023	\$ 10,005,000			\$ 192,772	\$ 192,772
5/1/2024	\$ 10,005,000	\$ 210,000	2.63%	\$ 192,772	\$ 402,772
11/1/2024	\$ 9,795,000			\$ 190,016	\$ 190,016
5/1/2025	\$ 9,795,000	\$ 215,000	2.63%	\$ 190,016	\$ 405,016
11/1/2025	\$ 9,580,000			\$ 187,194	\$ 187,194
5/1/2026	\$ 9,580,000	\$ 220,000	3.25%	\$ 187,194	\$ 407,194
11/1/2026	\$ 9,360,000			\$ 183,619	\$ 183,619
5/1/2027	\$ 9,360,000	\$ 225,000	3.25%	\$ 183,619	\$ 408,619
11/1/2027	\$ 9,135,000			\$ 179,963	\$ 179,963
5/1/2028	\$ 9,135,000	\$ 235,000	3.25%	\$ 179,963	\$ 414,963
11/1/2028	\$ 8,900,000			\$ 176,144	\$ 176,144
5/1/2029	\$ 8,900,000	\$ 245,000	3.25%	\$ 176,144	\$ 421,144
11/1/2029	\$ 8,655,000			\$ 172,163	\$ 172,163
5/1/2030	\$ 8,655,000	\$ 250,000	3.25%	\$ 172,163	\$ 422,163
11/1/2030	\$ 8,405,000			\$ 168,100	\$ 168,100
5/1/2031	\$ 8,405,000	\$ 260,000	4.00%	\$ 168,100	\$ 428,100
11/1/2031	\$ 8,145,000			\$ 162,900	\$ 162,900
5/1/2032	\$ 8,145,000	\$ 270,000	4.00%	\$ 162,900	\$ 432,900
11/1/2032	\$ 7,875,000			\$ 157,500	\$ 157,500
5/1/2033	\$ 7,875,000	\$ 280,000	4.00%	\$ 157,500	\$ 437,500
11/1/2033	\$ 7,595,000			\$ 151,900	\$ 151,900
5/1/2034	\$ 7,595,000	\$ 295,000	4.00%	\$ 151,900	\$ 446,900
11/1/2034	\$ 7,300,000			\$ 146,000	\$ 146,000
5/1/2035	\$ 7,300,000	\$ 305,000	4.00%	\$ 146,000	\$ 451,000
11/1/2035	\$ 6,995,000			\$ 139,900	\$ 139,900
5/1/2036	\$ 6,995,000	\$ 320,000	4.00%	\$ 139,900	\$ 459,900
11/1/2036	\$ 6,675,000			\$ 133,500	\$ 133,500
5/1/2037	\$ 6,675,000	\$ 330,000	4.00%	\$ 133,500	\$ 463,500
11/1/2037	\$ 6,345,000			\$ 126,900	\$ 126,900
5/1/2038	\$ 6,345,000	\$ 345,000	4.00%	\$ 126,900	\$ 471,900
11/1/2038	\$ 6,000,000			\$ 120,000	\$ 120,000
5/1/2039	\$ 6,000,000	\$ 360,000	4.00%	\$ 120,000	\$ 480,000
11/1/2039	\$ 5,640,000			\$ 112,800	\$ 112,800
5/1/2040	\$ 5,640,000	\$ 375,000	4.00%	\$ 112,800	\$ 487,800
11/1/2040	\$ 5,265,000			\$ 105,300	\$ 105,300
5/1/2041	\$ 5,265,000	\$ 390,000	4.00%	\$ 105,300	\$ 495,300
11/1/2041	\$ 4,875,000			\$ 97,500	\$ 97,500
5/1/2042	\$ 4,875,000	\$ 405,000	4.00%	\$ 97,500	\$ 502,500
11/1/2042	\$ 4,470,000			\$ 89,400	\$ 89,400
5/1/2043	\$ 4,470,000	\$ 420,000	4.00%	\$ 89,400	\$ 509,400
11/1/2043	\$ 4,050,000			\$ 81,000	\$ 81,000
5/1/2044	\$ 4,050,000	\$ 440,000	4.00%	\$ 81,000	\$ 521,000
11/1/2044	\$ 3,610,000			\$ 72,200	\$ 72,200
5/1/2045	\$ 3,610,000	\$ 455,000	4.00%	\$ 72,200	\$ 527,200
11/1/2045	\$ 3,155,000			\$ 63,100	\$ 63,100
5/1/2046	\$ 3,155,000	\$ 475,000	4.00%	\$ 63,100	\$ 538,100
11/1/2046	\$ 2,680,000			\$ 53,600	\$ 53,600
5/1/2047	\$ 2,680,000	\$ 495,000	4.00%	\$ 53,600	\$ 548,600
11/1/2047	\$ 2,185,000			\$ 43,700	\$ 43,700
5/1/2048	\$ 2,185,000	\$ 515,000	4.00%	\$ 43,700	\$ 558,700
11/1/2048	\$ 1,670,000			\$ 33,400	\$ 33,400
5/1/2049	\$ 1,670,000	\$ 535,000	4.00%	\$ 33,400	\$ 568,400
11/1/2049	\$ 1,135,000			\$ 22,700	\$ 22,700
5/1/2050	\$ 1,135,000	\$ 555,000	4.00%	\$ 22,700	\$ 577,700
11/1/2050	\$ 580,000			\$ 11,600	\$ 11,600
5/1/2051	\$ 580,000	\$ 580,000	4.00%	\$ 11,600	\$ 591,600
		10,410,000		\$ 7,753,633	\$ 18,163,633

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2023 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$1,165.00	\$0.00	\$1,165.00	0%	\$0.00
Special Assmnts- Tax Collector	\$34,645.00	\$13,852.00	\$20,793.00	\$34,645.00	0%	\$37,287.27
Special Assmnts- Discounts	\$0.00	\$16,185.00	\$0.00	\$16,185.00	0%	-\$1,491.49
TOTAL REVENUES	\$34,645.00	\$31,202.00	\$20,793.00	\$51,995.00	50%	\$35,795.78
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$745.75
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$745.75
<i>Debt Service</i>						
Principal Debt Retirement	\$9,000.00	\$10,000.00	\$0.00	\$10,000.00	11%	\$9,000.00
Interest Expense	\$25,645.00	\$13,039.00	\$12,606.00	\$25,645.00	0%	\$25,442.50
Total Debt Service	\$34,645.00	\$23,039.00	\$12,606.00	\$35,645.00	\$0.03	\$34,442.50
TOTAL EXPENDITURES	\$34,645.00	\$23,039.00	\$12,606.00	\$35,645.00		\$35,188.25
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$8,163.00	\$8,187.00	\$16,350.00	0%	\$607.53
Net change in fund balance	\$0.00	\$8,163.00	\$8,187.00	\$16,350.00	0%	\$607.53
FUND BALANCE, BEGINNING	\$75,040.00	\$75,040.00	\$0.00	\$75,040.00	0%	\$91,390.00
FUND BALANCE, ENDING	\$75,040.00	\$83,203.00	\$8,187.00	\$91,390.00	22%	\$91,997.53

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2023 Bonds	\$492,000.00	\$484,000.00	\$475,000.00	\$466,000.00

Belmond Reserve
Community Development District

Series 2023 Debt Service

Special Assessment Revenue Bonds, Series 2023 (Assessment Area Two)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	\$ 506,000			\$ 7,136	\$ 7,136
11/1/2023	\$ 506,000	\$ 14,000	4.500%	\$ 13,520	\$ 27,520
5/1/2024	\$ 492,000			\$ 13,205	\$ 13,205
11/1/2024	\$ 492,000	\$ 8,000	4.500%	\$ 13,205	\$ 21,205
5/1/2025	\$ 484,000			\$ 13,025	\$ 13,025
11/1/2025	\$ 484,000	\$ 9,000	4.500%	\$ 13,025	\$ 22,025
5/1/2026	\$ 475,000			\$ 12,823	\$ 12,823
11/1/2026	\$ 475,000	\$ 9,000	4.500%	\$ 12,823	\$ 21,823
5/1/2027	\$ 466,000			\$ 12,620	\$ 12,620
11/1/2027	\$ 466,000	\$ 9,000	4.500%	\$ 12,620	\$ 21,620
5/1/2028	\$ 457,000			\$ 12,418	\$ 12,418
11/1/2028	\$ 457,000	\$ 10,000	4.500%	\$ 12,418	\$ 22,418
5/1/2029	\$ 447,000			\$ 12,193	\$ 12,193
11/1/2029	\$ 447,000	\$ 10,000	4.500%	\$ 12,193	\$ 22,193
5/1/2030	\$ 437,000			\$ 11,968	\$ 11,968
11/1/2030	\$ 437,000	\$ 10,000	4.500%	\$ 11,968	\$ 21,968
5/1/2031	\$ 427,000			\$ 11,743	\$ 11,743
11/1/2031	\$ 427,000	\$ 11,000	5.500%	\$ 11,743	\$ 22,743
5/1/2032	\$ 416,000			\$ 11,440	\$ 11,440
11/1/2032	\$ 416,000	\$ 12,000	5.500%	\$ 11,440	\$ 23,440
5/1/2033	\$ 404,000			\$ 11,110	\$ 11,110
11/1/2033	\$ 404,000	\$ 12,000	5.500%	\$ 11,110	\$ 23,110
5/1/2034	\$ 392,000			\$ 10,780	\$ 10,780
11/1/2034	\$ 392,000	\$ 13,000	5.500%	\$ 10,780	\$ 23,780
5/1/2035	\$ 379,000			\$ 10,423	\$ 10,423
11/1/2035	\$ 379,000	\$ 14,000	5.500%	\$ 10,423	\$ 24,423
5/1/2036	\$ 365,000			\$ 10,038	\$ 10,038
11/1/2036	\$ 365,000	\$ 14,000	5.500%	\$ 10,038	\$ 24,038
5/1/2037	\$ 351,000			\$ 9,653	\$ 9,653
11/1/2037	\$ 351,000	\$ 15,000	5.500%	\$ 9,653	\$ 24,653
5/1/2038	\$ 336,000			\$ 9,240	\$ 9,240
11/1/2038	\$ 336,000	\$ 16,000	5.500%	\$ 9,240	\$ 25,240
5/1/2039	\$ 320,000			\$ 8,800	\$ 8,800
11/1/2039	\$ 320,000	\$ 17,000	5.500%	\$ 8,800	\$ 25,800
5/1/2040	\$ 303,000			\$ 8,333	\$ 8,333
11/1/2040	\$ 303,000	\$ 18,000	5.500%	\$ 8,333	\$ 26,333
5/1/2041	\$ 285,000			\$ 7,838	\$ 7,838
11/1/2041	\$ 285,000	\$ 19,000	5.500%	\$ 7,838	\$ 26,838
5/1/2042	\$ 266,000			\$ 7,315	\$ 7,315
11/1/2042	\$ 266,000	\$ 20,000	5.500%	\$ 7,315	\$ 27,315
5/1/2043	\$ 246,000			\$ 6,765	\$ 6,765
11/1/2043	\$ 246,000	\$ 21,000	5.500%	\$ 6,765	\$ 27,765
5/1/2044	\$ 225,000			\$ 6,188	\$ 6,188
11/1/2044	\$ 225,000	\$ 20,000	5.500%	\$ 6,188	\$ 26,188
5/1/2045	\$ 205,000			\$ 5,638	\$ 5,638
11/1/2045	\$ 205,000	\$ 20,000	5.500%	\$ 5,638	\$ 25,638
5/1/2046	\$ 185,000			\$ 5,088	\$ 5,088
11/1/2046	\$ 185,000	\$ 20,000	5.500%	\$ 5,088	\$ 25,088
5/1/2047	\$ 165,000			\$ 4,538	\$ 4,538
11/1/2047	\$ 165,000	\$ 25,000	5.500%	\$ 4,538	\$ 29,538
5/1/2048	\$ 140,000			\$ 3,850	\$ 3,850
11/1/2048	\$ 140,000	\$ 25,000	5.500%	\$ 3,850	\$ 28,850
5/1/2049	\$ 115,000			\$ 3,163	\$ 3,163
11/1/2049	\$ 115,000	\$ 25,000	5.500%	\$ 3,163	\$ 28,163
5/1/2050	\$ 90,000			\$ 2,475	\$ 2,475
11/1/2050	\$ 90,000	\$ 30,000	5.500%	\$ 2,475	\$ 32,475
5/1/2051	\$ 60,000			\$ 1,650	\$ 1,650
11/1/2051	\$ 60,000	\$ 30,000	5.500%	\$ 1,650	\$ 31,650
5/1/2052	\$ 30,000			\$ 825	\$ 825
11/1/2052	\$ 30,000	\$ 30,000	5.500%	\$ 825	\$ 30,825
		\$ 506,000		\$ 510,931	\$ 1,016,931

District Name

Community Development District

Debt Service Fund

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



Belmond Reserve

Community Development District

Supporting Budget Schedule

FY 2027



Belmond Reserve
Community Development District

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2020										
Product	Units	General Fund			Debt Service Series 2020			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Single Family 50'	178	\$1,463.71	\$1,368.85	\$94.86	\$1,563.83	\$1,563.83	\$0.00	\$3,027.54	\$2,932.68	\$94.86
Single Family 60'	188	\$1,757.16	\$1,643.28	\$113.88	\$1,876.60	\$1,876.60	\$0.00	\$3,633.76	\$3,519.88	\$113.88
	366									

Assessment Area Two- Series 2023										
Product	Units	O&M Per Unit			Debt Service Series 2023			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Single Family 60'	9	\$1,757.16	\$1,643.28	\$113.88	\$1,912.17	\$1,912.17	\$0.00	\$3,669.33	\$3,555.45	\$113.88
Single Family 70'	9	\$2,050.02	\$1,917.16	\$132.86	\$2,230.86	\$2,230.86	\$0.00	\$4,280.88	\$4,148.02	\$132.86
	18									

Commercial Product Allocation				
Product	Units	General Fund		
		FY 2027	FY 2026	Dollar Change
Daycare	6.04	\$351.43	\$328.66	\$22.78

**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, April 7, 2026, and called to order at 11:00 a.m. at 13004 Willow Grove Drive,
3 Riverview, Florida 33579.

4

5 Present and constituting a quorum were:

6	Demetrius Britt	Chairperson (<i>via teams</i>)
7	Will McPherson	Vice Chairperson
8	Zebadiah Rabsatt	Assistant Secretary
9	Mark Schroepel	Assistant Secretary (<i>via teams</i>)
10	Nicole Hughes	Assistant Secretary

11

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

13	Samantha Zanoni	District Manager, Inframark
14	Cari Allen Webster	District Counsel, SRV (<i>via teams</i>)
15	Tyson Waag	District Engineer, Stantec (<i>via teams</i>)
16	Christina Fowler	Field Services, Inframark
17	Dave Towsley	Landscaping, DTE
18	Residents and Members of the Public	

19

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

23

24 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

26

27 **SECOND ORDER OF BUSINESS** **Approving Agenda**

28	On MOTION by Mr. McPherson, seconded by Ms. Hughes, with all in favor,
29	motion to approve the April 7, 2026, meeting agenda carried.

30

31 **THIRD ORDER OF BUSINESS** **Audience Comments**

32 There being none, the next order of business followed.

33

34

35

36

BELMOND RESERVE CDD
April 7, 2026

37 **FOURTH ORDER OF BUSINESS** **Business Items**

38 **A. Consideration of Resolution 2026-03; 2026 General Election**

39 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,
 40 motion to adopt Resolution 2026-03; 2026 General Election carried.

41

42 **B. Consideration of Resolution 2026-04; Landowners Election**

43 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,
 44 motion to adopt Resolution 2026-04; Landowners Election carried.

45

46 **C. Ratification of Second Amendment Inframark Management Agreement**

47 On MOTION by Mr. McPherson, seconded by Ms. Hughes, with all in favor,
 48 motion to ratify Second Amendment Inframark Management Agreement in
 49 the amount of \$28,658.00 annually carried.

50

51 **FIFTH ORDER OF BUSINESS** **Staff Reports**

52 **A. Accounting Report**

53 **i. Review of January 2026 – February 2026 Financial Statements**

54 Ms. Zaroni reviewed the financial statements with the Board and advised that they used
 55 approximately 34% of their budget through February 2026. The District is currently in a good financial
 56 position.

57

58 **ii. Consideration of January 2026 – February 2026 Check Register**

59 On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor,
 60 motion to accept the January 2026 - February 2026 Check Register carried.

61

62 **iii. Consideration of January 2026 – February 2026 O&M Report**

63 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,
 64 motion to accept the January 2026 - February 2026 O&M Report carried.

65

66 **B. Aquatics Report**

67 Ms. Zaroni reviewed the aquatics report with the Board.

68 The Board discussed concerns regarding trash in the ponds and corrective actions currently
 69 underway. The Board requested that the Aquatics vendor be present at the May 2026 meeting.

70

71 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,
 72 motion to set an NTE in the amount of \$1,500.00 for the pond trash clean up
 73 project carried.

BELMOND RESERVE CDD
April 7, 2026

74 **C. Landscape Update**

75 Mr. Towsley and Nick Padgett, with DTE provided updates on landscaping projects to the Board.

76 In the week of April 6, 2026 the following projects were completed:

- 77 • Full-service landscaping maintenance across the community
- 78 • Cut back of cold-damaged plants to encourage new regrowth
- 79 • Weed control in landscape beds and hardscape areas was applied
- 80 • Irrigation clocks adjusted to comply with water restrictions (12:00am – 4:00am and 8:00pm
- 81 -12:00am)

82

83 Pending projects include the trash removal proposal awaiting Board approval and a site walk

84 scheduled with Mr. McPherson and Ms. Fowler to discuss the front entrance re-landscaping.

85

86 **i. Ratification of DTE Tree Staking and Drip Repair Proposal #140359**

87 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,

88 motion to ratify the DTE Tree Staking and Drip Repair Proposal #140359 in

89 the amount of \$445.00 carried.

90

91 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,

92 motion to authorize DTE to complete the repairs within a NTE of \$500.00

93 carried.

94

95 **D. Field Inspection Report**

96 Ms. Fowler reviewed the February 2026 and March 2026 field inspection reports with the Board.

97 Discussion ensued regarding ongoing projects.

98

99 **i. Consideration of Inframark Interior Painting Proposal# 136**

100 Not approved by the Board. The Board requested additional proposals.

101

102 **ii. Consideration of Mikes Sign Proposal**

103 **a. Option #1 Crosswind Ranch Sign with 3 Post Options**

104 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor,

105 motion to approve Mikes Sign Proposal Option #1 sign B in the amount of

106 \$525.00 each for 2 signs/posts carried.

107

BELMOND RESERVE CDD
April 7, 2026

108 **b. Option #2 Generic Sign with 3 Post Options**
 109 Not approved by the Board.

110

111 **Under Separate Cover**

112 The following items were presented to the Board.

113

114 **iii. Consideration of Inframark A/C Cleaning Proposal #245**

115 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,
 116 motion to approve the Inframark A/C Cleaning Proposal #245 in the amount
 117 of \$200.00 carried.

118

119 **iv. Consideration of Inframark Removal/Disposal of Debris from Hays Clan Drive to**
 120 **Pond OSW 13 Proposal #258**

121 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,
 122 motion to approve the Inframark Removal/Disposal of Debris from Hays Clan
 123 Drive to Pond OSW 13 Proposal #258 in the amount of \$725.00 carried.

124

125 **v. Consideration of Inframark ADA Lift Inspection Proposal #260**

126 On MOTION by Ms. Hughes, seconded by Mr. Schroepfel, with all in favor,
 127 motion to approve the Inframark ADA Lift Inspection Proposal #260 in the
 128 amount of \$225.00 carried.

129

130 **vi. Consideration of Inframark Fence Installation Proposal #261**

131 Proposal tabled. The Board requested additional proposals for the fencing around the pump station.

132

133 **vii. Consideration of Inframark Decorative Post Proposal #262**

134 Not approved by the Board.

135

136 **viii. Consideration of Inframark Pressure Washing Proposal #265**

137 On MOTION by Mr. McPherson, seconded by Ms. Hughes, with all in favor,
 138 motion to approve the Inframark Pressure Washing Proposal #265 in the
 139 amount of \$1,350.00 carried.

140

141 **E. District Engineer**

142 Mr. Waag reviewed the materials included in the meeting agenda package and requested to set up a

143 test pond (pond E) that has the no-mow zone and aquatic plants to help reduce pond erosion. Mr. Waag

BELMOND RESERVE CDD
April 7, 2026

144 advised that this would be a more cost-effective approach for the District. The Board requested a case
 145 study to prove this theory as well as local ponds that have implemented this approach so they can inspect
 146 the results.

147

- 148 **i. Review of Illicit Discharge Presentation**
- 149 **ii. Review of Resident Educational Information**
- 150 **iii. Review of SWFMD Stormwater System Information**

151

152 **F. District Counsel**

153 Ms. Webster currently has no updates for the Board.

154

155 **G. District Manager**

156 Ms. Zanoni announced the next meeting scheduled for May 5, 2026, and advised the Board that this
 157 would be for the proposed budget. The Board appointed Mr. Rabsatt to speak with Ms. Zanoni before
 158 the budget meeting.

159 Ms. Zanoni provided an update on the pool, aquatics and janitorial contracts and stated she hopes to
 160 present them at the May 5, 2026, meeting.

161

162 **SIXTH ORDER OF BUSINESS**

Business Administration

163 **A. Consideration of Minutes from the Meeting Held on February 3, 2026**

164 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor,
 165 motion to approve February 3, 2026, Meeting Minutes carried.

166

167 **SEVENTH ORDER OF BUSINESS**

Supervisor's Requests

168 The Board requested that Ms. Zanoni look into the dumpster rental and determine if the District needed
 169 the dumpster to be emptied weekly. Ms. Zanoni will have the Amenity Manager monitor the use of the
 170 dumpster and report back to the Board.

171

172 **EIGHTH ORDER OF BUSINESS**

Audience Comments

173 Residents had questions regarding the clubhouse rental, access to the clubhouse and grout cleaning in
 174 the clubhouse.

175

176 **NINTH ORDER OF BUSINESS**

Adjournment

BELMOND RESERVE CDD

April 7, 2026

177
178
179
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182
183
184

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the meeting was adjourned at 12:49 pm.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

***Belmond Reserve
Community
Development
District***

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash - Operating Account	\$ 90,854	\$ -	\$ -	\$ -	\$ -	\$ 90,854
Cash In Bank	88,275	-	-	-	-	88,275
Accounts Receivable - Off Roll Billing	13,909	-	16,185	-	-	30,094
Investments:						
Money Market Account	151,443	-	-	-	-	151,443
Prepayment Account	-	3,580	63	-	-	3,643
Reserve Fund	-	296,353	17,413	-	-	313,766
Revenue Fund	-	703,295	49,542	-	-	752,837
Fixed Assets						
Construction Work In Process	-	-	-	6,900,655	-	6,900,655
Amount Avail In Debt Services	-	-	-	-	1,086,430	1,086,430
Amount To Be Provided	-	-	-	-	8,523,570	8,523,570
TOTAL ASSETS	\$ 344,481	\$ 1,003,228	\$ 83,203	\$ 6,900,655	\$ 9,610,000	\$ 17,941,567
<u>LIABILITIES</u>						
Accounts Payable	\$ 21,568	\$ -	\$ -	\$ -	\$ -	\$ 21,568
Bonds Payable	-	-	-	-	9,610,000	9,610,000
TOTAL LIABILITIES	21,568	-	-	-	9,610,000	9,631,568
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,003,228	83,203	-	-	1,086,431
Unassigned:	322,913	-	-	6,900,655	-	7,223,568
TOTAL FUND BALANCES	322,913	1,003,228	83,203	6,900,655	-	8,309,999
TOTAL LIABILITIES & FUND BALANCES	\$ 344,481	\$ 1,003,228	\$ 83,203	\$ 6,900,655	\$ 9,610,000	\$ 17,941,567

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,321	\$ 4,321	0.00%
Interest - Tax Collector	-	1,027	1,027	0.00%
Rental Income	-	750	750	0.00%
Special Assmnts- Tax Collector	501,222	566,570	65,348	113.04%
Special Assmnts- CDD Collected	50,202	13,909	(36,293)	27.71%
Other Miscellaneous Revenues	-	100	100	0.00%
TOTAL REVENUES	551,424	586,677	35,253	106.39%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,820	8,180	31.83%
ProfServ-Trustee Fees	4,500	8,512	(4,012)	189.16%
Disclosure Report	8,200	3,600	4,600	43.90%
District Counsel	10,000	4,845	5,155	48.45%
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	3,850	2,550	60.16%
Website Compliance	1,500	495	1,005	33.00%
Postage, Phone, Faxes, Copies	250	85	165	34.00%
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	1,158	(908)	463.20%
Payroll Services	-	841	(841)	0.00%
Key Card Distribution	250	-	250	0.00%
Website Administration	3,000	1,284	1,716	42.80%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	122,282	76,824	45,458	62.83%
<u>Utility Services</u>				
Amenity Internet	2,400	1,718	682	71.58%
Water - Waste	10,000	2,685	7,315	26.85%
Electric Utility Services	7,000	10,967	(3,967)	156.67%
Street Lights	65,000	27,364	37,636	42.10%
Total Utility Services	84,400	42,734	41,666	50.63%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	6,000	6,000	50.00%
Waterway Management	5,000	-	5,000	0.00%
Contracts-Janitorial Services	6,500	3,420	3,080	52.62%
Contracts-Aquatic Control	13,200	6,522	6,678	49.41%
Pool Maintenance - Contract	15,000	8,900	6,100	59.33%
Garbage Dumpster - Rental/Collection	3,500	2,668	832	76.23%
R&M-Other Landscape	25,000	13,806	11,194	55.22%
R&M-Pools	3,000	204	2,796	6.80%
Landscaping - Mulch	5,000	-	5,000	0.00%
Landscape Maintenance - Contract	115,000	53,863	61,137	46.84%
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	350	1,650	17.50%
Dog Waste Station Service & Supplies	2,400	880	1,520	36.67%
Total Other Physical Environment	217,100	114,225	102,875	52.61%
<u>Clubhouse</u>				
Security Monitoring Systems	1,320	719	601	54.47%
Employee - Clubhouse Staff	65,000	26,443	38,557	40.68%
R&M-Clubhouse	10,000	1,188	8,812	11.88%
Total Clubhouse	76,320	28,350	47,970	37.15%
<u>Reserves</u>				
Capital Reserves	51,322	-	51,322	0.00%
Total Reserves	51,322	-	51,322	0.00%
TOTAL EXPENDITURES & RESERVES	551,424	262,133	289,291	47.54%
Excess (deficiency) of revenues				
Over (under) expenditures	-	324,544	324,544	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(1,631)		
FUND BALANCE, ENDING		\$ 322,913		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12,091	\$ 12,091	0.00%
Special Assmnts- Tax Collector	590,813	629,571	38,758	106.56%
TOTAL REVENUES	590,813	641,662	50,849	108.61%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	220,000	-	220,000	0.00%
Interest Expense	370,813	186,894	183,919	50.40%
Total Debt Service	590,813	186,894	403,919	31.63%
TOTAL EXPENDITURES	590,813	186,894	403,919	31.63%
Excess (deficiency) of revenues Over (under) expenditures	-	454,768	454,768	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		548,460		
FUND BALANCE, ENDING		<u>\$ 1,003,228</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,165	\$ 1,165	0.00%
Special Assmnts- Tax Collector	34,645	13,852	(20,793)	39.98%
Special Assmnts- CDD Collected	-	16,185	16,185	0.00%
TOTAL REVENUES	34,645	31,202	(3,443)	90.06%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	9,000	10,000	(1,000)	111.11%
Interest Expense	25,645	13,039	12,606	50.84%
Total Debt Service	34,645	23,039	11,606	66.50%
TOTAL EXPENDITURES	34,645	23,039	11,606	66.50%
Excess (deficiency) of revenues Over (under) expenditures	-	8,163	8,163	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		75,040		
FUND BALANCE, ENDING		\$ 83,203		

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346
Statement No. 26_03

Statement Date 03/31/2026

G/L Account No. 101001 Balance	90,854.13	Statement Balance	90,854.13
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	90,854.13	Subtotal	90,854.13
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	90,854.13	Ending Balance	90,854.13

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/22/2025		JE000875	Other Miscellaneous Revenues	Deposits	225.00	225.00	0.00
03/31/2026		JE001136	Interest - Investments	Truist Bank-Interest Payment	119.65	119.65	0.00
Total Deposits					344.65	344.65	0.00
Checks							
							0.00
07/22/2025		JE000875	Other Miscellaneous Revenues	Deposits	-225.00	-225.00	0.00
03/23/2026		JE001135	Bank Fees	Truist Bank- Service Charge	-140.60	-140.60	0.00
Total Checks					-365.60	-365.60	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 2907

Statement No. 26_03

Statement Date 03/31/2026

G/L Account No. 101002 Balance	88,274.54	Statement Balance	91,864.84
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	91,864.84
Subtotal	88,274.54	Outstanding Checks	-3,590.30
Negative Adjustments	0.00	Ending Balance	88,274.54
Ending G/L Balance	88,274.54		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/10/2026		JE001134	Special Assmnts-Tax Collector	Tax Revenue Debt Service	10,991.34	10,991.34	0.00
03/31/2026		JE001138	Interest - Investments	Interest Revenue 03/26	323.55	323.55	0.00
Total Deposits					11,314.89	11,314.89	0.00
Checks							
							0.00
02/23/2026	Payment	1054	WM CORPORATE SERVICES, INC.	Check for Vendor V00044	-479.95	-479.95	0.00
02/26/2026	Payment	1055	AQUATIC WEED CONTROL INC	Check for Vendor V00040	-1,087.00	-1,087.00	0.00
02/26/2026	Payment	1056	DOWN TO EARTH ELI PREMIER SERVICES LLC	Check for Vendor V00082	-609.62	-609.62	0.00
02/26/2026	Payment	1057	HOMETEAM PEST DEFENSE INC	Check for Vendor V00038	-193.60	-193.60	0.00
02/26/2026	Payment	1059	INFRAMARK LLC	Check for Vendor V00031	-7,385.54	-7,385.54	0.00
02/27/2026	Payment	1060	ADP, INC	Check for Vendor V00094	-20.40	-20.40	0.00
02/27/2026	Payment	1061	DOWN TO EARTH	Check for Vendor V00082	-5,572.00	-5,572.00	0.00
02/25/2026	Payment	300093	TECO	Inv: 021826-16975-ACH	-1,258.94	-1,258.94	0.00
03/06/2026	Payment	1062	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-1,260.00	-1,260.00	0.00
03/06/2026	Payment	1063	COMPLETE I.T. CORP	Check for Vendor V00076	-99.00	-99.00	0.00
03/06/2026	Payment	1064	DOWN TO EARTH	Check for Vendor V00082	-8,874.33	-8,874.33	0.00
03/06/2026	Payment	1065	GRAU AND ASSOCIATES	Check for Vendor V00025	-500.00	-500.00	0.00
03/06/2026	Payment	1066	INFRAMARK LLC SOUTHEAST	Check for Vendor V00031	-8,123.17	-8,123.17	0.00
03/06/2026	Payment	1067	WIRING SOLUTIONS INC	Check for Vendor V00006	-119.89	-119.89	0.00
03/06/2026	Payment	1068	US BANK CHARTER	Check for Vendor V00034	-4,256.13	-4,256.13	0.00
03/06/2026	Payment	300095	COMMUNICATION S	Inv: 2543561021926-ACH	-292.94	-292.94	0.00

Wednesday, April 15, 2026

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Bank Account Statement

Belmond Reserve CDD

Bank Account No. 2907**Statement No.** 26_03**Statement Date**

03/31/2026

Date	Type	Check No.	Vendor	Description	Debit	Credit	Balance
03/10/2026	Payment	1069	BELMOND RESERVE CDD	Check for Vendor V00023	-5,844.73	-5,844.73	0.00
03/11/2026	Payment	300096	TECO	Inv: 021826-28939-ACH	-140.90	-140.90	0.00
03/11/2026	Payment	300097	TECO	Inv: 021826-39324-ACH	-30.70	-30.70	0.00
03/11/2026	Payment	300098	TECO	Inv: 021826-66985-ACH	-3,590.30	-3,590.30	0.00
03/11/2026	Payment	300099	TECO	Inv: 021826-39725-ACH	-373.02	-373.02	0.00
03/11/2026	Payment	300100	TECO	Inv: 021826-46983-ACH	-79.71	-79.71	0.00
03/11/2026	Payment	300101	TECO	Inv: 021826-14244-ACH	-948.23	-948.23	0.00
03/12/2026	Payment	1070	AQUATIC WEED CONTROL INC	Check for Vendor V00040	-1,087.00	-1,087.00	0.00
03/13/2026	Payment	1071	WM CORPORATE SERVICES, INC.	Check for Vendor V00044	-615.14	-615.14	0.00
03/13/2026	Payment	1072	BOCC	Check for Vendor V00035	-316.84	-316.84	0.00
03/17/2026	Payment	300102	ADP, INC	Inv: 030626-1870	-20.40	-20.40	0.00
03/18/2026	Payment	1073	INFRAMARK LLC	Check for Vendor V00031	-179.39	-179.39	0.00
03/23/2026	Payment	1074	BOCC	Check for Vendor V00035	-659.08	-659.08	0.00
03/23/2026	Payment	1075	STRALEY ROBIN VERICKER	Check for Vendor V00020	-1,237.50	-1,237.50	0.00
03/27/2026	Payment	1076	ELI PREMIER SERVICES LLC	Check for Vendor V00088	-570.00	-570.00	0.00
03/06/2026		JE001140	Payroll Services	ADP Payroll Fees 260306	-20.40	-20.40	0.00
Total Checks					-56,415.85	-56,415.85	0.00

Adjustments**Total Adjustments****Outstanding Checks**

03/26/2026	Payment	300103	TECO	Inv: 031926-66985-ACH			-3,590.30
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Total Outstanding Checks

-3,590.30

Outstanding Deposits**Total Outstanding Deposits**

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1062	03/06/26	BLUE LIFE POOL SERVICE LLC	22649	March 2026- Pool service	Pool Maintenance - Contract	534078-53908	\$1,260.00
001	1063	03/06/26	COMPLETE I.T. CORP	19373	March 2026- Complete IT	Website Compliance	534397-51301	\$99.00
001	1064	03/06/26	DOWN TO EARTH	168682	March 2026- Landscape Contract	Landscape Maintenance - Contract	546300-53908	\$8,874.33
001	1065	03/06/26	GRAU AND ASSOCIATES	28730	March 2026- Arbitrage - Series	Auditing Services	532002-51301	\$500.00
001	1066	03/06/26	INFRAMARK LLC	173021	March 2026- Management Fees	Accounting Services	532001-51301	\$375.00
001	1066	03/06/26	INFRAMARK LLC	173021	March 2026- Management Fees	Disclosure Report	531142-51301	\$600.00
001	1066	03/06/26	INFRAMARK LLC	173021	March 2026- Management Fees	District Manager	531150-51301	\$3,000.00
001	1066	03/06/26	INFRAMARK LLC	173021	March 2026- Management Fees	ProfServ-Field Management	531016-53908	\$1,000.00
001	1066	03/06/26	INFRAMARK LLC	173021	March 2026- Management Fees	ProfServ-Field Management	531016-57202	\$2,388.17
001	1066	03/06/26	INFRAMARK LLC	173021	March 2026- Management Fees	Website Administration	549936-51301	\$250.00
001	1066	03/06/26	INFRAMARK LLC	23	March 2026- Dog Park Gate Latch	R&M-Other Landscape	546036-53908	\$210.00
001	1066	03/06/26	INFRAMARK LLC	17	Feb 2026- Tree stake removal	R&M-Other Landscape	546036-53908	\$300.00
001	1067	03/06/26	SOUTHEAST WIRING SOLUTIONS INC	20283505	March 2026- ACCESS CONTROL MANAGEMENT	Security Monitoring Systems	534174-57202	\$119.89
001	1068	03/06/26	US BANK	8086295	Trustee Fees	ProfServ-Trustee Fees	531045-51301	\$4,256.13
001	1070	03/12/26	AQUATIC WEED CONTROL INC	1136962	March 2026- Aquatics	Contracts-Aquatic Control	534067-53908	\$1,087.00
001	1071	03/13/26	WM CORPORATE SERVICES, INC.	28-13540-53000A	MAR 2026-SERVICE	Garbage Dumpster - Rental/Collection	534098-53908	\$615.14
001	1072	03/13/26	BOCC	021326-0433	1/14-2/13- Water	Water - Waste	543018-53150	\$316.84
001	1073	03/18/26	INFRAMARK LLC	173894	Feb 2026- District Invoice	Website Administration	549936-51301	\$33.57
001	1073	03/18/26	INFRAMARK LLC	173894	Feb 2026- District Invoice	R&M-Clubhouse	546015-57202	\$129.36
001	1073	03/18/26	INFRAMARK LLC	173894	Feb 2026- District Invoice	Postage, Phone, Faxes, Copies	541024-51301	\$16.46
001	1074	03/23/26	BOCC	031626-9634760433	WATER 02/13/26-03/16/26	Water - Waste	543018-53150	\$659.08
001	1075	03/23/26	STRALEY ROBIN VERICKER	28057	Feb 2026- District Counsel	District Counsel	531146-51401	\$1,237.50
001	1076	03/27/26	ELI PREMIER SERVICES LLC	INV0075	March 2026- Cleaning Services	Contracts-Janitorial Services	534026-53908	\$570.00
001	300095	03/06/26	CHARTER COMMUNICATIONS	2543561021926-ACH	INTERNET 02/19/26-03/18/26	Amenity Internet	541036-53150	\$292.94
001	300096	03/11/26	TECO	021826-28939-ACH	ELECTRIC 01/14/26-02/12/26	Electric Utility Services	543041-53150	\$140.90
001	300097	03/11/26	TECO	021826-39324-ACH	ELECTRIC 01/14/26-02/12/26	Electric Utility Services	543041-53150	\$30.70
001	300098	03/11/26	TECO	021826-66985-ACH	ELECTRIC 01/14/26-02/12/26	Electric Utility Services	543041-53150	\$3,590.30
001	300099	03/11/26	TECO	021826-39725-ACH	ELECTRIC 01/14/26-02/12/26	Electric Utility Services	543041-53150	\$373.02
001	300100	03/11/26	TECO	021826-46983-ACH	ELECTRIC 01/14/26-02/12/26	Electric Utility Services	543041-53150	\$79.71
001	300101	03/11/26	TECO	021826-14244-ACH	ELECTRIC 01/14/26-02/12/26	Electric Utility Services	543041-53150	\$948.23
001	300102	03/17/26	ADP, INC	030626-1870	Feb 2026- Supervisor 1099s	Supervisor Fees	511100-51301	\$20.40
001	300103	03/26/26	TECO	031926-66985-ACH	ELECTRIC 02/13/26-03/13/26	Street Lights	543062-53150	\$3,590.30
Fund Total								\$36,963.97
SERIES 2020 DEBT SERVICE FUND - 200								
200	1069	03/10/26	BELMOND RESERVE CDD	03052026-765	SERIES 2020 AND 2023 FY26 TAX DIST ID 765	Cash in Transit	103200	\$5,718.90
Fund Total								\$5,718.90
SERIES 2023 DEBT SERVICE FUND - 201								
201	1069	03/10/26	BELMOND RESERVE CDD	03052026-765	SERIES 2020 AND 2023 FY26 TAX DIST ID 765	Cash in Transit	103200	\$125.83
Fund Total								\$125.83
Total Checks Paid								\$42,808.70

March 2026 Meeting

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
AQUATIC WEED CONTROL INC	3/1/2026	1136962	\$1,087.00			March 2026- Aquatics
BLUE LIFE POOL SERVICE LLC	3/1/2026	22649	\$1,260.00			March 2026- Pool service
CHARTER COMMUNICATIONS	2/19/2026	2543561021926-ACH	\$292.94			INTERNET
COMPLETE I.T. CORP	3/1/2026	19373	\$99.00			March 2026- Complete IT
DOWN TO EARTH	3/1/2026	168682	\$8,874.33			March 2026- Landscape Contract
ELI PREMIER SERVICES LLC	3/21/2026	INV0075	\$570.00			March 2026- Cleaning Services
INFRAMARK LLC	3/1/2026	173021	\$375.00			March 2026- Accounting Services
INFRAMARK LLC	3/1/2026	173021	\$600.00			March 2026- Dissemination Services
INFRAMARK LLC	3/1/2026	173021	\$3,000.00			March 2026- District Management
INFRAMARK LLC	3/1/2026	173021	\$1,000.00			March 2026- Field Management
INFRAMARK LLC	3/1/2026	173021	\$2,388.17		\$7,363.17	March 2026- Amenity Management
SOUTHEAST WIRING SOLUTIONS INC	3/1/2026	20283505	\$119.89			March 2026- ACCESS CONTROL MANAGEMENT
WM CORPORATE SERVICES, INC.	3/25/2026	0241225-2206-3	\$238.82			DUMPSTER RENTAL
Monthly Contract Subtotal			\$19,905.15			
Variable Contract						
INFRAMARK LLC	3/1/2026	173021	\$250.00			March 2026- Website Admin
Variable Contract Subtotal			\$250.00			
Utilities						
BOCC	3/16/2026	031626-9634760433	\$659.08			WATER
TECO	2/18/2026	021826-66985-ACH	\$3,590.30			ELECTRIC
TECO	2/18/2026	021826-46983-ACH	\$79.71			ELECTRIC
TECO	2/18/2026	021826-28939-ACH	\$140.90			ELECTRIC
TECO	2/18/2026	021826-39324-ACH	\$30.70			ELECTRIC
TECO	2/18/2026	021826-39725-ACH	\$373.02			ELECTRIC

March 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	2/18/2026	021826-14244-ACH	\$948.23			ELECTRIC
TECO	3/19/2026	031926-66985-ACH	\$3,590.30		\$8,753.16	STREETLIGHTING
WM CORPORATE SERVICES, INC.	2/25/2026	0233364-2206-0	\$615.14			DUMPSTER RENTAL
WM CORPORATE SERVICES, INC.	2/25/2026	28-13540-53000A	\$615.14		\$1,230.28	DUMPSTER RENTAL
Utilities Subtotal			\$10,642.52			
Regular Services						
ADP, INC	3/6/2026	030626-1870	\$20.40			Feb 2026- Supervisor 1099s
GRAU AND ASSOCIATES	3/2/2026	28730	\$500.00			March 2026- Arbitrage - Series
INFRAMARK LLC	3/3/2026	23	\$210.00			March 2026- Dog Park Gate Latch
INFRAMARK LLC	3/2/2026	17	\$300.00			Feb 2026- Tree stake removal
INFRAMARK LLC	3/13/2026	173894	\$33.57			Feb 2026- Domain Renewal
INFRAMARK LLC	3/13/2026	173894	\$129.36			Feb 2026- Office Supplies
INFRAMARK LLC	3/13/2026	173894	\$16.46	\$179.39	\$689.39	Feb 2026- Postage and Copies
STRALEY ROBIN VERICKER	3/18/2026	28057	\$1,237.50			Feb 2026- District Counsel
TRUSTED FIRE & SECURITY INC	3/25/2026	2358	\$349.50			March 2026- Access Control Issues
US BANK	2/25/2026	8086295	\$4,256.13			Trustee Fees
Regular Services Subtotal			\$7,052.92			
Additional Services						
BELMOND RESERVE CDD	3/5/2026	03052026-765	\$5,718.90			SERIES 2020 FY26 TAX DIST ID 765
BELMOND RESERVE CDD	3/5/2026	03052026-765	\$125.83	\$5,844.73	\$5,844.73	SERIES 2023 FY26 TAX DIST ID 765
Additional Services Subtotal			\$5,844.73			
TOTAL			\$43,695.32			



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
3/1/2026	1136962

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/31/2026

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

Thank you for your business.

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

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 13004 Willow grove drive Riverview, Fl 33579 Riverview, FL 33579 Estados Unidos

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22649	03/01/2026	\$1,260.00	03/31/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Hillsborough - Commercial	Regular Pool Service	1	1,200.00	1,200.00
CYA MAINTENANCE	CYA Fee per pool.	1	60.00	60.00

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

Pay invoice

February 19, 2026
 Invoice Number: 2543561021926
 Account Number: **8337 12 029 2543561**
 Security Code: **2252**
 Service At: 13004 WILLOW GROVE DR
 RIVERVIEW FL 33579-6876

Auto Pay Notice

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Contact Us

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

Summary *Service from 02/19/26 through 03/18/26
 details on following pages*

Previous Balance	274.90
Payments Received -Thank You!	-274.90
Remaining Balance	\$0.00
Spectrum Business™ TV	45.00
Spectrum Business™ Internet	180.00
Spectrum Business™ Voice	50.00
Other Charges	0.00
Taxes, Fees and Charges	17.94
Current Charges	\$292.94
<i>YOUR AUTO PAY WILL BE PROCESSED 03/06/26</i>	
Total Due by Auto Pay	\$292.94



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 02202026 NNNNNNNN 01 994612

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

February 19, 2026

BELMOND RESERVE CDD

Invoice Number: 2543561021926
 Account Number: 8337 12 029 2543561
 Service At: 13004 WILLOW GROVE DR
 RIVERVIEW FL 33579-6876

Total Due by Auto Pay **\$292.94**

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833712029254356100292946

Invoice Number: 2543561021926
 Account Number: 8337 12 029 2543561
 Security Code: 2252

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**
 8633 2390 DY RP 19 02202026 NNNNNNNN 01 994612

Charge Details

Previous Balance		274.90
One-time EFT Payment	02/06	-274.90
Remaining Balance		\$0.00

Payments received after 02/19/26 will appear on your next bill.

Service from 02/19/26 through 03/18/26

Spectrum Business™ TV

Spectrum Business TV Stream		45.00
		\$45.00

Spectrum Business™ TV Total **\$45.00**

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

Spectrum Business Voice		50.00
		\$50.00

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

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	\$0.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.41
Federal Universal Service Fund	3.82
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	12.23
Taxes, Fees and Charges Total	\$17.94

Current Charges **\$292.94**
Total Due by Auto Pay **\$292.94**

Billing Information

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

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

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

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

Continued on the next page....

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

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

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



BELMOND RESERVE CDD

Invoice Number: 2543561021926
Account Number: 8337 12 029 2543561
Security Code: **2252**

Contact Us

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

8633 2390 DY RP 19 02202026 NNNNNNNN 01 994612

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.

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

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

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

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

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

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

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

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



Invoice Number: 2543561021926
Account Number:: 8337 12 029 2543561
Security Code: **2252**

BELMOND RESERVE CDD



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 19 02202026 NNNNNNNN 01 994612



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 # 19373
 Invoice Date 03-01-26
Balance Due \$99.00

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

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



Down to Earth Landscape & Irrigation

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



Page 83
Invoice: #168682
March 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

3/1/2026

Date Due

3/31/2026

Terms

Net 30

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#135147 - Belmond Reserve CDD Contract (2026) March 2026				\$8,874.33

Billing Questions

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

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

To 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
Total	\$8,874.33
Credits/Payments	(\$0.00)
Balance Due	\$8,874.33

ELI PREMIER SERVICES LLC

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

INVOICE

INV0075

DATE

03/21/2026

DUE DATE

04/01/2026

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
TOTAL			\$570.00

Payment Info

PAYMENT INSTRUCTIONS
P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE
USD \$570.00

BY CHECK

ELI PREMIER SERVICES LLC

March cleaning service

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

Thank you!



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#	173021
CUSTOMER ID	C2276
PO#	

DATE	3/1/2026
NET TERMS	Due On Receipt
DUE DATE	3/1/2026

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: March 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	2,388.17		2,388.17
Website Maintenance / Admin	1	Ea	250.00		250.00
Subtotal					7,613.17

Subtotal	\$7,613.17
Tax	\$0.00
Total Due	\$7,613.17

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 # 20283505	Customer # PROJ-0108	Invoice Date 03/01/2026	Due Date 03/31/2026	Amount Due \$109.99	Amount Enclosed \$
------------------------------	--------------------------------	-----------------------------------	-------------------------------	-------------------------------	------------------------------

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 BELMOND RESERVE CDD	Customer # PROJ-0108	Invoice # 20283505	Invoice Date 03/01/2026	PO Number	Amount Due \$109.99
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Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13004 WILLOW GROVE DRIVE RIVERVIEW, FL			
ACCESS CONTROL MANAGEMENT, (03/01/2026 - 03/31/2026) :	1.00	119.89	119.89
SUBSCRIBER REMOTE ACCESS - \$59.95, SWS REMOTE ACCESS - \$59.95			

	Sub Total: 119.89 Total Sales Tax: 0.00 Invoice Total: 119.89 Payments/Credits Applied: (9.90) Invoice Amount Due: 109.99 Amount Due: \$109.99
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CONTACT US

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



Hillsborough County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	03/16/2026	04/06/2026

Summary of Account Charges

Previous Balance	\$316.84
Net Payments	\$0.00
Past Due Amount	\$316.84
Bill Adjustments	\$15.84
Total Account Charges	\$326.40

AMOUNT DUE	\$659.08
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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 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



ELECTRONIC PAYMENTS BY CHECK OR	
Automated Payment Line: (813) 307-1000	
Internet Payments: HCFL.gov/WaterBill	
Additional Information: HCFL.gov/Water	

****NOTICE** THIS BALANCE REFLECTS A PAST DUE AMOUNT THAT MUST BE PAID IMMEDIATELY TO AVOID DISCONNECTION. THE DUE DATE IS FOR CURRENT CHARGES ONLY.**



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 2,037 0
 C/O MERITUS DISTRICTS
 2005 PAN AM CIR SUITE 300
 TAMPA FL 33607-6008

DUE DATE	04/06/2026
Auto Pay Scheduled DO NOT PAY	



0096347604330 00000659086



Hillsborough County Florida

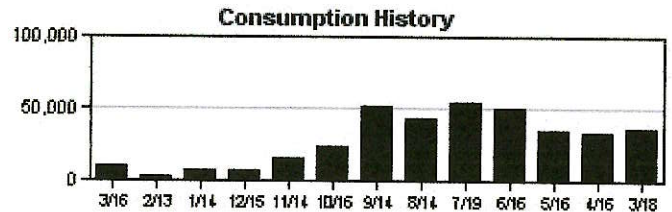
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	03/16/2026	04/06/2026

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	02/13/2026	1961572	03/16/2026	1971578	10006 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$30.22
Water Base Charge	\$46.04
Water Usage Charge	\$11.21
Late Payment Charge	\$3.45
Total Service Address Charges	\$97.46



Hillsborough County Florida

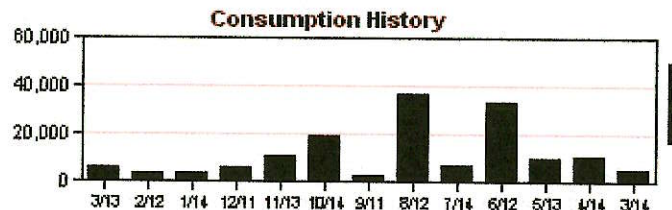
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	03/16/2026	04/06/2026

Service Address: 13047 WILLOW GROVE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	02/12/2026	4703	03/13/2026	4761	5800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$17.52
Water Base Charge	\$22.68
Water Usage Charge	\$6.50
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$41.01
Late Payment Charge	\$6.58
Total Service Address Charges	\$155.71





Hillsborough County Florida

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

9634760433

03/16/2026

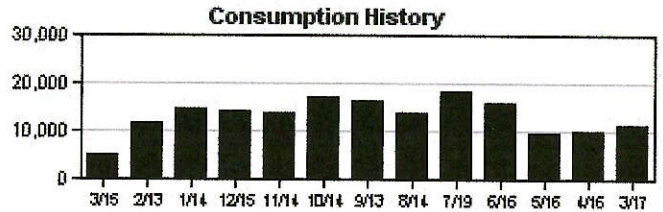
04/06/2026

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	02/13/2026	1742681	03/15/2026	1747732	5051 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$15.25
Water Base Charge	\$55.81
Water Usage Charge	\$5.66
Late Payment Charge	\$5.81
Total Service Address Charges	\$89.07





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

Amount Due: \$3,590.30

Due Date: March 11, 2026
Account #: 221008266985

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

Account Summary

Current Service Period: January 14, 2026 - February 12, 2026

Previous Amount Due	\$3,590.30
Payment(s) Received Since Last Statement	-\$3,590.30
Current Month's Charges	\$3,590.30

Amount Due by March 11, 2026 \$3,590.30

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



Scan here to view your account online.



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

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

Account #: 221008266985

Due Date: March 11, 2026

Amount Due: \$3,590.30

Payment Amount: \$ _____

639038884168

Your account will be drafted on 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 to enroll now.

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

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

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

00000007-0000146-Page 15 of 30



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

Account #: 221008266985
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.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
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
Lighting Charges		\$3,590.30

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

Ways To Pay Your Bill



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



In-Person
Find list of Payment Agents at TampaElectric.com



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



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



Phone
Toll Free: **866-689-6469**

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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

Amount Due: \$79.71

Due Date: March 11, 2026
Account #: 221008446983

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

Your Energy Insight

- Your average daily kWh used was **57.14% lower** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



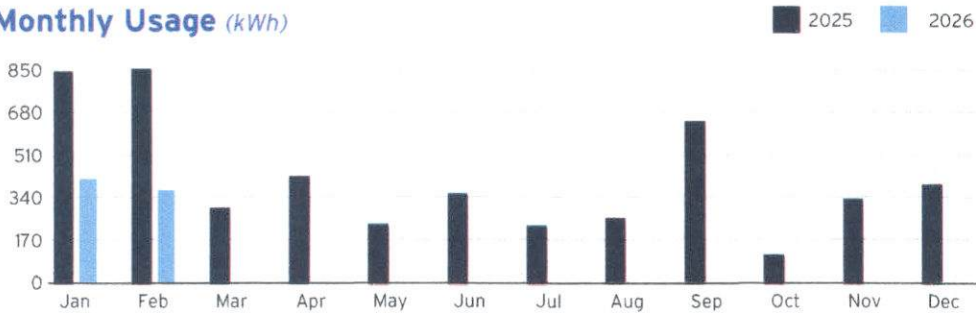
Account Summary

Current Service Period: January 14, 2026 - February 12, 2026	
Previous Amount Due	\$89.05
Payment(s) Received Since Last Statement	-\$89.05
Current Month's Charges	\$79.71
Amount Due by March 11, 2026	\$79.71

Scan here to view your account online.

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

Monthly Usage (kWh)



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

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



Account #: 221008446983
Due Date: March 11, 2026

Pay your bill online at TampaElectric.com
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Amount Due: \$79.71

Payment Amount: \$ _____

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672372025969

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.



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

Account #: 221008446983
Statement Date: February 18, 2026
Charges Due: March 11, 2026

Meter Read

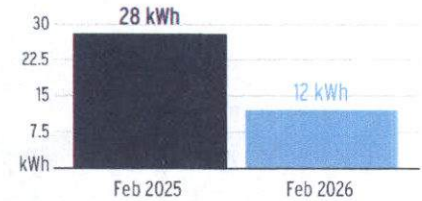
Service Period: Jan 14, 2026 - Feb 12, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852710	02/12/2026	34,139	33,773	366 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	366 kWh @ \$0.09202/kWh	\$33.68
Fuel Charge	366 kWh @ \$0.03516/kWh	\$12.87
Storm Protection Charge	366 kWh @ \$0.00568/kWh	\$2.08
Clean Energy Transition Mechanism	366 kWh @ \$0.00418/kWh	\$1.53
Storm Surcharge	366 kWh @ \$0.02121/kWh	\$7.76
Florida Gross Receipt Tax		\$1.99
Electric Service Cost		\$79.71

Avg kWh Used Per Day



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.

Total Current Month's Charges \$79.71

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Ways To Pay Your Bill

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

Contact Us

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

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

Amount Due: \$140.90

Due Date: March 11, 2026
Account #: 221008528939

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


Account Summary

Current Service Period: January 14, 2026 - February 12, 2026	
Previous Amount Due	\$476.15
Payment(s) Received Since Last Statement	-\$476.15
Current Month's Charges	\$140.90
Amount Due by March 11, 2026	\$140.90

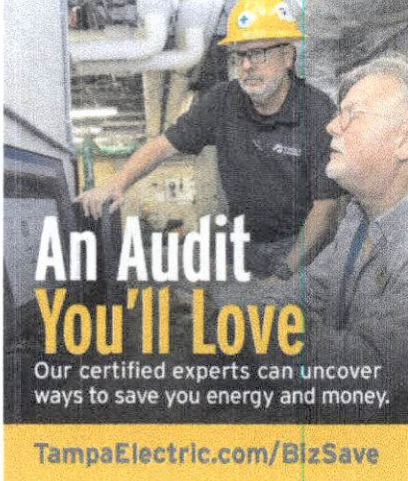
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **10.71% lower** than the same period last year.
- Your average daily kWh used was **70.59% lower** than it was in your previous period.

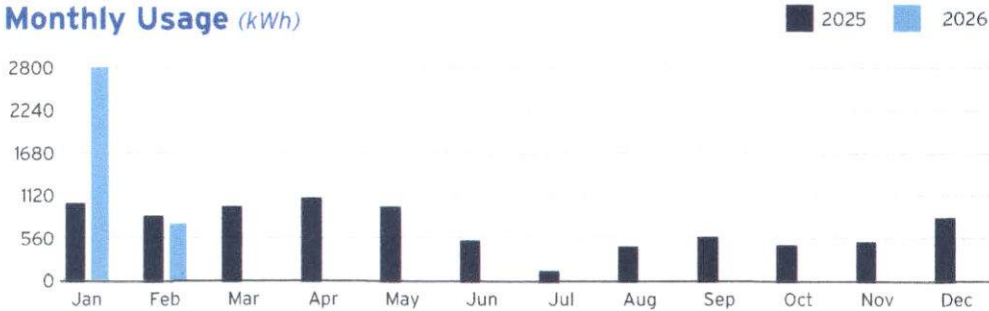


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Monthly Usage (kWh)



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FEB 23 2026

Account #: 221008528939
Due Date: March 11, 2026

Amount Due: \$140.90

Payment Amount: \$ _____

672372025972

Your account will be drafted on March 11, 2026

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

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

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

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

Account #: 221008528939
Statement Date: February 18, 2026
Charges Due: March 11, 2026

Meter Read

Meter Location: WELL

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

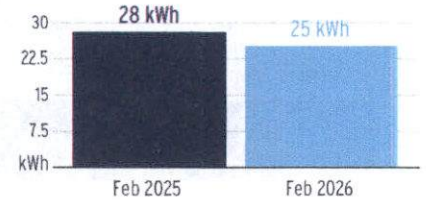
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000551211	02/12/2026	53,413	52,670	743 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	743 kWh @ \$0.09202/kWh	\$68.37
Fuel Charge	743 kWh @ \$0.03516/kWh	\$26.12
Storm Protection Charge	743 kWh @ \$0.00568/kWh	\$4.22
Clean Energy Transition Mechanism	743 kWh @ \$0.00418/kWh	\$3.11
Storm Surcharge	743 kWh @ \$0.02121/kWh	\$15.76
Florida Gross Receipt Tax		\$3.52
Electric Service Cost		\$140.90

Avg kWh Used Per Day



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.

Total Current Month's Charges \$140.90

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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

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- Phone:**
Commercial Customer Care:
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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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Amount Due: \$30.70

Due Date: March 11, 2026
Account #: 221008539324

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

Account Summary


Current Service Period: January 14, 2026 - February 12, 2026


Previous Amount Due	\$33.87
Payment(s) Received Since Last Statement	-\$33.87
Current Month's Charges	\$30.70

Amount Due by March 11, 2026 \$30.70

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

Your Energy Insight

 Your average daily kWh used was **0% higher** than the same period last year.

 Your average daily kWh used was **0% higher** than it was in your previous period.

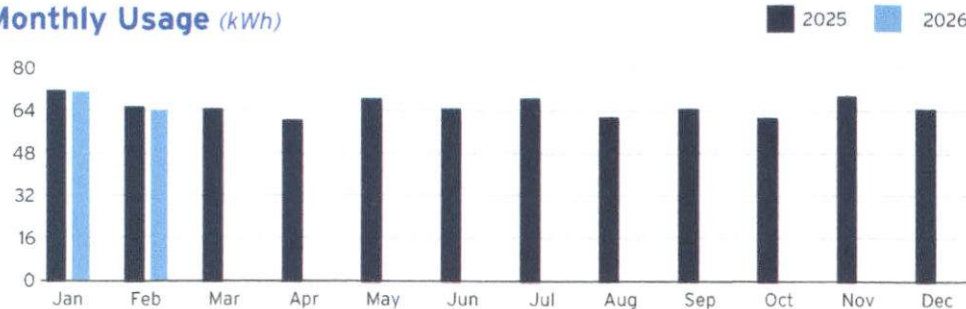


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Monthly Usage (kWh)



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

Account #: 221008539324

Due Date: March 11, 2026

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Amount Due: \$30.70

Payment Amount: \$ _____

672372025973

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.



Service For:
13207 RHODINE RD
RIVERVIEW, FL 33579

Account #: 221008539324
Statement Date: February 18, 2026
Charges Due: March 11, 2026

Meter Read

Meter Location: ENTRY

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

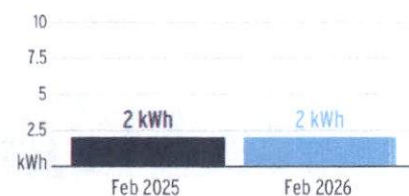
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000337420	02/12/2026	2,596	2,532		64 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	64 kWh @ \$0.09202/kWh	\$5.89
Fuel Charge	64 kWh @ \$0.03516/kWh	\$2.25
Storm Protection Charge	64 kWh @ \$0.00568/kWh	\$0.36
Clean Energy Transition Mechanism	64 kWh @ \$0.00418/kWh	\$0.27
Storm Surcharge	64 kWh @ \$0.02121/kWh	\$1.36
Florida Gross Receipt Tax		\$0.77
Electric Service Cost		\$30.70

Avg kWh Used Per Day



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.

Total Current Month's Charges \$30.70

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

Ways To Pay Your Bill

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- Mail A Check**
Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
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- Phone**
Toll Free: **866-689-6469**

Contact Us

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

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

Amount Due: \$373.02

Due Date: March 11, 2026
Account #: 221008339725

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

Account Summary

Current Service Period: January 14, 2026 - February 12, 2026

Previous Amount Due	\$373.02
Payment(s) Received Since Last Statement	-\$373.02
Current Month's Charges	\$373.02

Amount Due by March 11, 2026 \$373.02

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



Scan here to view your account online.



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

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

Account #: 221008339725

Due Date: March 11, 2026

Amount Due: \$373.02

Payment Amount: \$ _____

639038884169

Your account will be drafted on March 11, 2026



Pay your bill online at TampaElectric.com

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

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

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

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

Account #: 221008339725
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.



Electric Charges

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

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

Lighting Charges

\$373.02

Total Current Month's Charges

\$373.02

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Ways To Pay Your Bill



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In-Person

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Mail A Check

Payments:
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Credit or Debit Card

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



Phone

Toll Free: **866-689-6469**

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7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

All Other

Correspondences:

Tampa Electric
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Amount Due: \$948.23

Due Date: March 11, 2026
Account #: 221008514244

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

Your Energy Insight



Your average daily kWh used was **3.05% lower** than the same period last year.



Your average daily kWh used was **8.52% higher** than it was in your previous period.

Account Summary

Current Service Period: January 14, 2026 - February 12, 2026

Previous Amount Due	\$964.05
Payment(s) Received Since Last Statement	-\$964.05

Current Month's Charges **\$948.23**

Amount Due by March 11, 2026 **\$948.23**

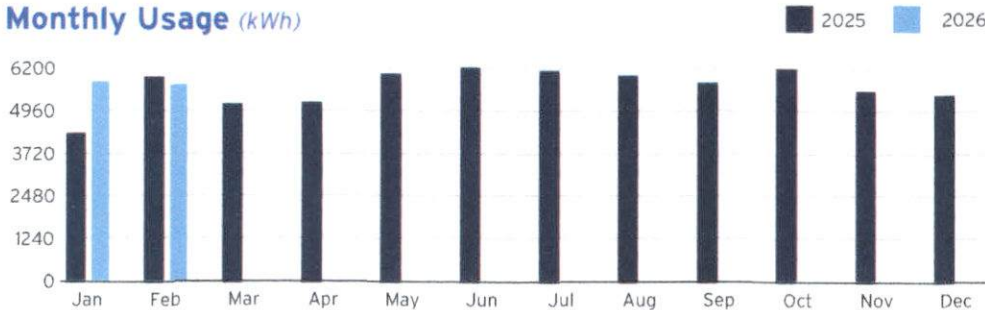
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

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Monthly Usage (kWh)



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

Account #: 221008514244

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 to enroll now.

Amount Due: \$948.23

Payment Amount: \$ _____

672372025970

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.



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

Account #: 221008514244
Statement Date: February 18, 2026
Charges Due: March 11, 2026

Meter Read

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

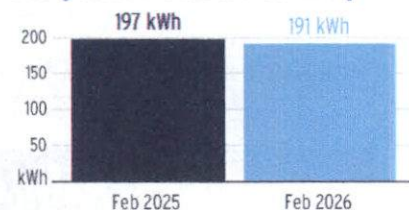
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000838830	02/12/2026	76,309	70,592	5,717 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	5,717 kWh @ \$0.09202/kWh	\$526.08
Fuel Charge	5,717 kWh @ \$0.03516/kWh	\$201.01
Storm Protection Charge	5,717 kWh @ \$0.00568/kWh	\$32.47
Clean Energy Transition Mechanism	5,717 kWh @ \$0.00418/kWh	\$23.90
Storm Surcharge	5,717 kWh @ \$0.02121/kWh	\$121.26
Florida Gross Receipt Tax		\$23.71
Electric Service Cost		\$948.23

Avg kWh Used Per Day



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.

Total Current Month's Charges

\$948.23

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Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

Contact Us

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

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

00000007-0000152-Page 28 of 30



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

Amount Due: \$3,590.30
Due Date: April 09, 2026
Account #: 221008266985

DO NOT PAY. Your account will be drafted on April 09, 2026



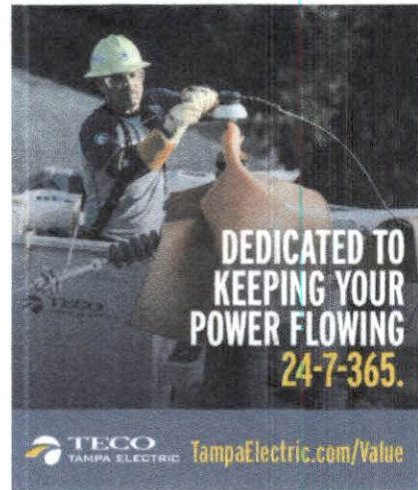
Account Summary

Current Service Period: February 13, 2026 - March 13, 2026	
Previous Amount Due	\$3,590.30
Payment(s) Received Since Last Statement	-\$3,590.30
Current Month's Charges	\$3,590.30
Amount Due by April 09, 2026	\$3,590.30

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



Scan here to view your account online.



00000009-0000210-Page 3 of 30

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



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

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



Account #: 221008266985
Due Date: April 09, 2026
Amount Due: \$3,590.30
Payment Amount: \$ _____

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

613113053989

Your account will be drafted on April 09, 2026

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

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

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



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

Account #: 221008266985
Statement Date: March 19, 2026
Charges Due: April 09, 2026

Service Period: Feb 13, 2026 - Mar 13, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
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
Lighting Charges		\$3,590.30

Total Current Month's Charges \$3,590.30

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

00000009-0000210-Page 4 of 30

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

Ways To Pay Your Bill

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

Contact Us

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

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:

28-13540-53000

Customer Name:

BELMOND RESERVE

Service Period:

03/01/26-03/31/26

Invoice Date:

02/25/2026

Invoice Number:

0233364-2206-0

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Mar 27, 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

\$845.09

If payment is received after 03/27/2026: **\$ 869.09**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
479.95		0.00		(125.00)		490.14		845.09

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	03/01/26		1.00	32.00
Disposal 4 Yard Dumpster 1X Week	03/01/26		1.00	108.51
4 Yard Dumpster 1X Week	03/01/26		1.00	339.44
Late Payment Charge for 12/29/2025 Invoice 217287	01/28/26			10.19
Total Current Charges				490.14

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



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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
02/25/2026	0233364-2206-0	28-13540-53000
Payment Terms		Amount
Total Due by 03/27/2026	\$845.09	
If Received after 03/27/2026	\$869.09	

2206000281354053000002333640000004901400000084509 4

I0290C52

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

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



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



Online
Use wm.com for quick and easy payments



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

HOW TO READ YOUR INVOICE

How to Contact Us Visit wm.com/MyWM <small>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.</small>		Your Payment Is Due 10/25/2022 <small>If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.25% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.</small>		Your Total Due \$123.45 <small>If payment is received after 10/25/2022: \$128.45</small>				
Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

DETAILS OF SERVICE

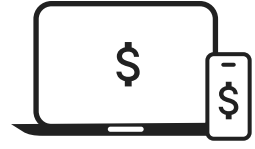
Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106 2627 Customer ID: 21-51809-22222

Description	Date	Ticket	Quantity	Amount
35 Gallon Toner	10/01/2022		1.00	88.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				123.45
Total Current Charges				123.45

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

New Payment Platform

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



Expanded payment options.

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

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

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

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



INVOICE

Customer ID:

28-13540-53000

Customer Name:

BELMOND RESERVE

Service Period:

03/01/26-03/31/26

Invoice Date:

02/25/2026

Invoice Number:

0233364-2206-0

How to Contact Us

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Customer Service: (813) 621-3055

Your Payment is Due

Mar 27, 2026

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Belmond Reserve, 13004 Willow Grove Dr, Riverview FL 33579-6876

Description	Date	Ticket	Quantity	Amount
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 WM - TAMPA
 PO BOX 3020
 MONROE, WI 53566-8320
 (813) 621-3055
 (800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
02/25/2026	0233364-2206-0	28-13540-53000
Payment Terms	Total Due	Amount
Total Due by 03/27/2026	\$845.09	
If Received after 03/27/2026	\$869.09	

2206000281354053000002333640000004901400000084509 4

I0290C52

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

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Use wm.com for quick and easy payments



By Phone
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Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

DETAILS OF SERVICE					
Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106 2627			Customer ID: 21-51809-22222		
Description	Date	Ticket	Quantity	Amount	
35 Gallon Toner	10/01/22		1.00	88.00	
MN STATE SOLID WASTE TAX 9.75%				25.45	
COUNTY ENVIRONMENTAL CHARGE				10.00	
Total Current Charges				123.45	

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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).

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

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



ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 715470437
Advice of Debit Date	: 03/06/2026
Advice of Debit Due Date	: 03/13/2026
Total Debited This Invoice	: \$20.40

0006313 01 MB 0.672 01 TR 00026 R2BDDC11 000000



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

Inquiries

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

CURRENT CHARGES

ADP PAYROLL SERVICES	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 0062-10-PFB					
Processing Charges for Period Ending Date: 02/03/2026					
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes: Enhanced Payroll Delivery	1	\$10.00 each		\$10.00	

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

Total Debited \$20.40

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.
 This amount will be processed for debit from your account # XXXXXX2907 on 03/13/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

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. 28730
 Date 03/02/2026

SERVICE	AMOUNT
FYE09/30/2026	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.



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

Dog park gate latch

Invoice #23	
Issued	Mar 03, 2026
Due	Apr 02, 2026
Total	\$210.00

Product/Service	Description	Qty.	Unit Price	Total
Mar 03, 2026				
Labor and Material	New heavy duty gate latch and installation at dog park	1	\$210.00	\$210.00

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

Total **\$210.00**



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

Invoice #17	
Issued	Mar 02, 2026
Due	Apr 01, 2026
Total	\$300.00
Account Balance	\$300.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Feb 27, 2026				
Tree stakes	Tree stakes need to be removed throughout the community Price includes labor and disposal charge	4	\$75.00	\$300.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	\$300.00
Account balance	\$300.00



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

173894

DATE

3/13/2026

CUSTOMER ID

C2276

NET TERMS

Due On Receipt

PO#

DUE DATE

3/13/2026

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: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 1-21-26 DNH*GODADDY : domain renewal: \$33.57. Samantha Zanoni Amazon Charges \$129.36	1	Ea	162.93		162.93
B/W Copies	16	Ea	0.15		2.40
Postage	19	Ea	0.74		14.06
Subtotal					179.39

Subtotal	\$179.39
Tax	\$0.00
Total Due	\$179.39

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.



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

8086295



000000946 02 SP 106481758422534 P

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





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

Invoice Number: 8086295
Account Number: 222960000
Invoice Date: 02/25/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

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

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2023(ASSESSMENT AREA TWO) REVENUE FUND**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

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

**BELMOND RESERVE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2023(ASSESSMENT AREA TWO) REVENUE
FUND**

Invoice Number: 8086295
Account Number: 222960000
Current Due: \$4,256.13

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

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 222960000
Invoice # 8086295
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 8086295
 Invoice Date: 02/25/2026
 Account Number: 222960000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

**BELMOND RESERVE COMMUNITY DEVELOPMENT
 DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
 SERIES 2023(ASSESSMENT AREA TWO) REVENUE
 FUND**

Accounts Included 222960000 222960001 222960002 222960003 222960004
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 02/01/2026 - 01/31/2027				\$3,950.00
Incidental Expenses 02/01/2026 to 01/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



BELMOND RESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 3/5/2026

Check Total	<u>\$5,844.73</u>
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Check Amount \$5,718.90

Payable To Belmond Reserve CDD

Check Description Series 2020 - FY26 Tax Dist. ID 765 03/05/2026

Code: 200.103200.1000

Check Amount \$125.83

Payable To Belmond Reserve CDD

Check Description Series 2023 - FY26 Tax Dist. ID 765 03/05/2026

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

2026

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	110%
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 Operations Revenue, Occupied Units	Raw Numbers 2020 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue			
11/7/2025	12,016.02	5,626.41	6,252.05	137.56	-	748 11/07/2025	1940
11/14/2025	19,853.25	9,296.13	10,329.83	227.29	-	749 11/14/2025	1941
11/21/2025	19,316.57	9,044.84	10,050.59	221.14	-	750 11/21/2025	1942
12/3/2025	71,616.32	33,533.79	37,262.64	819.89	-	751 12/03/2025	1943
11/3/2025	7,515.37	3,519.01	3,910.32	86.04	-	Excess Fees 11/03/2025	1959
12/5/2025	1,028,479.54	481,577.63	535,127.45	11,774.46	-	753 12/05/2025	1958
12/19/2025	631.60	295.74	328.63	7.23	-	755 12/19/2025	1025
1/6/2026	29,431.40	13,781.03	15,313.43	336.94	-	758 01/06/2026	1029
2/4/2026	10,141.48	4,748.67	5,276.71	116.10	-	761 02/04/2026	
3/5/2026	10,991.34	5,146.61	5,718.90	125.83	-	765 03/05/2026	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
TOTAL	1,209,992.89	566,569.86	629,570.53				
Net Total on Roll	1,099,020.83						
Collection Surplus / (Deficit)	110,972.06						