



# *Belmond Reserve Community Development District*

**June 2, 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 Schroepel, Assistant Secretary

## District Staff

Samantha Zanoni, District Manager  
Cari Allen Webster, District Counsel  
Tyson Waag, District Engineer  
Christy Fowler, Field Services  
Sonia Rowley, District Accountant  
Tabitha Blackwelder, Administrative Assistant

## Regular Meeting Agenda Tuesday, June 2, 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**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 222 755 103 749 5

Passcode: Kd9dj9BB

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. Call to Order and Roll Call
2. Motion to approve the agenda
3. Public Comments

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

### 4. Business Items

- A. Consideration of Romaner Graphics Office Interior Painting Proposal.....Page 3
- B. Consideration of American GroundPro Playground Mulch Proposal #6220.....Page 4

### 5. Consent Agenda

- A. Consideration of May 5, 2026, Meeting Minutes.....Page 5
- B. Acceptance of April 2026 Financial Statements .....Page 9
- C. Consideration of April 2026 Check Register .....Page 18
- D. Consideration of April 2026 O&M Report .....Page 20

### 6. Staff Reports

- A. Aquatics Report.....Page 70
- B. Landscape
- C. Field Inspection Report .....Page 72
- D. District Engineer
- E. District Counsel
  - i. Review of District Counsel's Audit Response Letter FY2025.....Page 79
- F. District Manager

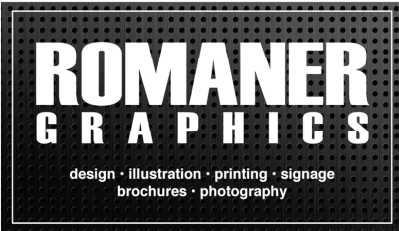
### 7. Supervisor Request

### 8. Public Comments

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

### 9. Adjournment

*The next meeting is scheduled for Tuesday, July 7, 2026, at 11:00 a.m..*



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

# JOB ESTIMATE

TO: \_\_\_\_\_  
 COMPANY NAME: Belmond Reserve  
 DATE: 5/7/26

QUOTE: Belmond Reserve Clubhouse / Office Interior painting:

Fill voids, fill cracks in drywall, texture cracks and flat areas on walls.  
 Provide all materials and paint.

TOTAL: \$2,100.00

Thank You: Romaner Graphics

**EZ Mulch now American GroundPro**

PO Box 550512  
 Jacksonville, FL 32255 US  
 +19042545366  
 AR@americangroundpro.com

**Estimate**



ADDRESS
Inframark 630 Kingsley Ave. Suite B Orange Park, FL 32073

SHIP TO
Belmond Reserve Playground 13004 Willow Grove Dr Riverview, FL 33579

ESTIMATE #	DATE
6220	05/18/2026

**PROJECT STATUS**

4 Pending

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	<b>Playground Chips - TPA</b>	Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 65 yards.  Belmond Reserve Playground 13004 Willow Grove Dr Riverview, FL 33579  Christy Fowler - 813.499.8725 Cfowler@Inframark.com	3,575.00
	<b>Fuel Surcharge</b>	Fuel surcharge of \$0.71 per yard.	46.15

**TOTAL**

**\$3,621.15**

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@AmericanGroundPro.com. Thank you for the opportunity to bid your project. We look forward to working with you soon!

Payment is required in advance to secure your installation date unless a completed customer packet has been submitted and credit terms have been approved.

Please note that there is a 3% surcharge on all credit card payments. All estimates are valid for 90days.

Accepted By

Accepted Date

**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, May 5, 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	Demetrious Britt	Chairperson ( <i>via phone</i> )
7	Will McPherson	Vice Chairperson
8	Zebadiah Rabsatt	Assistant Secretary
9	Mark Schroepel	Assistant Secretary ( <i>via phone</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 Legal ( <i>via phone</i> )
15	Tyson Waag	District Engineer, Stantec ( <i>via phone</i> )
16	Christy Fowler	Field Service, Inframark
17	Chris Labenz	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 Ms. Hughes, seconded by Mr. McPherson, with all in favor, 29 the motion to approve the meeting agenda for May 5, 2026, carried. 5-0
--

30

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

32 The Board received comments from the audience regarding the front entry enhancement concerns  
33 and the difference between HOA and CDD services and responsibilities.

34

35

36 **FOURTH ORDER OF BUSINESS**

**Staff Reports**

37 **A. Aquatics Report**

38 The Board reviewed the aquatics report and would like confirmation of the aquatic vendor’s onsite  
39 schedule. The Board had no further questions.

40

41 **i. Consideration of First Choice Aquatic Weed Management Service Agreement**  
42 **Proposal**

43 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,  
44 the motion to approve the First Choice Aquatic Weed Management Service  
45 Agreement in the amount of \$1,087 per month carried. 5-0

46

47 **ii. Consideration of AWC, Inc. Service Agreement Proposal with Trash Pickup**

48 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the  
49 motion to approve the AWC Service Agreement with Trash Pickup for the  
50 additional amount of \$150 per month carried. 5-0

51

52 **B. Landscape**

53 Mr. Labenz, a representative with DTE, presented the landscape report. He advised the Board and  
54 residents, due to the drought and water restrictions, now is not the best time for any landscape  
55 enhancements. Mr. Labenz advised the Board that DTE will include dog waste station cleanup in their  
56 landscape contract at no additional cost.

57 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the  
58 motion to cancel the current dog waste station contract and have DTE service  
59 going forward carried. 5-0

60

61 **C. Field Inspection Report**

62 Ms. Fowler reviewed the field inspection report with the Board and requested a sod barrier to prevent  
63 mulch from getting on the sidewalks.

64 Discussion ensued regarding the front entry sign repairs.

65 On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the  
66 motion to set an NTE of \$2,000 for the entry sign repairs carried. 5-0

67

68

69 **D. District Engineer**

70 Mr. Waag provided the Board with an update on pond erosion regarding aquatic plants and no  
71 mow zones.

72  
73 **E. District Counsel**

74 Ms. Webster had no updates for the Board.

75  
76 **F. District Manager**

77 **i. Number of Registered Voters (578)**

78 Ms. Zanoni reviewed with the Board the number of registered voters in the District.

79  
80 **ii. Discussion of FIA Risk Management for District Volunteers**

81 Ms. Zanoni reviewed the volunteer insurance with the Board. The Board agreed to have this as a  
82 budget line item on the fiscal year 2027 budget.

83  
84 **FIFTH ORDER OF BUSINESS**

**Business Items**

85 **A. Consideration of Resolution 2026-03; Approving FY2026-2027 Budget and Setting Public**  
86 **Hearing**

87 **i. Exhibit A – FY2026-2027 Proposed Budget**

88 On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor,  
89 the motion to adopt Resolution 2026-03; Approving FY2026-2027 Proposed  
90 Budget and Setting Public Hearing carried. 5-0

91  
92 **B. Discussion of FY2026-2027 Proposed Budget**

93 Discussion ensued regarding the FY2026-2027 budget.

94  
95 **SIXTH ORDER OF BUSINESS**

**Business Administration**

96 **A. Consideration of Minutes from the Meeting Held on April 7, 2026**

97 On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor, the  
98 motion to approve April 7, 2026, Meeting Minutes carried. 5-0

99

100 **B. Acceptance of March 2026 Financial Statements**

101 The Board accepted the March 2026 Financial Statements as presented.

102

103 **C. Consideration of March 2026 Check Register**

104 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,  
105 the motion to approve the March 2026 Check Register carried. 5-0

106

107 **D. Consideration of March 2026 O&M Report**

108 On MOTION by Mr. Rabsatt, seconded by Mr. Britt, with all in favor, the  
109 motion to approve the March 2026 O&M Report carried. 5-0

110

111 **SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

112 Mr. Schroepel requested an updated photo from the District Engineer regarding District overview  
113 shown on page 15 of the agenda package.

114 Ms. Hughes requested payments be made on time. The late payments are reflected on page 88 of the  
115 agenda package.

116

117 **EIGHTH ORDER OF BUSINESS**

**Audience Comments**

118 A resident inquired what insurance is the deductible is for.

119

120 **NINTH ORDER OF BUSINESS**

**Adjournment**

121 On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor,  
122 the meeting was adjourned at 12:42 pm. 5-0

123

124

125

126

127 \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_   
Chairperson / Vice Chairperson

***Belmond Reserve  
Community  
Development  
District***

***Financial Report***

***April 30, 2026***

**CLEAR PARTNERSHIPS**



**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2026

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2020 DEBT SERVICE FUND</b>	<b>SERIES 2023 DEBT SERVICE FUND</b>	<b>GENERAL FIXED ASSET FUND</b>	<b>GENERAL LONG TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 90,837	\$ -	\$ -	\$ -	\$ -	\$ 90,837
Cash In Bank	68,617	-	-	-	-	68,617
Accounts Receivable - Off Roll Billing	13,909	-	16,185	-	-	30,094
Investments:						
Money Market Account	151,879	-	-	-	-	151,879
Acquisition & Construction Account	-	880	-	-	-	880
Prepayment Account	-	3,580	63	-	-	3,643
Reserve Fund	-	296,353	17,461	-	-	313,814
Revenue Fund	-	715,625	49,906	-	-	765,531
Fixed Assets						
Construction Work In Process	-	-	-	6,900,655	-	6,900,655
Amount Avail In Debt Services	-	-	-	-	1,016,438	1,016,438
Amount To Be Provided	-	-	-	-	8,593,562	8,593,562
<b>TOTAL ASSETS</b>	<b>\$ 325,242</b>	<b>\$ 1,016,438</b>	<b>\$ 83,615</b>	<b>\$ 6,900,655</b>	<b>\$ 9,610,000</b>	<b>\$ 17,935,950</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 24,834	\$ -	\$ -	\$ -	\$ -	\$ 24,834
Accrued Expenses	99	-	-	-	-	99
Bonds Payable	-	-	-	-	9,610,000	9,610,000
<b>TOTAL LIABILITIES</b>	<b>24,933</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,610,000</b>	<b>9,634,933</b>
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	1,016,438	83,615	-	-	1,100,053
Unassigned:	300,309	-	-	6,900,655	-	7,200,964
<b>TOTAL FUND BALANCES</b>	<b>300,309</b>	<b>1,016,438</b>	<b>83,615</b>	<b>6,900,655</b>	<b>-</b>	<b>8,301,017</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 325,242</b>	<b>\$ 1,016,438</b>	<b>\$ 83,615</b>	<b>\$ 6,900,655</b>	<b>\$ 9,610,000</b>	<b>\$ 17,935,950</b>

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,122	\$ 5,122	0.00%
Interest - Tax Collector	-	1,148	1,148	0.00%
Rental Income	-	750	750	0.00%
Special Assmnts- Tax Collector	501,222	575,795	74,573	114.88%
Special Assmnts- CDD Collected	50,202	13,909	(36,293)	27.71%
Other Miscellaneous Revenues	-	225	225	0.00%
<b>TOTAL REVENUES</b>	<b>551,424</b>	<b>596,949</b>	<b>45,525</b>	<b>108.26%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	4,620	7,380	38.50%
ProfServ-Trustee Fees	4,500	8,512	(4,012)	189.16%
Disclosure Report	8,200	4,200	4,000	51.22%
District Counsel	10,000	5,600	4,400	56.00%
District Engineer	4,000	2,776	1,224	69.40%
District Manager	36,000	21,000	15,000	58.33%
Accounting Services	4,500	2,625	1,875	58.33%
Auditing Services	6,400	4,350	2,050	67.97%
Website Compliance	1,500	594	906	39.60%
Postage, Phone, Faxes, Copies	250	93	157	37.20%
General Liability	3,812	3,591	221	94.20%
Public Officials Insurance	3,120	2,939	181	94.20%
Property & Casualty Insurance	18,100	18,497	(397)	102.19%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	545	1,955	21.80%
Supervisor Email Accounts	1,200	99	1,101	8.25%
Bank Fees	250	1,291	(1,041)	516.40%
Payroll Services	-	841	(841)	0.00%
Key Card Distribution	250	-	250	0.00%
Website Administration	3,000	1,534	1,466	51.13%
Dues, Licenses, Subscriptions	200	175	25	87.50%
<b>Total Administration</b>	<b>122,282</b>	<b>83,882</b>	<b>38,400</b>	<b>68.60%</b>
<b><u>Utility Services</u></b>				
Amenity Internet	2,400	2,011	389	83.79%
Water - Waste	10,000	2,758	7,242	27.58%
Electric Utility Services	7,000	11,966	(4,966)	170.94%
Street Lights	65,000	32,586	32,414	50.13%
<b>Total Utility Services</b>	<b>84,400</b>	<b>49,321</b>	<b>35,079</b>	<b>58.44%</b>

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>Other Physical Environment</u></b>				
ProfServ-Field Management	12,000	7,000	5,000	58.33%
Waterway Management	5,000	-	5,000	0.00%
Contracts-Janitorial Services	6,500	4,040	2,460	62.15%
Contracts-Aquatic Control	13,200	7,609	5,591	57.64%
Pool Maintenance - Contract	15,000	10,100	4,900	67.33%
Garbage Dumpster - Rental/Collection	3,500	2,668	832	76.23%
R&M-Other Landscape	25,000	15,491	9,509	61.96%
R&M-Pools	3,000	357	2,643	11.90%
Landscaping - Mulch	5,000	-	5,000	0.00%
Landscape Maintenance - Contract	115,000	62,737	52,263	54.55%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	7,500	18,207	(10,707)	242.76%
Access Control R&M	2,000	350	1,650	17.50%
Dog Waste Station Service & Supplies	2,400	1,320	1,080	55.00%
<b>Total Other Physical Environment</b>	<b>217,100</b>	<b>129,879</b>	<b>87,221</b>	<b>59.82%</b>
<b><u>Clubhouse</u></b>				
Security Monitoring Systems	1,320	839	481	63.56%
Employee - Clubhouse Staff	65,000	28,831	36,169	44.36%
R&M-Clubhouse	10,000	2,257	7,743	22.57%
<b>Total Clubhouse</b>	<b>76,320</b>	<b>31,927</b>	<b>44,393</b>	<b>41.83%</b>
<b><u>Reserves</u></b>				
Capital Reserves	51,322	-	51,322	0.00%
<b>Total Reserves</b>	<b>51,322</b>	<b>-</b>	<b>51,322</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>551,424</b>	<b>295,009</b>	<b>256,415</b>	<b>53.50%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	301,940	301,940	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>(1,631)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 300,309</b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 15,051	\$ 15,051	0.00%
Special Assmnts- Tax Collector	590,813	639,821	49,008	108.30%
<b>TOTAL REVENUES</b>	<b>590,813</b>	<b>654,872</b>	<b>64,059</b>	<b>110.84%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	220,000	-	220,000	0.00%
Interest Expense	370,813	186,894	183,919	50.40%
<b>Total Debt Service</b>	<b>590,813</b>	<b>186,894</b>	<b>403,919</b>	<b>31.63%</b>
<b>TOTAL EXPENDITURES</b>	<b>590,813</b>	<b>186,894</b>	<b>403,919</b>	<b>31.63%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	467,978	467,978	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>548,460</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,016,438</b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,351	\$ 1,351	0.00%
Special Assmnts- Tax Collector	34,645	14,078	(20,567)	40.64%
Special Assmnts- CDD Collected	-	16,185	16,185	0.00%
<b>TOTAL REVENUES</b>	<b>34,645</b>	<b>31,614</b>	<b>(3,031)</b>	<b>91.25%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	9,000	10,000	(1,000)	111.11%
Interest Expense	25,645	13,039	12,606	50.84%
<b>Total Debt Service</b>	<b>34,645</b>	<b>23,039</b>	<b>11,606</b>	<b>66.50%</b>
<b>TOTAL EXPENDITURES</b>	<b>34,645</b>	<b>23,039</b>	<b>11,606</b>	<b>66.50%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	8,575	8,575	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>75,040</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 83,615</b>		

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 2907

**Statement No.** 04-26

**Statement Date** 04/30/2026

<b>G/L Account No. 101002 Balance</b>	68,617.43	<b>Statement Balance</b>	69,511.86
		<b>Outstanding Deposits</b>	100.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	68,617.43	<b>Subtotal</b>	69,611.86
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-994.43
<b>Ending G/L Balance</b>	68,617.43	<b>Ending Balance</b>	68,617.43

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
04/07/2026		JE001137	Special Assmnts- Tax Collector Other	FY2026 Tax Roll Assessments - Excess Reve	19,700.91	19,700.91	0.00
04/23/2026	Payment	BD00022	Miscellaneous Revenues	DEPOSIT- KEY	25.00	25.00	0.00
04/30/2026		VALLEY CK INT	Interest - Investments	INTEREST- Valley National Bank	251.35	251.35	0.00
04/23/2026	Payment	BD00027	Interest - Tax Collector	TAX COLLECTOR- INTEREST	120.34	120.34	0.00
<b>Total Deposits</b>					20,097.60	20,097.60	0.00
<b>Checks</b>							
							0.00
03/26/2026	Payment	300103	TECO	Inv: 031926-66985-ACH	-3,590.30	-3,590.30	0.00
04/02/2026	Payment	1077	TRUSTED FIRE & SECURITY INC	Check for Vendor V00095	-349.50	-349.50	0.00
04/02/2026	Payment	1078	WM CORPORATE SERVICES, INC.	Check for Vendor V00044	-238.82	-238.82	0.00
04/06/2026	Payment	300104	CHARTER COMMUNICATION S	Inv: 2543561031926-ACH	-292.94	-292.94	0.00
04/08/2026	Payment	1079	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-1,200.00	-1,200.00	0.00
04/08/2026	Payment	1080	DOWN TO EARTH	Check for Vendor V00082	-8,874.33	-8,874.33	0.00
04/08/2026	Payment	1081	GRAU AND ASSOCIATES	Check for Vendor V00025	-500.00	-500.00	0.00
04/08/2026	Payment	1082	INFRAMARK LLC	Check for Vendor V00031	-7,613.17	-7,613.17	0.00
04/08/2026	Payment	1083	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-119.89	-119.89	0.00
04/08/2026	Payment	1084	STANTEC CONSULTING SERVICES INC.	Check for Vendor V00005	-538.50	-538.50	0.00
04/09/2026	Payment	300105	TECO	Inv: 031926-39324-ACH	-29.70	-29.70	0.00
04/09/2026	Payment	300106	TECO	Inv: 031926-28939-ACH	-114.27	-114.27	0.00
04/09/2026	Payment	300107	TECO	Inv: 031926-14244-ACH	-852.91	-852.91	0.00

Monday, May 18, 2026

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SROWLEY

**Bank Account Statement**

Belmond Reserve CDD

**Bank Account No.** 2907**Statement No.** 04-26**Statement Date**

04/30/2026

04/09/2026	Payment	300108	TECO	Inv: 031926-39725-ACH	-373.02	-373.02	0.00
04/09/2026	Payment	300109	TECO	Inv: 031926-46983-ACH	-57.44	-57.44	0.00
04/09/2026	Payment	300110	TECO	Inv: 031926-16975-ACH	-1,258.94	-1,258.94	0.00
04/13/2026	Payment	1085	BELMOND RESERVE CDD	Check for Vendor V00023	-10,476.11	-10,476.11	0.00
04/13/2026	Payment	1087	MARK TODD SCHROEPPPEL	Check for Vendor V00079	-200.00	-200.00	0.00
04/13/2026	Payment	1088	NICOLE ADRIAN HUGHES	Check for Vendor V00073	-200.00	-200.00	0.00
04/15/2026	Payment	1090	AQUATIC WEED CONTROL INC FIELDS	Check for Vendor V00040	-1,087.00	-1,087.00	0.00
04/15/2026	Payment	1091	CONSULTING GROUP, LLC	Check for Vendor V00048	-1,150.00	-1,150.00	0.00
04/17/2026	Payment	1092	BLUE LIFE POOL SERVICE LLC DUVALL HEATING	Check for Vendor V00065	-153.00	-153.00	0.00
04/17/2026	Payment	1093	& AIR CONDITIONING DBA	Check for Vendor V00096	-425.00	-425.00	0.00
04/20/2026	Payment	1094	BOCC	Check for Vendor V00035	-72.91	-72.91	0.00
04/20/2026	Payment	1095	STRALEY ROBIN VERICKER	Check for Vendor V00020	-755.00	-755.00	0.00
04/23/2026	Payment	1096	ELI PREMIER SERVICES LLC	Check for Vendor V00088	-620.00	-620.00	0.00
04/23/2026	Payment	1097	INFRAMARK LLC	Check for Vendor V00031	-1,307.83	-1,307.83	0.00
<b>Total Checks</b>					<b>-42,450.58</b>	<b>-42,450.58</b>	<b>0.00</b>

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

04/13/2026	Payment	1086	DEMETRIUS BRITT	Check for Vendor V00042			-200.00
04/13/2026	Payment	1089	WILL MCPHERSON	Check for Vendor V00069			-200.00
04/29/2026	Payment	1098	DOWN TO EARTH	Check for Vendor V00082			-485.43
04/29/2026	Payment	1099	DOWN TO EARTH	Check for Vendor V00082			-109.00
<b>Total Outstanding Checks</b>							<b>-994.43</b>

**Outstanding Deposits**

04/29/2026	Payment	BD00025		RIVERA- RENTAL			100.00
<b>Total Outstanding Deposits</b>							<b>100.00</b>

# Bank Account Statement

Belmond Reserve CDD

**Bank Account No.** 6346

**Statement No.** 04-26

**Statement Date** 04/30/2026

<b>G/L Account No. 101001 Balance</b>	90,836.89	<b>Statement Balance</b>	90,836.89
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	90,836.89	<b>Subtotal</b>	90,836.89
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	90,836.89	<b>Ending Balance</b>	90,836.89

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
04/30/2026		JE001142	Interest - Investments	Interest Income - April	115.76	115.76	0.00
<b>Total Deposits</b>					115.76	115.76	0.00
<b>Checks</b>							
							0.00
04/30/2026		JE001143	Bank Fees	April Bank Fee	-133.00	-133.00	0.00
<b>Total Checks</b>					-133.00	-133.00	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

**BELMOND RESERVE**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 4/1/25 to 4/30/25

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
<b>TRUIST BANK - (ACCT# XXXXX6346)</b>									
Check	1773	04/01/25	Vendor	ADA SITE COMPLIANCE - DO NOT USE	INV8679	ADA Site Compliance	ADA Website Compliance	001-534397-51301	\$1,500.00
Check	1774	04/01/25	Vendor	HOMETEAM PEST DEFENSE INC	107383864	Pest Control - Work Date - 02/27/25	Pest Control - Service Date: 02/27/25	001-546015-57202	\$101.10
Check	1774	04/01/25	Vendor	HOMETEAM PEST DEFENSE INC	107383863	Pest Control - Work Date - 02/27/25	Pest Control - Service Date: 02/27/25	001-546015-57202	\$193.60
Check	1775	04/01/25	Vendor	OWENS ELECTRIC INC	32382275	Inspection of Well/Pump	R&M-Other Landscape	001-546036-53908	\$264.00
Check	1776	04/03/25	Vendor	HOMETEAM PEST DEFENSE INC		***Voided Voided****			\$0.00
Check	1777	04/03/25	Vendor	INFRAMARK LLC		***Voided Voided****			\$0.00
Check	1778	04/03/25	Vendor	NICOLE ADRIAN HUGHES		***Voided Voided****			\$0.00
Check	1779	04/03/25	Vendor	SOUTHEAST WIRING SOLUTIONS INC		***Voided Voided****			\$0.00
Check	1780	04/03/25	Vendor	YELLOWSTONE LANDSCAPE		***Voided Voided****			\$0.00
Check	1781	04/03/25	Vendor	ZEBADIAH RABSATT		***Voided Voided****			\$0.00
Check	1782	04/03/25	Vendor	HOMETEAM PEST DEFENSE INC		***Voided Voided****			\$0.00
Check	1783	04/03/25	Vendor	INFRAMARK LLC		***Voided Voided****			\$0.00
Check	1784	04/03/25	Vendor	NICOLE ADRIAN HUGHES		***Voided Voided****			\$0.00
Check	1785	04/03/25	Vendor	SOUTHEAST WIRING SOLUTIONS INC		***Voided Voided****			\$0.00
Check	1786	04/03/25	Vendor	YELLOWSTONE LANDSCAPE		***Voided Voided****			\$0.00
Check	1787	04/03/25	Vendor	ZEBADIAH RABSATT		***Voided Voided****			\$0.00
Check	1788	04/04/25	Vendor	HOMETEAM PEST DEFENSE INC	108969163	Pest Control - Work Date - 04/01/25	Pest Control - Service Date: 04/01/25	001-549999-57202	\$193.60
Check	1789	04/04/25	Vendor	INFRAMARK LLC	147042	Inframark Management Inv - April 25	Accounting Services - April 25	001-532001-51301	\$375.00
Check	1789	04/04/25	Vendor	INFRAMARK LLC	147042	Inframark Management Inv - April 25	Dissemination Services - April 25	001-531142-51301	\$375.00
Check	1789	04/04/25	Vendor	INFRAMARK LLC	147042	Inframark Management Inv - April 25	Management Services - April 25	001-531150-51301	\$3,000.00
Check	1789	04/04/25	Vendor	INFRAMARK LLC	147042	Inframark Management Inv - April 25	Field Services - April 25	001-531016-51301	\$1,000.00
Check	1789	04/04/25	Vendor	INFRAMARK LLC	147042	Inframark Management Inv - April 25	Website Maintenance - April 25	001-549936-51301	\$250.00
Check	1789	04/04/25	Vendor	INFRAMARK LLC	147042	Inframark Management Inv - April 25	Personnel Services - April 25	001-531016-51301	\$5,832.00
Check	1790	04/04/25	Vendor	NICOLE ADRIAN HUGHES	NH 040125	BOARD 4/1/25	Supervisor Fees	001-511100-51401	\$200.00
Check	1791	04/04/25	Vendor	SOUTHEAST WIRING SOLUTIONS INC	20275458	***Voided Voided****			\$0.00
Check	1792	04/04/25	Vendor	YELLOWSTONE LANDSCAPE	886066	landscape Maintenance - April 25	Landscape Maintenance - Contract	001-546300-53908	\$11,224.00
Check	1793	04/04/25	Vendor	ZEBADIAH RABSATT	ZR 040125	BOARD 4/1/25	Supervisor Fees	001-511100-51401	\$200.00
Check	1794	04/04/25	Vendor	BLUE LIFE POOL SERVICE LLC	17809	pool maintenance - April 25	Pool Maintenance - Contract	001-534078-57202	\$1,200.00
Check	1795	04/04/25	Vendor	COMPLETE I.T. CORP	16093	Email Service - April 25	Email Service	001-541036-51301	\$99.00
Check	1796	04/04/25	Vendor	DEMETRIUS BRITT	DB 040125	BOARD 4/1/25	Supervisor Fees	001-511100-51401	\$200.00
Check	1797	04/04/25	Vendor	GRAU AND ASSOCIATES	27131	Audit Services - FYE 09/30/24	Auditing Services - FYE 09/30/24	001-532002-51301	\$1,000.00
Check	1798	04/09/25	Vendor	BELMOND RESERVE CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2020 FY25 TAX DIST ID 719	103200	\$6,491.94
Check	1798	04/09/25	Vendor	BELMOND RESERVE CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2023 FY25 TAX DIST ID 719	103200	\$142.84
Check	1799	04/10/25	Vendor	STRALEY ROBIN VERICKER	26305	legal through 03/31	Legal - Through 03/31	001-531146-51401	\$2,892.50
Check	1800	04/15/25	Vendor	BELMOND RESERVE CDD	04142025 - 01	FY25 OFF ROLL DS	SERIES 2020 FY25 OFF ROLL DS	103200	\$1,764.01
Check	1801	04/15/25	Vendor	SPEAREM ENTERPRISES	6203	janitorial service - Dog Waste Station	DOG WASTE	001-546036-53908	\$260.00
Check	1802	04/15/25	Vendor	YELLOWSTONE LANDSCAPE	893690	Irrigation Repairs	Irrigation Repairs April 2025	001-546300-53908	\$198.25
Check	1803	04/17/25	Vendor	AQUATIC WEED CONTROL INC		***Voided Voided****			\$0.00
Check	1804	04/17/25	Vendor	WM CORPORATE SERVICES, INC.		***Voided Voided****			\$0.00
Check	1805	04/17/25	Vendor	YELLOWSTONE LANDSCAPE		***Voided Voided****			\$0.00
Check	1806	04/17/25	Vendor	AQUATIC WEED CONTROL INC	107683	pond maintenance - April 25	April 25	001-531085-53908	\$1,087.00

**BELMOND RESERVE**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 4/1/25 to 4/30/25

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
Check	1807	04/17/25	Vendor	WM CORPORATE SERVICES, INC.	0139681 2206 2	***Voided Voided***			\$0.00
Check	1808	04/17/25	Vendor	YELLOWSTONE LANDSCAPE	894865	Tree Removals	Landscape Maintenance - Contract	001-546300-53908	\$2,100.00
Check	1808	04/17/25	Vendor	YELLOWSTONE LANDSCAPE	894864	Tree Removals	Landscape Maintenance - Contract	001-546300-53908	\$821.94
Check	1809	04/22/25	Vendor	JNJ CLEANING SERVICES LLC	0545	janitorial service - April 25	R&M-Clubhouse	001-546015-57202	\$520.00
Check	1810	04/24/25	Vendor	BOCC		***Voided Voided***			\$0.00
Check	1811	04/24/25	Vendor	COURTCO. LLC		***Voided Voided***			\$0.00
Check	1812	04/24/25	Vendor	INFRAMARK LLC		***Voided Voided***			\$0.00
Check	1813	04/24/25	Vendor	SOUTHEAST WIRING SOLUTIONS INC		***Voided Voided***			\$0.00
Check	1814	04/24/25	Vendor	WM CORPORATE SERVICES, INC.		***Voided Voided***			\$0.00
Check	1815	04/24/25	Vendor	COURTCO. LLC	INV-000686	Pickle Ball Court net repair	R&M-Clubhouse	001-546015-53908	\$860.00
Check	1816	04/24/25	Vendor	INFRAMARK LLC	147932	Management Contract - B/W Copies, Postage	MANAGEMENT FEE - B/W Copies and Postage	001-541024-51301	\$36.21
Check	1817	04/24/25	Vendor	SOUTHEAST WIRING SOLUTIONS INC	20275578	***Voided Voided***			\$0.00
Manual Che	300000	04/29/25	Vendor	BOCC	041624 0433	WATER 03/18/25-04/16/25	SERVICE 03/18/25-04/16/25	001-543018-53150	\$506.98
Manual Che	300001	04/29/25	Vendor	TECO	041725 9324	SERVICE 03/15/25 - 04/11/25	ELECTRIC - 03/15 - 04/11	001-543041-53150	\$27.22
Manual Che	300002	04/29/25	Vendor	TECO	041725 6983	SERVICE 03/14/25 - 04/11/25	ELECTRIC - 03/14 - 04/11	001-543041-53150	\$82.06
Manual Che	300003	04/29/25	Vendor	TECO	041725 8939	SERVICE 03/14/25 - 04/11/25	ELECTRIC - 03/14 - 04/11	001-543041-53150	\$181.29
Manual Che	300004	04/29/25	Vendor	TECO	041725 6975	SERVICE 03/14/25 - 04/11/25	ELECTRIC - 03/14 - 04/11	001-543062-53150	\$1,256.79
Manual Che	300005	04/29/25	Vendor	TECO	041725 4244	SERVICE 03/14/25 - 04/11/25	ELECTRIC - 03/14 - 04/11	001-543041-53150	\$802.59
Manual Che	300006	04/29/25	Vendor	TECO	041725 6985	SERVICE 03/14/25 - 04/11/25	ELECTRIC - 03/14 - 04/11	001-543062-53150	\$3,584.19
Manual Che	300007	04/29/25	Vendor	TECO	041725 9725	SERVICE 03/14/25 - 04/11/25	ELECTRIC	001-543062-53150	\$372.39
Manual Che	300008	04/24/25	Vendor	WM CORPORATE SERVICES, INC.	0139681 2206 2	April 2025 Service	Garbage Collection	001-546913-53400	\$575.58
ACH	DD270	04/06/25	Vendor	CHARTER COMMUNICATIONS	2543561031925	SERVICE FROM 03/19/25-04/18/25	INTERNET	001-541036-57202	\$280.00
ACH	DD271	04/09/25	Vendor	TECO	031925 4244	ELECTRIC 02/13-03/13/25	ELECTRIC	001-543041-53150	\$853.72
ACH	DD272	04/09/25	Vendor	TECO	031925 6983	ELECTRIC 02/13-03/13/25	ELECTRIC	001-543041-53150	\$67.88
ACH	DD273	04/09/25	Vendor	TECO	040925 5975	ELECTRIC 02/13-03/13/25	ELECTRIC	001-543041-53150	\$1,338.89
ACH	DD274	04/09/25	Vendor	TECO	031925 8939	ELECTRIC 02/13-03/13/25	ELECTRIC	001-543041-53150	\$137.58
ACH	DD275	04/09/25	Vendor	TECO	031925 6985	ELECTRIC 02/13-03/13/25	ELECTRIC	001-543041-53150	\$3,818.34
ACH	DD276	04/09/25	Vendor	TECO	031925 9725	ELECTRIC 02/13-03/13/25	ELECTRIC	001-543041-53150	\$396.71
ACH	DD277	04/09/25	Vendor	TECO	031925 9324	ELECTRIC 02/13-03/14/25	ELECTRIC	001-543041-53150	\$31.30
<b>Account Total</b>									<b>\$58,695.50</b>

<b>Total Amount Paid</b>	<b>\$58,695.50</b>
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## April 2026 Meeting

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
AQUATIC WEED CONTROL INC	4/1/2026	1138084	\$1,087.00			April 2026- Aquatics
BLUE LIFE POOL SERVICE LLC	4/1/2026	23060	\$1,200.00			April 2026- Pool service
CHARTER COMMUNICATIONS	3/19/2026	2543561031926-ACH	\$292.94			INTERNET-TV-PHONE SERVICES
DOWN TO EARTH	4/1/2026	171329	\$8,874.33			April 2026- Landscape Contract
ELI PREMIER SERVICES LLC	4/20/2026	0082	\$620.00			April 2026- Amenity Cleaning
INFRAMARK LLC	4/1/2026	175418	\$375.00			April 2026-Accounting Services
INFRAMARK LLC	4/1/2026	175418	\$600.00			April 2026- Dissemination Services
INFRAMARK LLC	4/1/2026	175418	\$3,000.00			April 2026- District Management
INFRAMARK LLC	4/1/2026	175418	\$1,000.00			April 2026- Field Management
INFRAMARK LLC	4/1/2026	175418	\$2,388.17			April 2026- Personnel Services
INFRAMARK LLC	4/1/2026	175418	\$250.00	\$7,613.17		April 2026- Website Maintenance / Admin
INFRAMARK LLC	4/21/2026	1166457	\$220.00			April 2026- Dog Stations
INFRAMARK LLC	4/21/2026	1166450	\$220.00		\$8,053.17	March 2026- Dog Stations
SOUTHEAST WIRING SOLUTIONS INC	4/1/2026	20284168	\$119.89			April 2026- Access Control
<b>Monthly Contract Subtotal</b>			<b>\$20,247.33</b>			
<b>Variable Contract</b>						
STANTEC CONSULTING SERVICES INC.	4/2/2026	2544679	\$538.50			March 2026- District Engineer
STRALEY ROBIN VERICKER	4/17/2026	28281	\$755.00			March 2026- District Counsel
<b>Variable Contract Subtotal</b>			<b>\$1,293.50</b>			
<b>Utilities</b>						
BOCC	4/15/2026	041526-9634760433	\$72.91			WATER
TECO	3/19/2026	031926-39725-ACH	\$373.02			STREETLIGHTS
TECO	3/19/2026	031926-46983-ACH	\$57.44			ELECTRIC
TECO	3/19/2026	031926-39324-ACH	\$29.70			ELECTRIC
TECO	3/19/2026	031926-28939-ACH	\$114.27			ELECTRIC

## April 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	3/19/2026	031926-14244-ACH	\$852.91			ELECTRIC
TECO	3/19/2026	031926-16975-ACH	\$1,258.94		\$2,686.28	STREETLIGHTS
<b>Utilities Subtotal</b>			<b>\$2,759.19</b>			
<b>Regular Services</b>						
BLUE LIFE POOL SERVICE LLC	4/15/2026	23300	\$153.00			April 2026- Pool light repairs
DEMETRIUS BRITT	4/7/2026	DB-040726	\$200.00			BOARD 4/7/26
DOWN TO EARTH	4/24/2026	173164	\$485.43			April 2026- Irrigation repairs
DUVALL HEATING & AIR CONDITIONING DBA	4/10/2026	6218	\$425.00			April 2026- AC repairs
FIELDS CONSULTING GROUP, LLC	4/12/2026	3784	\$1,150.00			April 2026- Replace Signage
GRAU AND ASSOCIATES	4/2/2026	28960	\$500.00			AUDIT FYE 09/30/2025
INFRAMARK LLC	4/20/2026	177105	\$323.95			Feb 2026- District Invoice
INFRAMARK LLC	4/20/2026	177105	\$8.88	\$332.83		POSTAGE
INFRAMARK LLC	4/21/2026	1166464	\$535.00		\$867.83	April 2026- Dog park
MARK TODD SCHROEPEL	4/7/2026	MS-040726	\$200.00			BOARD 4/7/26
NICOLE ADRIAN HUGHES	4/7/2026	NH-040726	\$200.00			BOARD 4/7/26
WILL MCPHERSON	4/7/2026	WP-040726	\$200.00			BOARD 4/7/26
<b>Regular Services Subtotal</b>			<b>\$4,381.26</b>			
<b>Additional Services</b>						
BELMOND RESERVE CDD	4/8/2026	04082026-765	\$10,250.57			SERIES 2020 FY26 TAX DIST ID 765 03.05.26
BELMOND RESERVE CDD	4/8/2026	04082026-765	\$225.54	\$10,476.11	\$10,476.11	SERIES 2023 FY26 TAX DIST ID 765 03.05.26
<b>Additional Services Subtotal</b>			<b>\$10,476.11</b>			
<b>TOTAL</b>			<b>\$39,157.39</b>			



**Aquatic Weed Control, Inc.**

P.O. Box 593258  
Orlando, FL 32859

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

**Invoice**

Date	Invoice #
4/1/2026	1138084

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	5/1/2026

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

Thank you for your business.

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

**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
23060	04/01/2026	\$1,200.00	05/01/2026	Net 30	

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

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

Pay invoice

March 19, 2026  
 Invoice Number: 2543561031926  
 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](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary** *Service from 03/19/26 through 04/18/26  
 details on following pages*

Previous Balance	292.94
Payments Received -Thank You!	-292.94
<b>Remaining Balance</b>	<b>\$0.00</b>
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 04/06/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$292.94</b>



**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 03202026 NNNNNNNN 01 995659

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

March 19, 2026

**BELMOND RESERVE CDD**

Invoice Number: 2543561031926  
 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



**BELMOND RESERVE CDD**

Invoice Number: 2543561031926  
 Account Number: 8337 12 029 2543561  
 Security Code: 2252

**Contact Us**

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

8633 2390 DY RP 19 03202026 NNNNNNNN 01 995659

**Charge Details**

Previous Balance		292.94
EFT Payment	03/06	-292.94
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 03/19/26 will appear on your next bill.

Service from 03/19/26 through 04/18/26

**Spectrum Business™ TV**

Spectrum Business TV Stream	45.00
	<b>\$45.00</b>

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
	<b>\$180.00</b>

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

**Spectrum Business™ Voice**

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

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

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

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

**Other Charges**

Payment Processing	10.00
Auto Pay Discount	-10.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**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
<b>Taxes, Fees and Charges Total</b>	<b>\$17.94</b>

**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](http://spectrum.net/taxesandfees) for more information.

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

Continued on the next page....

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

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

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



**BELMOND RESERVE CDD**

Invoice Number: 2543561031926  
 Account Number: 8337 12 029 2543561  
 Security Code: **2252**

**Contact Us**

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

8633 2390 DY RP 19 03202026 NNNNNNNN 01 995659

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

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

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



Invoice Number: 2543561031926  
Account Number:: 8337 12 029 2543561  
Security Code: **2252**

**BELMOND RESERVE CDD**



**Contact Us**

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

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

8633 2390 DY RP 19 03202026 NNNNNNNN 01 995659



**Down to Earth Landscape & Irrigation**

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



Page 28  
Invoice: #171329  
April 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**

4/1/2026

**Date Due**

5/1/2026

**Terms**

Net 30

**Customer PO #**

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

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

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.  
<https://huntington.billeriq.com/ebpp/DownToEarth/>

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

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

# INVOICE

**Èli Premier Services LLC**  
P.O. Box 18  
Zephyrhills, Florida 33539  
United States

Mobile: 813-415-1678

**BILL TO**

**Belmond Reserve CDD c/o Inframark**  
2005 Pan Am Circle  
Suite 300  
Tampa, Florida 33607  
United States

inframarkcms@payableslockbox.com

**Invoice Number:** 0082

**Invoice Date:** April 20, 2026

**Payment Due:** May 1, 2026

**Amount Due (USD): \$620.00**

Items	Quantity	Price	Amount
<b>Amenity cleaning service</b>	1	\$570.00	\$570.00
<b>Extra cleaning</b> Cleaning of clubhouse after party	1	\$50.00	\$50.00

**Total:** \$620.00

**Amount Due (USD): \$620.00**

**Notes / Terms**

April cleaning service



# INVOICE

2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

**INVOICE#**  
 175418

**DATE**  
 4/1/2026

**CUSTOMER ID**  
 C2276

**NET TERMS**  
 Due On Receipt

**PO#**

**DUE DATE**  
 4/1/2026

**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: April 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
<b>Subtotal</b>					<b>7,613.17</b>

<b>Subtotal</b>	\$7,613.17
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.*



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

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

<b>Invoice Number</b>	<b>1166457</b>
<b>Invoice Date</b>	<b>4/21/2026</b>
<b>Due Date</b>	<b>5/21/2026</b>

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

**Tampa, FL 33607-6008**

<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$220.00</b>

<b>Subtotal</b>	<b>\$220.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$220.00</b>

**Please Pay This Amount**

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

**To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply**

**To Pay via ACH or Wire, please refer to our banking information below:**

**Account Name : INFRAMARK, LLC**

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

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

**Please include the Project ID and the Invoice Number on the check stub of your payment.**

INFRAMARK, LLC

21 Apr 2026 11:41:54PM CST

DISTRICT : BELMOND RESERVE CDD

Go Green! Think before you print.

INVOICE NO. 1166457 - DETAIL

INVOICE DATE: 4/21/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
<b>IMS Billable Work Order</b>										
General Maintenance & Repairs										
	4/15/2026	4521250	BLRCDD District Area	General Porter Service; April Monthly Dog Waste Removal	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$220.00</b>	<b>\$0.00</b>	<b>\$220.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$220.00</b>	<b>\$0.00</b>	<b>\$220.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$220.00</b>	<b>\$0.00</b>	<b>\$220.00</b>	



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

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

<b>Invoice Number</b>	<b>1166450</b>
<b>Invoice Date</b>	<b>4/21/2026</b>
<b>Due Date</b>	<b>5/21/2026</b>

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

**Tampa, FL 33607-6008**

<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$220.00</b>

<b>Subtotal</b>	<b>\$220.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$220.00</b>

**Please Pay This Amount**

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

**To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply**

**To Pay via ACH or Wire, please refer to our banking information below:**

**Account Name : INFRAMARK, LLC**

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

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

**Please include the Project ID and the Invoice Number on the check stub of your payment.**

INFRAMARK, LLC

21 Apr 2026 10:32:39AM CST

DISTRICT : BELMOND RESERVE CDD

Go Green! Think before you print.

INVOICE NO. 1166450 - DETAIL

INVOICE DATE: 4/21/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
<b>IMS Billable Work Order</b>										
General Maintenance & Repairs										
	3/2/2026	4520185	BLRCDD District Area	General Porter Service; Monthly Bill for Emptying of Dog Waste Stations	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$220.00</b>	<b>\$0.00</b>	<b>\$220.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$220.00</b>	<b>\$0.00</b>	<b>\$220.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$220.00</b>	<b>\$0.00</b>	<b>\$220.00</b>	



108 Oaks Ct.  
Sanford, FL 32771

(407) 290-5911

Invoice # <b>20284168</b>	Customer # <b>PROJ-0108</b>	Invoice Date <b>04/01/2026</b>	Due Date <b>05/01/2026</b>	Amount Due <b>\$109.99</b>	Amount Enclosed <b>\$</b>
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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

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Detach and return with your payment.

Customer Name <b>BELMOND RESERVE CDD</b>	Customer # <b>PROJ-0108</b>	Invoice # <b>20284168</b>	Invoice Date <b>04/01/2026</b>	PO Number	Amount Due <b>\$109.99</b>
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Description	QTY	Rate	Amount
<b>BELMOND AMENITY CENTER, 13004 WILLOW GROVE DRIVE RIVERVIEW, FL</b>			
ACCESS CONTROL MANAGEMENT, (04/01/2026 - 04/30/2026) :	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 <b>Invoice Total:</b> 119.89 Payments/Credits Applied: (9.90) <b>Invoice Amount Due:</b> 109.99  <b>Amount Due: \$109.99</b>
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**CONTACT US**

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



## INVOICE

Page 1 of 2

**Invoice Number** 2544679  
**Invoice Date** April 2, 2026  
**Customer Number** 1874093  
**Project Number** 238202302

**Bill To**

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

**EFT/ACH Remit To (Preferred)**

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

**Alternative Remit To**

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

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**Project Description:** Belmond Reserve CDD - General Consulting Services

<b>Stantec Project Manager:</b>	Waag, Tyson
<b>Authorization Amount:</b>	\$4,000.00
<b>Authorization Previously Billed:</b>	\$2,237.50
<b>Authorization Budget Remaining:</b>	\$1,224.00
<b>Authorization Billed to Date:</b>	\$2,776.00
<b>Current Invoice Due:</b>	\$538.50
<b>For Period Ending:</b>	March 27, 2026

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**Invoice email:** [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)  
**Client contact email:** [Samantha.Zanoni@inframark.com](mailto:Samantha.Zanoni@inframark.com)  
**Include:** Billing Backup

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

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

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

*Thank you.*

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

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



Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-03-25	238202302	2026	Direct - Regular	NURSE, VANESSA M	0.25	190.00	47.50	RECORDED MAPPING STATUS	
2026-03-26	238202302	2026	Direct - Regular	NURSE, VANESSA M	0.50	190.00	95.00	PREPARED 2025 AERIAL FOR HB7013 PACKAGE	
2026-01-26	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	EMAIL CORRESPONDENCE WITH DM AND PROVIDE AMENITY CENTER PLAN SETS.	
2026-01-27	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	MONTHLY TEAM COORDINATION MEETING.	
2026-02-04	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	REVIEW MONTHLY BILLING STATEMENT.	
2026-03-12	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	MONTHLY TEAM MEETING PREPARATION.	
2026-03-13	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	MONTHLY TEAM COORDINATION MEETING.	
2026-03-26	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	EMAIL CORRESPONDENCE AND FOLLOW UP WITH DM REGARDING COMMUNITY NEEDS.	
<b>Total subTask 2026</b>					<b>2.75</b>		<b>\$538.50</b>		
<b>Total Top Task 2026</b>					<b>2.75</b>		<b>\$538.50</b>		
<b>Total Project 238202302</b>					<b>2.75</b>		<b>\$538.50</b>		

**Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

April 17, 2026

Client: 001542

Matter: 000001

Invoice #: 28281

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2026

**SERVICES**

<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
3/13/2026	AM	RESEARCH SEATS FOR GENERAL ELECTION; PREPARE PUBLICATION AD FOR QUALIFYING PERIOD; DRAFT RESOLUTION SETTING LANDOWNER ELECTION AND SAMPLE PUBLICATION AD, INSTRUCTIONS, PROXY, AND BALLOT.	2.2	\$385.00
3/18/2026	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/30/2026	CAW	REVIEW RESOLUTION SETTING LANDOWNERS' MEETING AND ELECTION, NOTICE OF LANDOWNERS' MEETING AND ELECTION, INSTRUCTIONS, LANDOWNER PROXY, OFFICIAL BALLOT, AND OFFICIAL BALLOT FOR PROXY HOLDERS.	0.4	\$130.00
3/31/2026	CAW	REVIEW NOTICE OF QUALIFYING PERIOD FOR GENERAL ELECTION.	0.2	\$65.00
Total Professional Services			3.8	\$755.00

April 17, 2026

Client: 001542

Matter: 000001

Invoice #: 28281

Page: 2

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Total Services	\$755.00	
Total Disbursements	\$0.00	
Total Current Charges		\$755.00
Previous Balance		\$1,237.50
<i>Less Payments</i>		<i>(\$1,237.50)</i>
<b>PAY THIS AMOUNT</b>		<b>\$755.00</b>

***Please Include Invoice Number on all Correspondence***



Hillsborough  
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	04/15/2026	05/06/2026

**Summary of Account Charges**

Previous Balance	\$659.08
Net Payments - Thank You	\$-975.92
Credit Amount	\$-316.84
Total Account Charges	<b>\$389.75</b>

<b>AMOUNT DUE</b>	<b>\$72.91</b>
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*Important Message*

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

**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](http://HCFL.gov/WaterBill)  
Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 1,974 0  
C/O MERITUS DISTRICTS  
2005 PAN AM CIR SUITE 300  
TAMPA FL 33607-6008

<b>DUE DATE</b>	<b>05/06/2026</b>
<b>Auto Pay Scheduled DO NOT PAY</b>	



0096347604330 00000072918



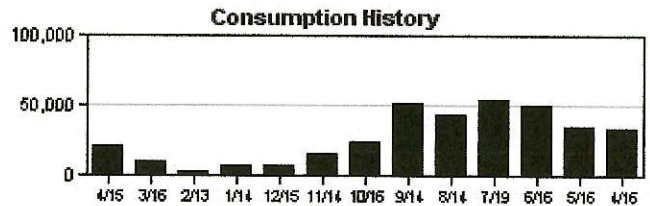
Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	04/15/2026	05/06/2026
<b>Service Address:</b> 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702151774	03/16/2026	1971578	04/15/2026	1991972	20394 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$61.59
Water Base Charge	\$46.04
Water Usage Charge	\$29.62
<b>Total Service Address Charges</b>	<b>\$143.79</b>



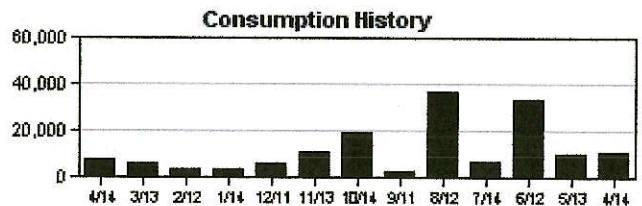
Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	04/15/2026	05/06/2026
<b>Service Address:</b> 13047 WILLOW GROVE DR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	03/13/2026	4761	04/14/2026	4837	7600 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$22.95
Water Base Charge	\$22.68
Water Usage Charge	\$8.51
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$53.73
<b>Total Service Address Charges</b>	<b>\$169.29</b>





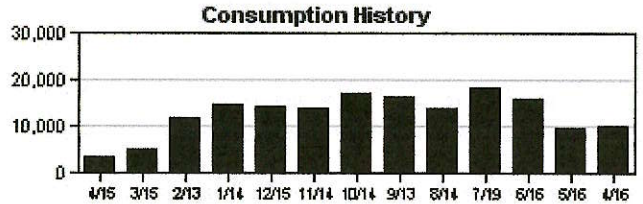
Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	04/15/2026	05/06/2026
<b>Service Address:</b> 13098 WILLOW GROVE DR - COMM IRRIG MTR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702172008	03/15/2026	1747732	04/15/2026	1751191	3459 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$10.45
Water Base Charge	\$55.81
Water Usage Charge	\$3.87
<b>Total Service Address Charges</b>	<b>\$76.67</b>





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

**Amount Due: \$373.02**

**Due Date: April 09, 2026**  
**Account #: 221008339725**

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

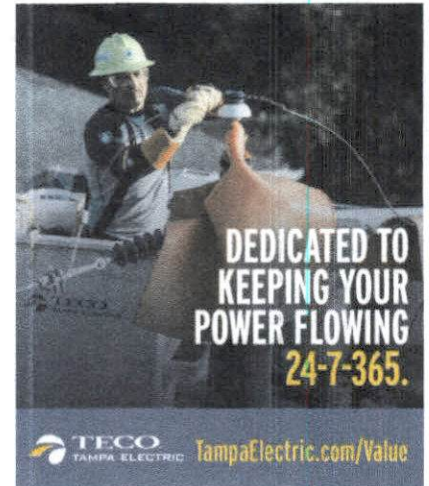
**Account Summary**

<b>Current Service Period:</b> February 13, 2026 - March 13, 2026	
Previous Amount Due	\$373.02
Payment(s) Received Since Last Statement	-\$373.02
<b>Current Month's Charges</b>	<b>\$373.02</b>
<b>Amount Due by April 09, 2026</b>	<b>\$373.02</b>

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



Scan here to view your account online.



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

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



**Account #: 221008339725**  
**Due Date: April 09, 2026**

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

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

**Amount Due: \$373.02**

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

61313053990

Your account will be drafted on April 09, 2026

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

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

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

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

**Account #:** 221008339725  
**Statement Date:** March 19, 2026  
**Charges Due:** April 09, 2026

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

**Rate Schedule:** Lighting Service

### Charge Details

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	152 kWh @ \$0.03411/kWh	\$5.18
Fixture & Maintenance Charge	8 Fixtures	\$132.88
Lighting Pole / Wire	8 Poles	\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03452/kWh	\$5.25
Storm Protection Charge	152 kWh @ \$0.00574/kWh	\$0.87
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	152 kWh @ \$0.01230/kWh	\$1.87
Florida Gross Receipt Tax		\$0.34
<b>Lighting Charges</b>		<b>\$373.02</b>

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

### 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](http://TampaElectric.com/BizSave).

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### Ways To Pay Your Bill

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 Tampa, FL 33631-3318  
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 Toll Free: **866-689-6469**
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 Tampa, FL 33601-0111

### Contact Us

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

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

<b>Amount Due:</b>	<b>\$57.44</b>
<b>Due Date:</b> April 09, 2026	
<b>Account #:</b> 221008446983	

**Your Energy Insight**

- Your average daily kWh used was **20% lower** than the same period last year.
- Your average daily kWh used was **33.33% lower** than it was in your previous period.



Scan here to view your account online.



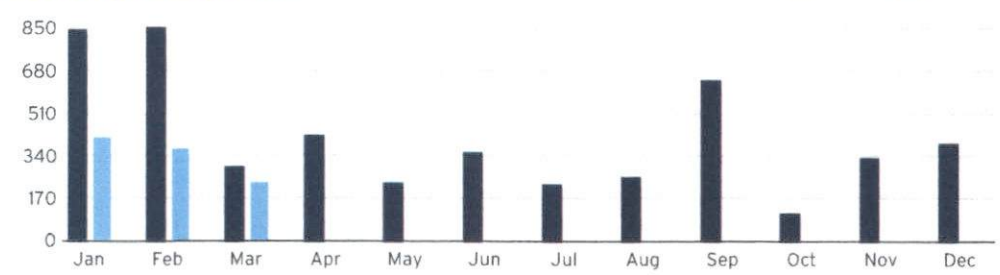
**DO NOT PAY. Your account will be drafted on April 09, 2026**

**Account Summary**

<b>Current Service Period:</b> February 13, 2026 - March 13, 2026	
Previous Amount Due	\$79.71
Payment(s) Received Since Last Statement	-\$79.71
<b>Current Month's Charges</b>	<b>\$57.44</b>
<b>Amount Due by April 09, 2026</b>	<b>\$57.44</b>

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

**Monthly Usage (kWh)**



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



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**Account #:** 221008446983  
**Due Date:** April 09, 2026

<b>Amount Due:</b>	<b>\$57.44</b>
<b>Payment Amount:</b>	\$ _____

613113053991  
 Your account will be drafted on April 09, 2026

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

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

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

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

**Account #:** 221008446983  
**Statement Date:** March 19, 2026  
**Charges Due:** April 09, 2026

## Meter Read

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

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

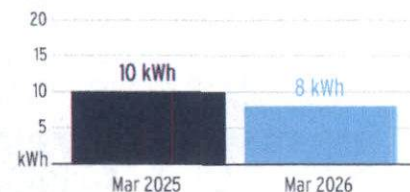
Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000852710	03/13/2026	34,372	34,139	233 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	233 kWh @ \$0.09202/kWh	\$21.44
Fuel Charge	233 kWh @ \$0.03516/kWh	\$8.19
Storm Protection Charge	233 kWh @ \$0.00568/kWh	\$1.32
Clean Energy Transition Mechanism	233 kWh @ \$0.00418/kWh	\$0.97
Storm Surcharge	233 kWh @ \$0.02121/kWh	\$4.94
Florida Gross Receipt Tax		\$1.44
<b>Electric Service Cost</b>		<b>\$57.44</b>

**Total Current Month's Charges \$57.44**

## Avg kWh Used Per Day



## 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](http://TampaElectric.com/BizSave).

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Tampa, FL 33601-0111

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

**Amount Due: \$29.70**

**Due Date: April 09, 2026**  
**Account #: 221008539324**

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

**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.

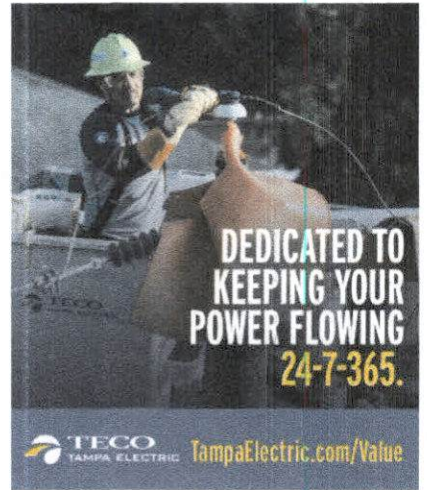


**Account Summary**

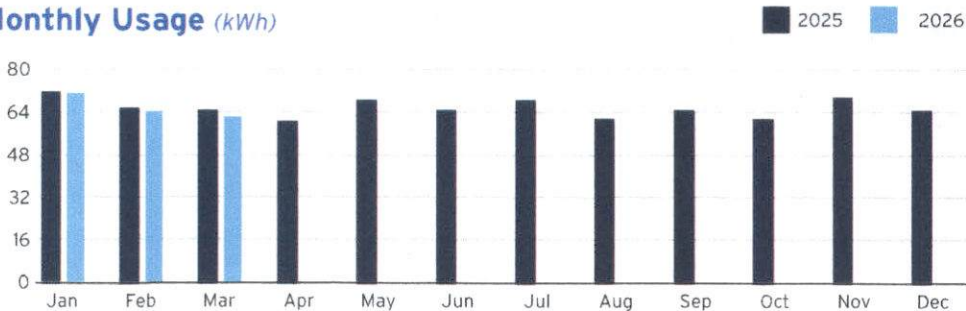
<b>Current Service Period:</b> February 13, 2026 - March 13, 2026	
Previous Amount Due	\$30.70
Payment(s) Received Since Last Statement	-\$30.70
<b>Current Month's Charges</b>	<b>\$29.70</b>
<b>Amount Due by April 09, 2026 \$29.70</b>	

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)**



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

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



**Account #: 221008539324**  
**Due Date: April 09, 2026**

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

**Amount Due: \$29.70**

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

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

634100642500

Your account will be drafted on April 09, 2026

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

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

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

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

Account #: 221008539324  
Statement Date: March 19, 2026  
Charges Due: April 09, 2026

## Meter Read

**Meter Location:** ENTRY

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

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

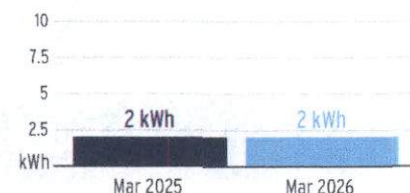
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000337420	03/13/2026	2,658	2,596	62 kWh	1	29 Days

## Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	62 kWh @ \$0.09202/kWh	\$5.71
Fuel Charge	62 kWh @ \$0.03516/kWh	\$2.18
Storm Protection Charge	62 kWh @ \$0.00568/kWh	\$0.35
Clean Energy Transition Mechanism	62 kWh @ \$0.00418/kWh	\$0.26
Storm Surcharge	62 kWh @ \$0.02121/kWh	\$1.32
Florida Gross Receipt Tax		\$0.74
<b>Electric Service Cost</b>		<b>\$29.70</b>

**Total Current Month's Charges \$29.70**

## Avg kWh Used Per Day



## 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](http://TampaElectric.com/BizSave).

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

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Residential Customer Care: 813-223-0800 (Hillsborough)  
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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
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**BELMOND RESERVE CDD**  
 12998 WILLOW GROVE DR  
 RIVERVIEW, FL 33579-6874

**Amount Due: \$114.27**

**Due Date:** April 09, 2026  
**Account #:** 221008528939

**Your Energy Insight**

- Your average daily kWh used was **39.39% lower** than the same period last year.
- Your average daily kWh used was **20% lower** than it was in your previous period.

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

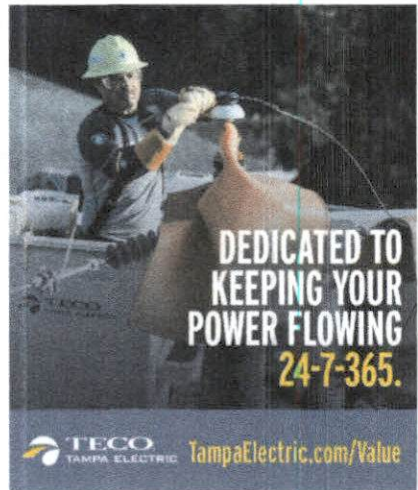
**Account Summary**

<b>Current Service Period:</b> February 13, 2026 - March 13, 2026	
Previous Amount Due	\$140.90
Payment(s) Received Since Last Statement	-\$140.90
<b>Current Month's Charges</b>	<b>\$114.27</b>
<b>Amount Due by April 09, 2026</b>	<b>\$114.27</b>

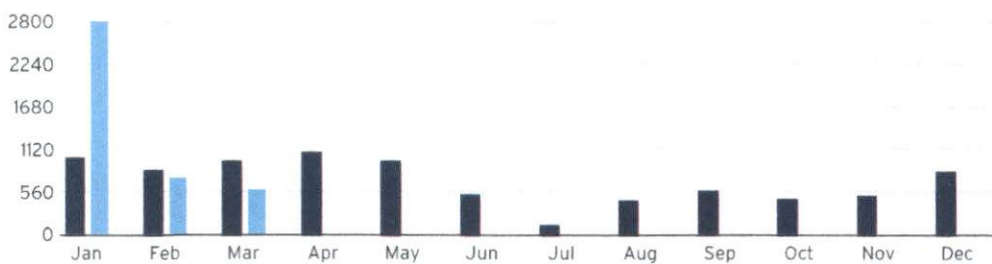
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



**Monthly Usage (kWh)**



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



**Account #:** 221008528939  
**Due Date:** April 09, 2026

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

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

**Amount Due: \$114.27**  
**Payment Amount: \$ \_\_\_\_\_**

634100642499  
 Your account will be drafted on April 09, 2026

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

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

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

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

**Account #:** 221008528939  
**Statement Date:** March 19, 2026  
**Charges Due:** April 09, 2026

## Meter Read

**Meter Location:** WELL

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

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

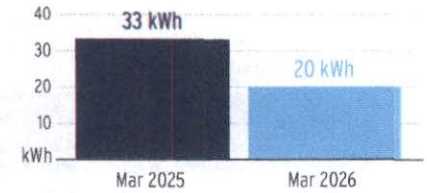
Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000551211	03/13/2026	53,996	53,413	583 kWh	1	29 Days

## Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	583 kWh @ \$0.09202/kWh	\$53.65
Fuel Charge	583 kWh @ \$0.03516/kWh	\$20.50
Storm Protection Charge	583 kWh @ \$0.00568/kWh	\$3.31
Clean Energy Transition Mechanism	583 kWh @ \$0.00418/kWh	\$2.44
Storm Surcharge	583 kWh @ \$0.02121/kWh	\$12.37
Florida Gross Receipt Tax		\$2.86
<b>Electric Service Cost</b>		<b>\$114.27</b>

**Total Current Month's Charges \$114.27**

## Avg kWh Used Per Day



## 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](http://TampaElectric.com/BizSave).

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

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



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

**Amount Due: \$852.91**

**Due Date: April 09, 2026**  
**Account #: 221008514244**

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

**Your Energy Insight**

- Your average daily kWh used was **.57% higher** than the same period last year.
- Your average daily kWh used was **7.33% lower** than it was in your previous period.

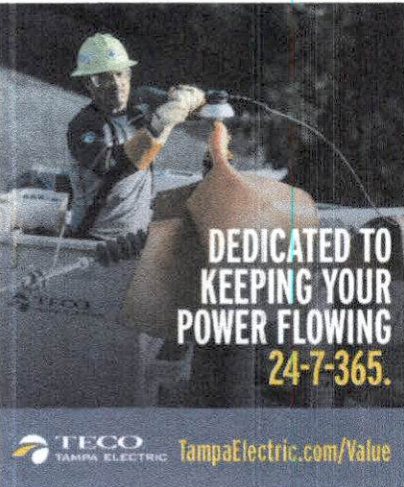
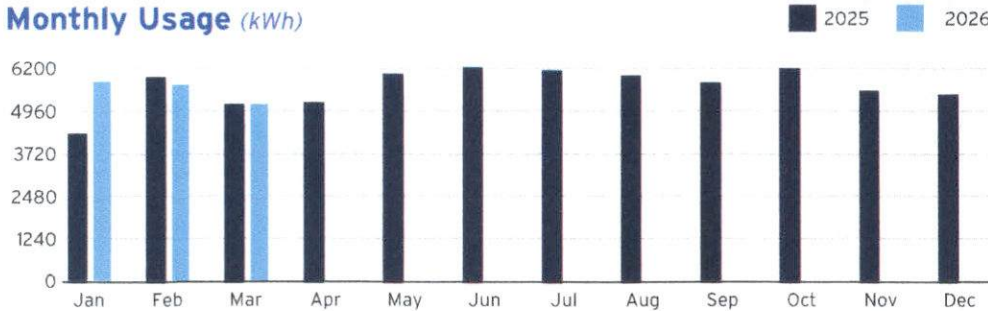


**Account Summary**

<b>Current Service Period:</b> February 13, 2026 - March 13, 2026	
Previous Amount Due	\$948.23
Payment(s) Received Since Last Statement	-\$948.23
<b>Current Month's Charges</b>	<b>\$852.91</b>
<b>Amount Due by April 09, 2026</b>	<b>\$852.91</b>

Scan here to view your account online.

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



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

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



**Account #: 221008514244**  
**Due Date: April 09, 2026**

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

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

**Amount Due: \$852.91**

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

634100642497

Your account will be drafted on April 09, 2026

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

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

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

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

Account #: 221008514244  
Statement Date: March 19, 2026  
Charges Due: April 09, 2026

## Meter Read

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

Rate Schedule: General Service - Non Demand

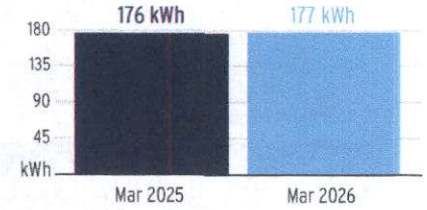
Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000838830	03/13/2026	81,443	76,309	5,134 kWh	1	29 Days

## Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	5,134 kWh @ \$0.09202/kWh	\$472.43
Fuel Charge	5,134 kWh @ \$0.03516/kWh	\$180.51
Storm Protection Charge	5,134 kWh @ \$0.00568/kWh	\$29.16
Clean Energy Transition Mechanism	5,134 kWh @ \$0.00418/kWh	\$21.46
Storm Surcharge	5,134 kWh @ \$0.02121/kWh	\$108.89
Florida Gross Receipt Tax		\$21.32
<b>Electric Service Cost</b>		<b>\$852.91</b>

**Total Current Month's Charges \$852.91**

## Avg kWh Used Per Day



## 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](http://TampaElectric.com/BizSave).

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

## Ways To Pay Your Bill

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

## Contact Us

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

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


**Amount Due:** \$1,258.94  
**Due Date:** April 09, 2026  
**Account #:** 221008516975

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

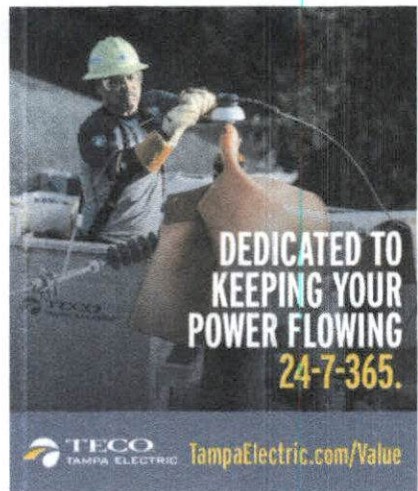
**Account Summary**

<b>Current Service Period:</b> February 13, 2026 - March 13, 2026	
Previous Amount Due	\$1,258.94
Payment(s) Received Since Last Statement	-\$1,258.94
<b>Current Month's Charges</b>	<b>\$1,258.94</b>
<b>Amount Due by April 09, 2026</b>	<b>\$1,258.94</b>

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



Scan here to view your account online.



00000009-0000216-Page 15 of 30

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

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



**Account #:** 221008516975  
**Due Date:** April 09, 2026

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

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

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

634100642498

Your account will be drafted on April 09, 2026

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

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

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



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

**Account #:** 221008516975  
**Statement Date:** March 19, 2026  
**Charges Due:** April 09, 2026

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

**Rate Schedule:** Lighting Service

**Charge Details**

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	513 kWh @ \$0.03411/kWh	\$17.50
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03452/kWh	\$17.71
Storm Protection Charge	513 kWh @ \$0.00574/kWh	\$2.94
Clean Energy Transition Mechanism	513 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	513 kWh @ \$0.01230/kWh	\$6.31
Florida Gross Receipt Tax		\$1.15
<b>Lighting Charges</b>		<b>\$1,258.94</b>

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

**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](http://TampaElectric.com/BizSave).

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**Ways To Pay Your Bill**



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



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



**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



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

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

**Contact Us**

**Online:** [TampaElectric.com](http://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)

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

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**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
23300	04/15/2026	\$153.00	05/15/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
POOL LIGHT WEDGE.	POOL LIGHT WEDGE.	1	33.00	33.00
INSTALLATION	LIGHT INSTALLATION	1	120.00	120.00

SUBTOTAL	153.00
TAX	0.00
TOTAL	153.00
<b>BALANCE DUE</b>	<b>\$153.00</b>

Pay invoice

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: April 7th 2026

Name	In Attendance Please X	Paid
1 Demetrious Britt	X	\$200.00
2 Will McPherson	X	\$200.00
3 Nicole Hughes	X	\$200.00
4 Zebadiah Rabsatt	X	\$0.00
5 Mark Schroepfel	X	\$200.00

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

Approved for payment:

Samantha Zanoni  
District Manager Signature

4/7/2026  
Date

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

**Down to Earth Landscape & Irrigation**

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



Page 58  
**Invoice: #173164**  
 April 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**

Valve replacement/ Broken heads. Hayes Clan  
 Estimate # 145840

**Invoice Date**

4/24/2026

**Date Due**

5/9/2026

**Terms**

Net 15

**Customer PO #**

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount

#145840 - Valve replacement/ Broken heads. Hayes Clan				<b>\$485.43</b>
<ul style="list-style-type: none"> <li>Replace 3 sticking valves located at the end of Hayes Clan. These valves continue to stick ever since we had the cold weather. Also replace and clean out 10 sprinkler heads.</li> </ul>				

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

<b>LCE005: Irrigation Installation</b>				<b>\$485.43</b>
Irrigation Labor (Hide) (Labor)				\$85.00
1" Valve (Material)	Each	3.00	\$127.51	\$382.53
12AHE HUNTER 12' BROWN ADJ HIGH EFFICIENCY NOZZLE (Material)	Each	10.00	\$1.79	\$17.90

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

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.  
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$485.43
Sales Tax	\$0.00
<b>Total</b>	<b>\$485.43</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$485.43</b>

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

# HVAC Service Order Invoice



7716 Franklin Road • Plant City, FL 33565  
Phone: 813-495-0861 • License # CAC1818582

**METHOD OF PAYMENT**

CASH DRIVERS  
 CHECK LICENSE NO: \_\_\_\_\_

CREDIT CARD  MC  VISA  AMEX

EXP DATE: \_\_\_\_\_

CC NO: \_\_\_\_\_

<b>UNIT</b>	<b>UNIT</b>
MAKE	MAKE
MODEL	MODEL
SERIAL NUMBER	SERIAL NUMBER

**CHECK LIST**

**COMPRESSOR**

SUCTION \_\_\_\_\_ PSI

HEAD \_\_\_\_\_ PSI

VOLTS \_\_\_\_\_ AMPS

ELECTRICAL CONNECTIONS

CONTACTS TIGHT & CLEAN

OIL LEVEL & CONDITION

**CONDENSER COIL**

CLEAN COIL & CHECK PIN

ENT \_\_\_\_\_ F LVG \_\_\_\_\_ F

**REFRIGERANT**

LEAK  CHARGE

**FAN AND MOTOR**

VOLTS \_\_\_\_\_ AMPS \_\_\_\_\_

ELECTRICAL CONNECTIONS

CONTACTS TIGHT & CLEAN

FAN PULLYS (ADJUST BELT)

CHK LUBE BEARINGS & MOTOR

**EVAPORATOR COIL**

CLEAN COIL & CHECK PIN

ENT DB \_\_\_\_\_ F LVG DB \_\_\_\_\_ F

ENT WB \_\_\_\_\_ F LVG DB \_\_\_\_\_ F

**CONDENSATE AREAS**

INSPECT & CLEAN DRAIN PAN

INSPECT & CLEAN DRAIN

**AIR FILTERS**

CLEANED  REPLACED

FILTER SIZE \_\_\_\_\_

**HEATING ASSEMBLY**

BURNER & HEAR EXCHANGER

FUEL SUPPLY & PRESSURE

PILOT ASSEMBLY

FLAME ADJUSTMENT

PRIMARY RELAY & FLUE

FAN & LIGHT SWITCH CPER

BLOWER ASSEMBLY

RV VALUE

STRIP HEAT

DEFROST CYCLE

**ELECTRICAL COMPTS**

RELAYS  CONTRACTORS

OVERLOAD  PRESSURE SWITCH

**THERMOSTAT**

O.K.  REPLACE

RELOCATE

NAME Belmont Reserve CDD

STREET 13004 Willow Grove Dr.

CITY Riverview, FL, 33579

HOME PHONE Samantha 813-679-4679 WORK PHONE

TECHNICIAN ZACK

WORK TO BE PERFORMED Air balance

DATE 4-10-26

PROMISED

SCHED TIME  A.M.  P.M.

**ENVIRONMENTAL CHECKLIST**

CONDENSING UNIT	QTY	TYPE/DISPOSITION
<input type="checkbox"/> RECOVERED		
<input type="checkbox"/> RECYCLED		
<input type="checkbox"/> RECLAIMED		
<input type="checkbox"/> RETURNED		
<input type="checkbox"/> DISPOSAL		
<input type="checkbox"/> DISMANTLED		
<input type="checkbox"/> CHANGED OUT/REPLACED		
		<b>TOTAL \$</b>

**TOTAL SUMMARY**

TOTAL MATERIALS		
TOTAL LABOR		
TOTAL CHARGE		
TAX		
<b>TOTAL</b>	\$425.	00

DESCRIPTION OF WORK	QTY	MATERIALS & SERVICES	UNIT PRICE	AMOUNT
		REFRIDGERANT LBS		
		FILTERS X X		
<b>TOTAL MATERIALS \$</b>				

DESCRIPTION OF WORK	LABOR	RATE	AMOUNT
Common room has 4-9" SA + 2-6" SA (728 sqft)			
office has 1-9" SA (180 sqft)			
<b>TOTAL LABOR</b>			

**RECOMMENDATIONS**

TERMS: I HEREBY AUTHORIZE THE ABOVE WORK TO BE DONE AS SO ORDERED AND OUTLINED ABOVE. IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL FURNISHED UNTIL COMPLETE PAYMENT HAS BEEN MADE. IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER HAS THE RIGHT TO REMOVE EQUIPMENT AND MATERIAL WITHOUT BEING HELD RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE REMOVAL OF EQUIPMENT.

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**LIMITED WARRANTY:** All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties express or implied, and it agents or technicians are not authorized to make any such warranties on behalf of above named company.

REGULAR  WARRANTY

SERVICE CONTRACT

**THANK YOU**

DESCRIPTION OF WORK	QTY	MATERIALS & SERVICES	UNIT PRICE	AMOUNT
Put duct board dampers into 2 of the 12x12				
supply air boots in the common room to block				
some excess air. This forced more air into the				
front office creating a more balanced temperature				
across the rooms.				
<b>TOTAL MATERIALS \$</b>				
Common room has 4-9" SA + 2-6" SA (728 sqft)				
office has 1-9" SA (180 sqft)				
<b>TOTAL LABOR</b>				

**TOTAL SUMMARY**

TOTAL MATERIALS		
TOTAL LABOR		
TOTAL CHARGE		
TAX		
<b>TOTAL</b>	\$425.	00

**INVOICE**

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

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



**Meritus**

**Bill to**  
 Inframark  
 Belmont Reserve CDD  
 Attn: Samantha Ford  
 2005 Pan Am Circle #300  
 Tampa, FL 33607

**Invoice details**

Sales Rep: Mike Fields

Invoice no.: 3784  
 Terms: Due on receipt  
 Invoice date: 04/12/2026  
 Due date: 05/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Install (Signage)</b>	Dig up + dispose of old existing sign/post	2	\$50.00	\$100.00
2.	<b>Install (Signage)</b>	Custom "Cedarbrook Private Community" (18x24) 3mm acm sign with 3M IJ180 + gloss lam (black on back); Installed on 8-ft black 3" fluted round post + acorn top (cemented). Self tap hardware.	2	\$525.00	\$1,050.00
3.		Address: "Hayes Clan" entrance (Riverview) + 2nd entrance			
				<b>Total</b>	<b>\$1,150.00</b>

# 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. 28960  
Date 04/02/2026

---

<b>SERVICE</b>	<b>AMOUNT</b>
FYE09/30/2025	\$ <u>500.00</u>
Current Amount Due	\$ <u><u>500.00</u></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.



# INVOICE

2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

<b>INVOICE#</b>	177105
<b>CUSTOMER ID</b>	C2276
<b>PO#</b>	

<b>DATE</b>	4/20/2026
<b>NET TERMS</b>	Due On Receipt
<b>DUE DATE</b>	4/20/2026

**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
Samantha M Zanoni- 2-17-26 ACE HARDWARE OF LITHIA : Key tags: \$21.44, 2-24-26 MINUTEKEY : Office Keys: \$16.13. Amazon Charges: \$286.38	1	Ea	323.95		323.95
Postage	12	Ea	0.74		8.88
<b>Subtotal</b>					<b>332.83</b>

<b>Subtotal</b>	\$332.83
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$332.83

**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.*



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

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

<b>Invoice Number</b>	<b>1166464</b>
<b>Invoice Date</b>	<b>4/21/2026</b>
<b>Due Date</b>	<b>5/21/2026</b>

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

**Tampa, FL 33607-6008**

<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$535.00</b>

<b>Subtotal</b>	<b>\$535.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$535.00</b>

**Please Pay This Amount**

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

**To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply**

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**Account Name : INFRAMARK, LLC**

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

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

**Please include the Project ID and the Invoice Number on the check stub of your payment.**

INFRAMARK, LLC

21 Apr 2026 03:41:28PM CST

DISTRICT : BELMOND RESERVE CDD

Go Green! Think before you print.

INVOICE NO. 1166464 - DETAIL

INVOICE DATE: 4/21/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
<b>IMS Billable Work Order</b>										
General Maintenance & Repairs										
	4/17/2026	4523988	BLRCDD District Area	General Maintenance; Dog gate latch Install	\$0.00	\$0.00	\$210.00	\$0.00	\$210.00	N
	4/17/2026	4524224	BLRCDD District Area	General Maintenance; Slow close gate hinges	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	N
	4/17/2026	4524230	BLRCDD District Area	General Maintenance; fence repair	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$535.00</b>	<b>\$0.00</b>	<b>\$535.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$535.00</b>	<b>\$0.00</b>	<b>\$535.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$535.00</b>	<b>\$0.00</b>	<b>\$535.00</b>	

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: April 7th 2026

	Name	In Attendance Please X	Paid
1	Demetrious Britt	X	\$200.00
2	Will McPherson	X	\$200.00
3	Nicole Hughes	X	\$200.00
4	Zebadiah Rabsatt	X	\$0.00
5	Mark Schroepfel	X	\$200.00

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

Approved for payment:

Samantha Zanoni  
District Manager Signature

4/7/2026  
Date

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

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Board Meeting Date: April 7th 2026

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District Manager Signature

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Samantha Zanoni  
District Manager Signature

4/7/2026  
Date

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

# BELMOND RESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 4/8/2026

**Check Total** \$10,476.11

**Payable To** Belmond Reserve CDD

**Check Amount** \$10,250.57

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

**Code:** 200-103200-1000

**Check Amount** \$225.54

**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.)

*Hanna Yi*

\_\_\_\_\_  
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	111.21%
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	1050
3/5/2026	10,991.34	5,146.61	5,718.90	125.83	-	765 03/05/2026	1069
4/7/2026	19,700.91	9,224.80	10,250.57	225.54	-	Excess 769 04/08/2026	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
<b>TOTAL</b>	1,222,178.43	575,794.66	639,821.09				
<b>Net Total on Roll</b>	1,099,020.83						
<b>Collection Surplus / (Deficit)</b>	123,157.60						







## Belmond Reserve CDD May 2026

Tuesday, 5 May 2026

Prepared For Board Of Supervisors

9 Issues Identified

9 Issues Incomplete

### Issue 1

Assigned To: Outstanding from previous report

#### Summary:

A site ride-through was completed with the landscape vendor following the board meeting, and previously identified concerns were reviewed and assigned for corrective action.

#### Observations / Outstanding Items:

Iris around the amenity center require cleanup and maintenance.

Some plantings at the pool area were missed during recent cutback service.

Pocket park and turf areas were discussed; irrigation system requires evaluation for coverage and performance.

Fertilizer schedule and irrigation inspection documentation requested from vendor.



### Issue 2

Assigned To: Down 2 Earth

Median Area (Exact Location Unknown)

#### Observations:

Weeds present within the jasmine planting areas.

Jasmine is overgrown and could benefit from trimming for a more organized appearance.

#### Recommendations:

Treat and remove weeds within the jasmine beds.

Trim and shape jasmine to maintain a cleaner, more uniform appearance within the median.

### Issue 3

Assigned To: Down 2 Earth

Behind the Homes of Sage Hollow

#### Observations:

Existing mowing areas are not being properly string trimmed.

Vegetative overgrowth present around trees within maintained turf areas.

Recommendations:

String trim all maintained mowing areas to provide a clean and finished appearance. Clear and maintain vegetation around trees to prevent further overgrowth and improve overall site presentation.



#### Issue 4

Assigned To: Down 2 Earth

Pond E / Sage Hollow Rear Property Line

Observations:

Pond E is in good condition with no concerns observed at time of inspection.

Additional view of trees behind the homes of Sage Hollow showing maintenance concerns requiring attention.

Recommendations:

Continue routine maintenance and monitoring of Pond E. Inspect and address tree maintenance concerns behind the homes of Sage Hollow, including pruning, vegetation management, or corrective maintenance as needed to improve appearance and safety.

#### Issue 5

Assigned To: Down 2 Earth

Rosepine Place – Dead End Open Area

Observations:

Open area appears to have been missed during the last maintenance service.

Recommendations:

Issue was discussed with Down To Earth to ensure the area is included in future service rotations.

Continue monitoring to confirm the area receives routine maintenance moving forward.





## Issue 6

Assigned To: Down 2 Earth

David Baker Road – Open Area

Observations:

Significant trash accumulation present throughout the open area.

Tree debris and larger organic material present within the site.

Recommendations:

Collect and remove all trash during routine service to improve overall site conditions.

Provide an estimate for removal of larger tree debris that may require additional labor or equipment outside standard maintenance scope.

Continue monitoring the area, as it appears to be a recurring trouble spot requiring consistent maintenance attention.

## Issue 7

Assigned To: Down 2 Earth

Dog Park Area

Observations:

Mulch washout occurring along the edge of the sidewalk.

Lack of containment is allowing mulch to migrate out of planting beds.

Recommendations:

Install sod along the sidewalk edge to help contain mulch and provide a defined border.



**Issue 8**

Assigned To: Down 2 Earth

Dog Park Area

Observations:

Turf within the dog park is not being consistently maintained.

Recommendations:

Include the dog park in the regular mowing schedule to ensure consistent turf maintenance.





## Item 9

Assigned To: Board

Playground Area

Observations:

Mulch displacement occurring within the playground surfacing area.

Recommendations:

Install playground mats or edging systems to help contain mulch and reduce displacement from high-use areas.

Regrade mulch as needed and continue routine maintenance to maintain consistent coverage and safety standards.

# STRALEY ROBIN VERICKER

Attorneys At Law

1510 W. Cleveland St.  
Tampa, Florida 33606  
Tel: (813) 223-9400

Writer's Direct Dial: (813) 901-4945  
Writer's E-mail: [jvericker@srvlegal.com](mailto:jvericker@srvlegal.com)  
Website: [www.srvlegal.com](http://www.srvlegal.com)

May 11, 2026

*Via Email ([bsteets@graucpa.com](mailto:bsteets@graucpa.com))*

Grau & Associates  
951 Yamato Road, Suite 280  
Boca Raton, Florida 33431

**Re: Belmond Reserve Community Development District  
Fiscal Year Audit 2024-2025**

Ladies and Gentlemen:

By this communication, we are responding to the letter dated December 17, 2025, received by our office via email on May 8, 2026, requesting that we furnish certain information to you concerning our representation of Belmond Reserve Community Development District (the "**District**") and pending or threatened litigation involving the District.

While this firm may represent the District on a regular basis, our engagements have been limited to specific matters as to which we may have been consulted. There may exist matters of a legal nature that could have a bearing on the financial position of the District with respect to which we have not been consulted and consequently have no knowledge. The information furnished by this letter is limited to matters which have been given substantive attention by the lawyers in this firm in the form of legal consultation and, where appropriate, legal representation from October 1, 2024, to the effective date of this response. We have, to the extent believed necessary, attempted to determine from the lawyers in this firm who have performed services for the District since the beginning of the period upon which the report is based, whether such services involved substantive attention in the form of legal consultation or representation in litigation. Beyond that, no review has been made of any of the District's transactions or other matters for the purposes of identifying loss contingencies, nor have we made inquiry with other law firms who either are now or who have in the past performed services for the District.

The response of this firm is limited to loss contingencies coming within the meaning of the American Bar Association Statement of Policy Regarding Lawyers' Responses to Auditors' Requests for Information (the "**Statement of Policy**") which are considered to be probable (within the meaning of the Commentary accompanying the Statement of Policy) of assertion and which are considered individually or collectively material to the presentation of the District's financial statements and is further limited to the matters set out herein. The firm is not undertaking to respond or comment upon all aspects of the District's business activities and except as noted in this communication, no inference should be drawn on any matters beyond the scope of this response.

Grau & Associates  
 May 11, 2026  
 Page 2

The information as supplied in this audit response is solely for the auditor's information in connection with your audit of the financial condition of the District. Without the express written approval of this law firm and the District, it is not to be quoted in whole or in part or otherwise referred to in any financial statements of the District or related documents, nor is it to be filed with any governmental agency or other person.

This response is limited by, and subject to, the Statement of Policy; without limiting the generality of the foregoing, the limitations set forth in the Statement of Policy on the scope and use of this response are specifically incorporated herein by reference, and any description herein of any "loss contingencies" is qualified by the meaning as described in the Statement of Policy and the accompanying commentary.

The District does not intend to waive the attorney-client privilege with respect to any information which the District has furnished to us. Moreover, please be advised that our response to you should not be construed in any way to constitute a waiver of the protection of the attorney work-product privilege with respect to any of our files involving the District.

Subject to the foregoing, we advise you that from October 1, 2024, to the effective date of this response, we have not been engaged to give substantive attention to, or represent the District in connection with, material (defined in the aforesaid letter to us as matters involving amounts exceeding \$5,000 individually or in the aggregate) loss contingencies coming within the scope of clause (a) of paragraph 5 of the Statement of Policy.

In the letter to us, the District did not specifically identify and specifically request us to comment on any loss contingencies coming within the scope of clause (c) of Paragraph 5 of the Statement of Policy. Therefore, we have not commented on any such loss contingencies. Please be advised that pursuant to clauses (b) and (c) of Paragraph 5 of the Statement of Policy and accompanying Commentary, it would be inappropriate for us to respond to a general inquiry relating to the existence of unasserted possible claims or assessments involving the District. We can only furnish information concerning those upon which the District has specifically requested in writing that we comment, nor can we comment upon the adequacy of the District's listing, if any, of unasserted possible claims or assessments or its assertions concerning the advice, if any, about the need to disclose same.

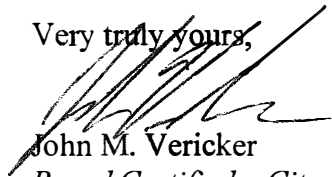
Consistent with the last sentence of Paragraph 6 of the Statement of Policy and pursuant to the District's request, however, this letter will confirm as correct the District's understanding forthwith in the aforesaid letter to us that whenever, in the course of performing legal services for the District with respect to a matter recognized to involve an unasserted possible claim or assessment that may call for financial statement disclosure, we have formed a professional conclusion that the District must disclose or consider disclosure concerning such possible claim or assessment, we as a matter of professional responsibility to the District, will so advise the District of such disclosure and the applicable requirements of Statement of Financial Accounting Standards No. 5.

Grau & Associates  
May 11, 2026  
Page 3

The information set forth herein is as of the date hereof, except as otherwise noted, and we assume no obligation to advise you of changes which may have been or are brought to our attention thereafter.

The District was indebted to this law firm in the amount of \$1,432.50 as of September 30, 2025.

Very truly yours,



John M. Vericker  
*Board Certified – City, County & Local  
Government Law*

JMV/mbs

Enclosures

cc: Natasha Sowani, Inframark *(via email)*  
Samantha Zanoni, District Manager *(via email)*  
Demetrious Britt, Chair of the Board of Supervisors *(via email)*  
Stella Matevosyan, Grau & Associates *(via email)*  
Cari Webster, District Counsel *(via email)*