INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *Belmond Reserve Community Development District*

**July 7, 2026**

**Agenda Package**

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

# Belmond Reserve
# Community Development District

**Board of Supervisors**

Demetrius Britt, Chairman
Will McPherson, Vice Chairman
Nicole Hughes, Assistant Secretary
Zebadiah Rabsatt, Assistant Secretary
Mark Schroeppel, 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, July 7, 2026 – 11:00 a.m.**

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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.** Acceptance of Final Audit Report FY2025 .......... Page 3
   **B.** Consideration of Line Striping of Tampa Bay Parking Lot Re-Stripe Proposal #1924 .......... Page 34
5. **Consent Agenda**
   **A.** Consideration of June 2, 2026, Meeting Minutes .......... Page 35
   **B.** Review of May 2026 Financial Statements .......... Page 39
   **C.** Consideration of May 2026 Check Register .......... Page 49
   **D.** Consideration of May 2026 O&M Report .......... Page 51
   **E.** Review of June 2026 Financial Snapshot .......... Page 139
6. **Staff Reports**
   **A.** Aquatics Report .......... Page 140
   **B.** Landscape
      i. Consideration of DTE Cedarbrook Entrance Redesign Proposal #149342 .......... Page 146
      ii. Consideration of DTE Exit Side of Cedarbrook Installation Proposal #149343 .......... Page 148
      iii. Ratification of DTE Storm Response Agreement 2026 .......... Page 150
   **C.** Field Inspection Report .......... Page 153
   **D.** District Engineer
   **E.** District Counsel
   **F.** District Manager
      i. Discussion of Strongroom View-only Access for Board Members
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, August 4, 2026, at 11:00 a.m.*

**BELMOND RESERVE**
**COMMUNITY DEVELOPMENT DISTRICT**
**HILLSBOROUGH COUNTY, FLORIDA**
**FINANCIAL REPORT**
**FOR THE FISCAL YEAR ENDED**
**SEPTEMBER 30, 2025**

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**
**HILLSBOROUGH COUNTY, FLORIDA**

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

# INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Belmond Reserve Community Development District
Hillsborough County, Florida

## Report on the Audit of the Financial Statements

### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of Belmond Reserve Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### *Responsibilities of Management for the Financial Statements*

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District’s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management’s discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 10, 2026, on our consideration of the District’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District’s internal control over financial reporting and compliance.

June 10, 2026

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Belmond Reserve Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($3,168,061).
- The change in the District's total net position in comparison with the prior fiscal year was $27,946, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $647,383, an increase of $15,635 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and the remainder is unassigned which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management), maintenance and recreation functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds. In the current fiscal year, the District closed the capital projects fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

| | 2025 | 2024 |
|---|---|---|
| Assets, excluding capital assets | $ 661,570 | $ 645,527 |
| Capital assets, net of depreciation | 6,440,611 | 6,670,633 |
| Total assets | 7,102,181 | 7,316,160 |
| Current liabilities | 180,786 | 183,130 |
| Long-term liabilities | 10,089,456 | 10,329,037 |
| Total liabilities | 10,270,242 | 10,512,167 |
| Net Position | | |
| Net investment in capital assets | (3,648,845) | (3,650,345) |
| Restricted | 474,035 | 385,431 |
| Unrestricted | 6,749 | 68,907 |
| Total net position | $ (3,168,061) | $ (3,196,007) |

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

| | 2025 | 2024 |
|---|---|---|
| Revenues: | | |
| Program revenues | | |
| Charges for services | $ 1,219,802 | $ 1,442,346 |
| Operating grants and contributions | 30,344 | 34,644 |
| Capital grants and contributions | - | 151,774 |
| General revenues | | |
| Unrestricted investment earnings | 1,940 | 1,200 |
| Miscellaneous revenue | 1,750 | 695 |
| Total revenues | 1,253,836 | 1,630,659 |
| Expenses: | | |
| General government | 141,171 | 125,820 |
| Maintenance and operations | 568,158 | 563,903 |
| Recreation | 114,483 | 48,970 |
| Interest | 402,078 | 408,129 |
| Conveyance of infrastructure | - | 3,207,023 |
| Total expenses | 1,225,890 | 4,353,845 |
| Change in net position | 27,946 | (2,723,186) |
| Net position - beginning | (3,196,007) | (472,821) |
| Net position - ending | $ (3,168,061) | $ (3,196,007) |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $1,225,890. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year's revenue is interest and miscellaneous revenue. The majority of the decrease in program revenues is the result of the Developer contribution that the District received in the prior fiscal year related to the conveyance of the infrastructure. In total, expenses decreased in the fiscal year. The majority of prior fiscal year expenses were related to conveyances of completed infrastructure to other entities for maintenance and ownership responsibilities.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by $68,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had $6,900,655 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $460,044 has been taken, which resulted in a net book value of $6,440,611. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2025, the District had $10,049,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Belmond Reserve Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**
**HILLSBOROUGH COUNTY, FLORIDA**
**STATEMENT OF NET POSITION**
**SEPTEMBER 30, 2025**

| | Governmental Activities |
|---|---|
| ASSETS | |
| Cash | $ 30,555 |
| Assessments receivable | 7,515 |
| Restricted assets: | |
| Investments | 623,500 |
| Capital assets: | |
| Depreciable, net | 6,440,611 |
| Total assets | 7,102,181 |
| | |
| LIABILITIES | |
| Accounts payable and accrued expenses | 14,187 |
| Accrued interest payable | 166,599 |
| Non-current liabilities: | |
| Due within one year | 229,000 |
| Due in more than one year | 9,860,456 |
| Total liabilities | 10,270,242 |
| | |
| NET POSITION | |
| Net investment in capital assets | (3,648,845) |
| Restricted for debt service | 474,035 |
| Unrestricted | 6,749 |
| Total net position | $ (3,168,061) |

See notes to the financial statements

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**
**HILLSBOROUGH COUNTY, FLORIDA**
**STATEMENT OF ACTIVITIES**
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| | | Program Revenues | | Net (Expense) Revenue and Changes in Net Position |
|---|---|---|---|---|
| Functions/Programs | Expenses | Charges for Services | Operating Grants and Contributions | Governmental Activities |
| Primary government: | | | | |
| Governmental activities: | | | | |
| General government | $ 141,171 | $ 141,171 | $ - | $ - |
| Maintenance and operations | 568,158 | 385,415 | - | (182,743) |
| Recreation | 114,483 | - | - | (114,483) |
| Interest on long-term debt | 402,078 | 693,216 | 30,344 | 321,482 |
| Total governmental activities | 1,225,890 | 1,219,802 | 30,344 | 24,256 |

| | |
|---|---|
| General revenues: | |
| Unrestricted investment earnings | 1,940 |
| Miscellaneous revenue | 1,750 |
| Total general revenues | 3,690 |
| Change in net position | 27,946 |
| Net position - beginning | (3,196,007) |
| Net position - ending | $ (3,168,061) |

See notes to the financial statements

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**
**HILLSBOROUGH COUNTY, FLORIDA**
**BALANCE SHEET**
**GOVERNMENTAL FUNDS**
**SEPTEMBER 30, 2025**

| | Major Funds | | | Total |
|---|---|---|---|---|
| | General | Debt Service | Capital Projects | Governmental Funds |
| ASSETS | | | | |
| Cash | $ 30,555 | $ - | $ - | $ 30,555 |
| Investments | - | 623,500 | - | 623,500 |
| Assessments receivable | 3,519 | 3,996 | - | 7,515 |
| Due from other funds | - | 13,138 | - | 13,138 |
| Total assets | $ 34,074 | $ 640,634 | $ - | $ 674,708 |
| | | | | |
| LIABILITIES AND FUND BALANCES | | | | |
| Liabilities: | | | | |
| Accounts payable and accrued expenses | $ 14,187 | $ - | $ - | $ 14,187 |
| Due to other funds | 13,138 | - | - | 13,138 |
| Total liabilities | 27,325 | - | - | 27,325 |
| | | | | |
| Fund balances: | | | | |
| Restricted for: | | | | |
| Debt service | - | 640,634 | - | 640,634 |
| Unassigned | 6,749 | - | - | 6,749 |
| Total fund balances | 6,749 | 640,634 | - | 647,383 |
| | | | | |
| Total liabilities and fund balances | $ 34,074 | $ 640,634 | $ - | $ 674,708 |

See notes to the financial statements

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**
**HILLSBOROUGH COUNTY, FLORIDA**
**RECONCILIATION OF THE BALANCE SHEET –**
**GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION**
**SEPTEMBER 30, 2025**

| | | |
|---|---|---|
| Total fund balances - governmental funds | | $ 647,383 |
| Amounts reported for governmental activities in the statement of net position are different because: | | |
| Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole. | | |
| Cost of capital assets | 6,900,655 | |
| Accumulated depreciation | (460,044) | 6,440,611 |
| Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements. | | |
| Accrued interest payable | (166,599) | |
| Unamortized original issue premium | (40,456) | |
| Bonds payable | (10,049,000) | (10,256,055) |
| Net position of governmental activities | | $ (3,168,061) |

See notes to the financial statements

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**
**HILLSBOROUGH COUNTY, FLORIDA**
**STATEMENT OF REVENUES, EXPENDITURES,**
**AND CHANGES IN FUND BALANCES**
**GOVERNMENTAL FUNDS**
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| | Major Funds | | | Total |
|---|---|---|---|---|
| | General | Debt Service | Capital Projects | Governmental Funds |
| REVENUES | | | | |
| Assessments | $ 526,586 | $ 693,216 | $ - | $ 1,219,802 |
| Miscellaneous revenue | 1,750 | - | - | 1,750 |
| Interest income | 1,940 | 30,344 | - | 32,284 |
| Total revenues | 530,276 | 723,560 | - | 1,253,836 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 141,171 | - | - | 141,171 |
| Maintenance and operations | 367,685 | - | - | 367,685 |
| Parks and recreation | 84,934 | - | - | 84,934 |
| Debt Service: | | | | |
| Principal | - | 238,000 | - | 238,000 |
| Interest | - | 406,411 | - | 406,411 |
| Total expenditures | 593,790 | 644,411 | - | 1,238,201 |
| Excess (deficiency) of revenues over (under) expenditures | (63,514) | 79,149 | - | 15,635 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Interfund transfers in (out) | 1,356 | 6,703 | (8,059) | - |
| Total other financing sources (uses) | 1,356 | 6,703 | (8,059) | - |
| Net change in fund balances | (62,158) | 85,852 | (8,059) | 15,635 |
| Fund balances - beginning | 68,907 | 554,782 | 8,059 | 631,748 |
| Fund balances - ending | $ 6,749 | $ 640,634 | $ - | $ 647,383 |

See notes to the financial statements

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**
**HILLSBOROUGH COUNTY, FLORIDA**
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| | | |
|---|---|---|
| Net change in fund balances - total governmental funds | $ | 15,635 |
| Amounts reported for governmental activities in the statement of activities are different because: | | |
| Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. | | 238,000 |
| Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. | | (230,022) |
| Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows: | | |
| Amortization of original issue premium | | 1,581 |
| Change in accrued interest | | 2,752 |
| Change in net position of governmental activities | $ | 27,946 |

See notes to the financial statements

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**
**HILLSBOROUGH COUNTY, FLORIDA**
**NOTES TO FINANCIAL STATEMENTS**

## NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Belmond Reserve Community Development District ("District") was established on December 11, 2019, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 19-29, and the District boundaries were expanded by Hillsborough County Ordinance 22-21. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, all of the Board members are affiliated with Belmond Reserve Development, LLC, (the Developer).

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. In the current fiscal year, the District closed the capital projects fund.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District’s policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Assets, Liabilities and Net Position or Equity**

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

| Assets | Years |
|---|---|
| Recreational facilities | 30 |
| Landscape and hardscape | 30 |
| Stormwater management | 30 |

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Assets, Liabilities and Net Position or Equity (Continued)**

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Assets, Liabilities and Net Position or Equity (Continued)**

Fund Equity/Net Position (Continued)
Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

**Other Disclosures**

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriations for annually budgeted funds lapse at the end of the year.

**NOTE 4 – DEPOSITS AND INVESTMENTS**

**Deposits**
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**

**Investments**
The District's investments were held as follows at September 30, 2025:

| | Amortized cost | Credit Risk | Maturities |
|---|---|---|---|
| US Bank Money Market | $ 548,460 | N/A | Not available |
| First American Govt Oblig Fd Cl Y | 75,040 | S&P AAAm | Weighted average maturity: 45 days |
| Total Investments | $ 623,500 | | |

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

**NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS**

Interfund receivables and payables at September 30, 2025 were as follows:

| Fund | Receivable | Payable |
|---|---|---|
| General | $ - | $ 13,138 |
| Debt Service | 13,138 | - |
| Total | $ 13,138 | $ 13,138 |

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

**NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (Continued)**

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

| Fund | Transfers in | Transfers out |
|---|---|---|
| General | $ 1,356 | $ - |
| Debt Service | 6,703 | - |
| Capital projects | - | 8,059 |
| Total | $ 8,059 | $ 8,059 |

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, the transfers from capital projects fund to the debt service fund and general fund were made to close out capital projects fund.

**NOTE 6 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance |
|---|---|---|---|---|
| Governmental activities | | | | |
| Capital assets, being depreciated | | | | |
| Recreational facilities | 886,455 | - | - | 886,455 |
| Landscape and hardscape | 1,560,194 | - | - | 1,560,194 |
| Stormwater management | 4,454,006 | - | - | 4,454,006 |
| Total capital assets, being depreciated | 6,900,655 | - | - | 6,900,655 |
| | | | | |
| Less accumulated depreciation for: | | | | |
| Recreational facilities | 29,549 | 29,549 | - | 59,098 |
| Landscape and hardscape | 52,006 | 52,006 | - | 104,012 |
| Stormwater management | 148,467 | 148,467 | - | 296,934 |
| Total accumulated depreciation | 230,022 | 230,022 | - | 460,044 |
| | | | | |
| Governmental activities capital assets, net | $ 6,670,633 | $ (230,022) | $ - | $ 6,440,611 |

Depreciation expense was charged to functions/programs as follows:

| | |
|---|---|
| Depreciation allocation: | |
| Maintenance and operations | $ 200,473 |
| Recreation | 29,549 |
| Total | $ 230,022 |

**NOTE 7 – LONG-TERM LIABILITIES**

**Series 2020**

On October 14, 2020, the District issued $10,410,000 of Special Assessment Bonds, Series 2020, consisting of multiple term bonds with due dates ranging from May 1, 2025, to May 1, 2051, and interest rates ranging from 2.67% to 4.0%. The Bonds were issued to finance the costs of the construction and acquisition of infrastructure improvements for the District associated with Assessment Area One. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2021. Principal on the Bonds is to be paid serially commencing May 1, 2022, through May 1, 2051.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid $15,000 of the Series 2020 Bonds. See Note 12 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

**NOTE 7 – LONG-TERM LIABILITIES (Continued)**

**Series 2020 (Continued)**
The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

**Series 2023**
On January 26, 2023, the District issued $506,000 of Special Assessment Revenue Bonds, Series 2023, consisting of multiple term bonds with due dates ranging from November 1, 2030 to November 1, 2052 and interest rates ranging from 4.5% to 5.5%. The Bonds were issued to finance the costs of the construction and acquisition of infrastructure improvements for the District associated with Assessment Area Two. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2023. Principal on the Bonds is to be paid serially commencing November 1, 2023, through November 1, 2052.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

**Long-term Debt Activity**
Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|---|---|---|---|---|---|
| Governmental activities | | | | | |
| Series 2020 | $ 9,795,000 | $ - | $ 230,000 | $ 9,565,000 | $ 220,000 |
| Plus Bond premium | 42,037 | - | 1,581 | 40,456 | - |
| Series 2023 | 492,000 | - | 8,000 | 484,000 | 9,000 |
| Total | $ 10,329,037 | $ - | $ 239,581 | $ 10,089,456 | $ 229,000 |

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending | Governmental Activities | | |
|---|---|---|---|
| September 30: | Principal | Interest | Total |
| 2026 | $ 229,000 | $ 399,635 | $ 628,635 |
| 2027 | 234,000 | 392,080 | 626,080 |
| 2028 | 244,000 | 384,363 | 628,363 |
| 2029 | 255,000 | 376,298 | 631,298 |
| 2030 | 260,000 | 367,884 | 627,884 |
| 2031-2035 | 1,468,000 | 1,682,335 | 3,150,335 |
| 2036-2040 | 1,796,000 | 1,358,215 | 3,154,215 |
| 2041-2045 | 2,203,000 | 960,180 | 3,163,180 |
| 2046-2050 | 2,690,000 | 474,388 | 3,164,388 |
| 2051-2053 | 670,000 | 30,625 | 700,625 |
| Total | $ 10,049,000 | $ 6,426,003 | $ 16,475,003 |

**NOTE 8 – DEVELOPER TRANSACTIONS**

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

**NOTE 9 – CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District's operations.

**NOTE 10 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 11 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**NOTE 12 – SUBSEQUENT EVENTS**

**Bond Payments**
Subsequent to fiscal year end, the District prepaid a total of $5,000 of the Series 2020 Bonds and $2,000 of the Series 2023 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indentures.

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**
**HILLSBOROUGH COUNTY, FLORIDA**
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND**
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| | Budgeted Amounts | | Actual | Variance with Final Budget - Positive |
|---|---|---|---|---|
| | Original | Final | Amounts | (Negative) |
| REVENUES | | | | |
| Assessments | $ 551,424 | $ 551,424 | $ 526,586 | $ (24,838) |
| Interest | - | - | 1,940 | 1,940 |
| Miscellaneous revenue | - | - | 1,750 | 1,750 |
| Total revenues | 551,424 | 551,424 | 530,276 | (21,148) |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 191,404 | 244,204 | 141,171 | 103,033 |
| Maintenance and operations | 257,720 | 294,120 | 367,685 | (73,565) |
| Parks and recreation | 102,300 | 81,100 | 84,934 | (3,834) |
| Total expenditures | 551,424 | 619,424 | 593,790 | 25,634 |
| Excess (deficiency) of revenues over (under) expenditures | - | (68,000) | (63,514) | 4,486 |
| Other Financing Sources (Uses) | | | | |
| Interfund transfers in (out) | - | - | 1,356 | 1,356 |
| Use of fund balance | - | 68,000 | - | (68,000) |
| Total other financing sources (uses) | - | 68,000 | 1,356 | (66,644) |
| Net change in fund balance | $ - | $ - | (62,158) | $ (62,158) |
| Fund balance - beginning | | | 68,907 | |
| Fund balance - ending | | | $ 6,749 | |

See notes to required supplementary information

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**
**HILLSBOROUGH COUNTY, FLORIDA**
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by $68,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**
**HILLSBOROUGH COUNTY, FLORIDA**
**OTHER INFORMATION – DATA ELEMENTS**
**REQUIRED BY FL STATUTE 218.39(3)(C)**
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**
**UNAUDITED**

| Element | Comments |
|---|---|
| Number of District employees compensated in the last pay period of the District's fiscal year being reported. | 0 |
| Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported. | 3 |
| Employee compensation | $0 |
| Independent contractor compensation | $20,905 |
| Construction projects to begin on or after October 1; ($65K) | Not applicable |
| Budget variance report | See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund |
| Ad Valorem taxes; | Not applicable |
| Non ad valorem special assessments; | |
| Special assessment rate | Operations and maintenance - $1,368.85 - $1,917.16<br>Operations and maintenance (commercial) - $328.66<br>Debt service - $1,563.83 - $2,230.86 |
| Special assessments collected | $1,219,802 |
| Outstanding Bonds: | see Note 7 for details |

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

To the Board of Supervisors
Belmond Reserve Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Belmond Reserve Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 10, 2026.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 10, 2026

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CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

## INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Belmond Reserve Community Development District
Hillsborough County, Florida

We have examined Belmond Reserve Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Belmond Reserve Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 10, 2026

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1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
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Fax (561) 994-5823
www.graucpa.com

**MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Belmond Reserve Community Development District
Hillsborough County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Belmond Reserve Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 10, 2026.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 10, 2026, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

**I. Current year findings and recommendations.**
**II. Status of prior year findings and recommendations.**
**III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Belmond Reserve Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Belmond Reserve Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 10, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

# ESTIMATE

**LINE STRIPING OF TAMPA BAY LLC**
1443 Haverhill Dr
New Port Richey, FL 34655-4237

Jason@paintmyparkinglot.com
+1 (727) 800-5987

**Bill to**
Samantha
Belmond Reserve/Cedarbrook
13004 Willow Grove Dr
Riverview

**Ship to**
Samantha
Belmond Reserve/Cedarbrook
13004 Willow Grove Dr
Riverview

**Estimate details**
Estimate no.: 1924
Estimate date: 06/30/2026
Expiration date: 07/31/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Parking Lot Re-Stripe** | Provide Re-Stripe of Existing Parking Lot Stalls.<br>- 38 Standard Stalls<br>- 3ADA Accessible Stalls<br>- 2 Access Aisles<br>- Restripe 3 exiting Crosswalks<br><br>Optional Pricing:<br>- Layout and Stripe Crosswalk +$250/ ea<br>- Layout and Stripe Stop Bar +$45/ea<br>Optional Pricie to Include Glass Beads for reflectivity +25% of cost.<br><br>Paint: Sherwin Williams Fed Spec Latex Traffic Marking Paint applied at 15 mills with Graco Line Lazer machines. | 1 | $1,650.00 | $1,650.00 |

**Total** **$1,650.00**

Expiry date 07/31/2026

**Accepted date** **Accepted by**

# MINUTES OF MEETING
# BELMOND RESERVE
# COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Belmond Reserve Community Development District was held on Tuesday, June 2, 2026, and called to order at 11:04 a.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

| | |
|---|---|
| Demetrious Britt | Chairperson |
| Will McPherson | Vice Chairperson |
| Zebadiah Rabsatt | Assistant Secretary |
| Mark Schroeppel | Assistant Secretary *(via phone)* |
| Nicole Hughes | Assistant Secretary |

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

| | |
|---|---|
| Samantha Zanoni | District Manager, Inframark |
| Christina Fowler | Field Services, Inframark |
| Chris Labenz | Landscape, DTE |
| Residents and Members of the Public | |

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

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

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

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

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the motion to approve the June 2, 2026, meeting agenda carried. (5-0)

**THIRD ORDER OF BUSINESS** **Public Comments**

There being none, the next order of business followed.

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

**A. Consideration of Romaner Graphics Office Interior Painting Proposal**

> On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor, the motion to approve the Romaner Graphics Office Interior Painting Proposal in the amount of $2,100 carried. (5-0)

**B. Consideration of American GroundPro Playground Mulch Proposal #6220**

> On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor, the motion to approve the American GroundPro Playground Mulch Proposal #6220 in the amount of $3,621.15 carried. (5-0)

**FIFTH ORDER OF BUSINESS** **Consent Agenda**

**A. Consideration of Minutes from the Meeting Held on May 5, 2026**

**B. Acceptance of April 2026 Financial Statements**

**C. Consideration of April 2026 Check Register**

**D. Consideration of April 2026 O&M Report**

> On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor, the motion to approve the consent agenda, including the meeting minutes from May 5, 2026, April 2026 financial statements, April 2026 check register, and April 2026 O&M report, carried. (5-0)

**SIXTH ORDER OF BUSINESS** **Staff Reports**

**A. Aquatics Report**

The Board reviewed the aquatics report and had no questions.

**B. Landscape**

Mr. Labenz, with Down to Earth, provided the Board with landscape updates and advised that there was a broken pipe near the pump. Once the area dries up, they will have a better understanding of what repairs are needed.

Down to Earth will have entry landscape enhancement proposals for the July 7, 2026, meeting.

**C. Field Inspection Report**

Ms. Fowler reviewed the field inspection report with the Board and recommended commercial-grade mats under the swings once the mulch is applied.

**D. District Engineer**

The District Engineer was not present.

**E. District Counsel**

The District Counsel was not present.

**i. Review of District Counsel's Audit Response Letter FY2025**

Ms. Zanoni reviewed the Audit Response Letter FY2025 with the Board. There were no questions.

**F. District Manager**

Ms. Zanoni provided the following updates:

- Spectrum does not have the option for guest Wi-Fi. We will need to reach out to SWS for hotspots.

The Board requested to look at other internet providers.

- Resident pool installation seeking approval from the Board to use easement/CDD property for the large equipment needed for the installation.

The Board granted the resident at 12673 Hayes Clan approval to use the easement/CDD property for the large equipment needed during their pool installation.

- Entry monuments - Staff was not able to locate the same tile to replace the damaged one on the monument. Ms. Zanoni will reach out to other vendors for decorative options.

| |
|---|
| On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the motion to set an NTE amount of $10,000 for monument upgrades carried. (5-0) |

> On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor, the motion to appoint Ms. Hughes as liaison for monument communication carried. (5-0)

The Board requested legal advice on how to proceed with the Yellowstone invoice from June 2026.

Ms. Zanoni announced the next meeting scheduled for July 7, 2026.

**SEVENTH ORDER OF BUSINESS** **Supervisors' Requests**

The Board had the following requests for Staff.

- Parking lot striping and crosswalk painting
- Amenity rules sign
- Repair District sign off Rhodine Drive
- Newsletter blast
- Ticketing system for CDD issues within the community

**EIGHTH ORDER OF BUSINESS** **Public Comments**

The audience commented on the following topics.

- Sign near Triple Creek to separate Cedarbrook from Triple Creek community
- HOA using clubhouse for meetings
- Information signs to engage residents

**NINTH ORDER OF BUSINESS** **Adjournment**

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

_______________________________ _______________________________

Secretary / Assistant Secretary Chairperson / Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *Belmond Reserve Community Development District*

## *Financial Report*

### *May 31, 2026*

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of May 31, 2026

***(In Whole Numbers)***

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2020 DEBT SERVICE FUND | SERIES 2023 DEBT SERVICE FUND | GENERAL FIXED ASSET FUND | GENERAL LONG TERM DEBT FUND | TOTAL |
|---|---|---|---|---|---|---|
| **ASSETS** | | | | | | |
| Cash In Bank | $ 128,898 | $ - | $ - | $ - | $ - | $ 128,898 |
| Accounts Receivable - Off Roll Billing | 13,909 | - | 16,185 | - | - | 30,094 |
| Due From Other Funds | - | 16,243 | 357 | - | - | 16,600 |
| Investments: | | | | | | |
| Money Market Account | 152,330 | - | - | - | - | 152,330 |
| Acquisition & Construction Account | - | 1,732 | - | - | - | 1,732 |
| Reserve Fund | - | 296,353 | 17,508 | - | - | 313,861 |
| Revenue Fund | - | 309,350 | 36,307 | - | - | 345,657 |
| Fixed Assets | | | | | | |
| Stormwater Management | - | - | - | 4,454,006 | - | 4,454,006 |
| Recreational Facilities | - | - | - | 886,455 | - | 886,455 |
| Landscape and Hardscape | - | - | - | 1,560,194 | - | 1,560,194 |
| Amount Avail In Debt Services | - | - | - | - | 694,035 | 694,035 |
| Amount To Be Provided | - | - | - | - | 9,118,965 | 9,118,965 |
| **TOTAL ASSETS** | **$ 295,137** | **$ 623,678** | **$ 70,357** | **$ 6,900,655** | **$ 9,813,000** | **$ 17,702,827** |
| **LIABILITIES** | | | | | | |
| Accounts Payable | $ - | $ - | $ - | $ - | $ - | $ - |
| Bonds Payable | - | - | - | - | 9,813,000 | 9,813,000 |
| Due To Other Funds | 16,600 | - | - | - | - | 16,600 |
| **TOTAL LIABILITIES** | **16,600** | **-** | **-** | **-** | **9,813,000** | **9,829,600** |
| **FUND BALANCES** | | | | | | |
| Restricted for: | | | | | | |
| Debt Service | - | 623,678 | 70,357 | - | - | 694,035 |
| Unassigned: | 278,537 | - | - | 6,900,655 | - | 7,179,192 |
| **TOTAL FUND BALANCES** | **278,537** | **623,678** | **70,357** | **6,900,655** | **-** | **7,873,227** |
| **TOTAL LIABILITIES & FUND BALANCES** | **$ 295,137** | **$ 623,678** | **$ 70,357** | **$ 6,900,655** | **$ 9,813,000** | **$ 17,702,827** |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending May 31, 2026

General Fund (001)

***(In Whole Numbers)***

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 5,974 | $ 5,974 | 0.00% |
| Interest - Tax Collector | - | 1,148 | 1,148 | 0.00% |
| Rental Income | - | 750 | 750 | 0.00% |
| Special Assmnts- Tax Collector | 501,222 | 575,325 | 74,103 | 114.78% |
| Special Assmnts- CDD Collected | 50,202 | 13,909 | (36,293) | 27.71% |
| Other Miscellaneous Revenues | - | 425 | 425 | 0.00% |
| **TOTAL REVENUES** | **551,424** | **597,531** | **46,107** | **108.36%** |
| **EXPENDITURES** | | | | |
| **Administration** | | | | |
| Supervisor Fees | 12,000 | 5,820 | 6,180 | 48.50% |
| ProfServ-Trustee Fees | 4,500 | 8,512 | (4,012) | 189.16% |
| Disclosure Report | 8,200 | 4,800 | 3,400 | 58.54% |
| District Counsel | 10,000 | 6,348 | 3,652 | 63.48% |
| District Engineer | 4,000 | 3,271 | 729 | 81.78% |
| District Manager | 36,000 | 24,000 | 12,000 | 66.67% |
| Accounting Services | 4,500 | 3,000 | 1,500 | 66.67% |
| Auditing Services | 6,400 | 4,850 | 1,550 | 75.78% |
| Website Compliance | 1,500 | 495 | 1,005 | 33.00% |
| Postage, Phone, Faxes, Copies | 250 | 107 | 143 | 42.80% |
| 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 | 198 | 1,002 | 16.50% |
| Bank Fees | 250 | 1,424 | (1,174) | 569.60% |
| Payroll Services | - | 841 | (841) | 0.00% |
| Key Card Distribution | 250 | - | 250 | 0.00% |
| Website Administration | 3,000 | 1,784 | 1,216 | 59.47% |
| Dues, Licenses, Subscriptions | 200 | 175 | 25 | 87.50% |
| **Total Administration** | 122,282 | 91,197 | 31,085 | 74.58% |
| **Utility Services** | | | | |
| Amenity Internet | 2,400 | 2,011 | 389 | 83.79% |
| Water - Waste | 10,000 | 3,159 | 6,841 | 31.59% |
| Electric Utility Services | 7,000 | 12,977 | (5,977) | 185.39% |
| Street Lights | 65,000 | 37,808 | 27,192 | 58.17% |
| **Total Utility Services** | 84,400 | 55,955 | 28,445 | 66.30% |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending May 31, 2026

General Fund (001)

***(In Whole Numbers)***

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|---|---|---|---|
| **Other Physical Environment** | | | | |
| ProfServ-Field Management | 12,000 | 8,000 | 4,000 | 66.67% |
| Waterway Management | 5,000 | - | 5,000 | 0.00% |
| Contracts-Janitorial Services | 6,500 | 4,610 | 1,890 | 70.92% |
| Contracts-Aquatic Control | 13,200 | 8,696 | 4,504 | 65.88% |
| Pool Maintenance - Contract | 15,000 | 11,300 | 3,700 | 75.33% |
| Garbage Dumpster - Rental/Collection | 3,500 | 3,177 | 323 | 90.77% |
| R&M-Other Landscape | 25,000 | 15,491 | 9,509 | 61.96% |
| R&M-Pools | 3,000 | 982 | 2,018 | 32.73% |
| Landscaping - Mulch | 5,000 | - | 5,000 | 0.00% |
| Landscape Maintenance - Contract | 115,000 | 71,611 | 43,389 | 62.27% |
| Plant Replacement Program | 2,000 | - | 2,000 | 0.00% |
| Irrigation Maintenance | 7,500 | 18,321 | (10,821) | 244.28% |
| Access Control R&M | 2,000 | 469 | 1,531 | 23.45% |
| Dog Waste Station Service & Supplies | 2,400 | 1,320 | 1,080 | 55.00% |
| **Total Other Physical Environment** | 217,100 | 143,977 | 73,123 | 66.32% |
| **Clubhouse** | | | | |
| Security Monitoring Systems | 1,320 | 839 | 481 | 63.56% |
| Employee - Clubhouse Staff | 65,000 | 31,219 | 33,781 | 48.03% |
| R&M-Clubhouse | 10,000 | 2,557 | 7,443 | 25.57% |
| **Total Clubhouse** | 76,320 | 34,615 | 41,705 | 45.36% |
| **Reserves** | | | | |
| Capital Reserves | 51,322 | - | 51,322 | 0.00% |
| **Total Reserves** | 51,322 | - | 51,322 | 0.00% |
| **TOTAL EXPENDITURES & RESERVES** | **551,424** | **325,744** | **225,680** | **59.07%** |
| Excess (deficiency) of revenues Over (under) expenditures | - | 271,787 | 271,787 | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | | **6,750** | | |
| **FUND BALANCE, ENDING** | | **$ 278,537** | | |

# BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2026

Series 2020 Debt Service Fund (200)

***(In Whole Numbers)***

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 17,941 | $ 17,941 | 0.00% |
| Special Assmnts- Tax Collector | 590,813 | 639,300 | 48,487 | 108.21% |
| **TOTAL REVENUES** | **590,813** | **657,241** | **66,428** | **111.24%** |
| **EXPENDITURES** | | | | |
| **Debt Service** | | | | |
| Principal Debt Retirement | 220,000 | 220,000 | - | 100.00% |
| Principal Prepayments | - | 5,000 | (5,000) | 0.00% |
| Interest Expense | 370,813 | 373,788 | (2,975) | 100.80% |
| **Total Debt Service** | 590,813 | 598,788 | (7,975) | 101.35% |
| **TOTAL EXPENDITURES** | **590,813** | **598,788** | **(7,975)** | **101.35%** |
| Excess (deficiency) of revenues Over (under) expenditures | - | 58,453 | 58,453 | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | | **565,225** | | |
| **FUND BALANCE, ENDING** | | **$ 623,678** | | |

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending May 31, 2026

Series 2023 Debt Service Fund (201)

***(In Whole Numbers)***

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 1,530 | $ 1,530 | 0.00% |
| Special Assmnts- Tax Collector | 34,645 | 14,067 | (20,578) | 40.60% |
| Special Assmnts- CDD Collected | - | 16,185 | 16,185 | 0.00% |
| **TOTAL REVENUES** | **34,645** | **31,782** | **(2,863)** | **91.74%** |
| **EXPENDITURES** | | | | |
| **Debt Service** | | | | |
| Principal Debt Retirement | 9,000 | 10,000 | (1,000) | 111.11% |
| Principal Prepayments | - | 1,000 | (1,000) | 0.00% |
| Interest Expense | 25,645 | 25,834 | (189) | 100.74% |
| **Total Debt Service** | 34,645 | 36,834 | (2,189) | 106.32% |
| **TOTAL EXPENDITURES** | **34,645** | **36,834** | **(2,189)** | **106.32%** |
| Excess (deficiency) of revenues Over (under) expenditures | - | (5,052) | (5,052) | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | | **75,409** | | |
| **FUND BALANCE, ENDING** | | **$ 70,357** | | |

# Bank Account Statement

Belmond Reserve CDD

Tuesday, June 16, 2026
Page 1
SROWLEY

**Bank Account No.** 6346
**Statement No.** 05-26 **Statement Date** 05/31/2026

| | | | |
|---|---|---|---|
| **G/L Account No. 101001 Balance** | 0.00 | **Statement Balance** | 0.00 |
| | | **Outstanding Deposits** | 0.00 |
| **Positive Adjustments** | 0.00 | **Subtotal** | 0.00 |
| **Subtotal** | 0.00 | **Outstanding Checks** | 0.00 |
| **Negative Adjustments** | 0.00 | **Ending Balance** | 0.00 |
| **Ending G/L Balance** | 0.00 | | |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|---|---|---|---|---|---|---|---|
| **Deposits** | | | | | | | |
| | | | | | | | 0.00 |
| 05/05/2026 | Payment | BD00024 | | TRANSFER FROM VALLEY | 133.00 | 133.00 | 0.00 |
| **Total Deposits** | | | | | 133.00 | 133.00 | 0.00 |
| **Checks** | | | | | | | |
| | | | | | | | 0.00 |
| 05/05/2026 | Payment | BD00023 | | XFER FROM SOUTHSTATE | -90,836.89 | -90,836.89 | 0.00 |
| 05/08/2026 | | JE001144 | Bank Fees | Final Bank Fee | -133.00 | -133.00 | 0.00 |
| **Total Checks** | | | | | -90,969.89 | -90,969.89 | 0.00 |
| **Adjustments** | | | | | | | |
| **Total Adjustments** | | | | | | | |
| **Outstanding Deposits** | | | | | | | |
| **Total Outstanding Deposits** | | | | | | | |

# Bank Account Statement

Belmond Reserve CDD

Tuesday, June 16, 2026
Page 1
SROWLEY

**Bank Account No.** 2907

**Statement No.** 05-26 **Statement Date** 05/31/2026

| | | | |
|---|---|---|---|
| **G/L Account No. 101002 Balance** | 128,897.83 | **Statement Balance** | 137,025.73 |
| | | **Outstanding Deposits** | 0.00 |
| **Positive Adjustments** | 0.00 | **Subtotal** | 137,025.73 |
| **Subtotal** | 128,897.83 | **Outstanding Checks** | -8,127.90 |
| **Negative Adjustments** | 0.00 | **Ending Balance** | 128,897.83 |
| **Ending G/L Balance** | 128,897.83 | | |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|---|---|---|---|---|---|---|---|
| **Deposits** | | | | | | | |
| | | | | | | | 0.00 |
| 05/05/2026 | Payment | BD00023 | | XFER FROM SOUTHSTATE | 90,836.89 | 90,836.89 | 0.00 |
| 04/29/2026 | Payment | BD00025 | Other Miscellaneous Revenues | RIVERA- RENTAL | 100.00 | 100.00 | 0.00 |
| 05/06/2026 | Payment | BD00026 | Other Miscellaneous Revenues | RIVERA- RENTAL | 200.00 | 200.00 | 0.00 |
| 05/31/2026 | | VALLEY CK INT | Interest - Investments | INTEREST- Valley National Bank | 400.41 | 400.41 | 0.00 |
| 05/07/2026 | | ASSMT | Special Assmnts- Tax Collector | Hillsborough County Tax Collector- Distr 772 | 6,513.22 | 6,513.22 | 0.00 |
| **Total Deposits** | | | | | 98,050.52 | 98,050.52 | 0.00 |
| **Checks** | | | | | | | |
| | | | | | | | 0.00 |
| 04/13/2026 | Payment | 1086 | DEMETRIUS BRITT | Check for Vendor V00042 | -200.00 | -200.00 | 0.00 |
| 04/29/2026 | Payment | 1098 | DOWN TO EARTH | Check for Vendor V00082 | -485.43 | -485.43 | 0.00 |
| 05/05/2026 | Payment | BD00024 | | TRANSFER FROM VALLEY | -133.00 | -133.00 | 0.00 |
| 04/29/2026 | Payment | 1099 | DOWN TO EARTH | Check for Vendor V00082 | -109.00 | -109.00 | 0.00 |
| 05/06/2026 | Payment | 1100 | BLUE LIFE POOL SERVICE LLC | Check for Vendor V00065 | -1,200.00 | -1,200.00 | 0.00 |
| 05/06/2026 | Payment | 1101 | COMPLETE I.T. CORP | Check for Vendor V00076 | -99.00 | -99.00 | 0.00 |
| 05/06/2026 | Payment | 1102 | DEMETRIUS BRITT | Check for Vendor V00042 | -200.00 | -200.00 | 0.00 |
| 05/06/2026 | Payment | 1103 | DOWN TO EARTH | Check for Vendor V00082 | -8,874.33 | -8,874.33 | 0.00 |
| 05/06/2026 | Payment | 1104 | INFRAMARK LLC | Check for Vendor V00031 | -7,613.17 | -7,613.17 | 0.00 |
| 05/06/2026 | Payment | 1105 | MARK TODD SCHROEPPEL | Check for Vendor V00079 | -200.00 | -200.00 | 0.00 |
| 05/06/2026 | Payment | 1106 | NICOLE ADRIAN HUGHES | Check for Vendor V00073 | -200.00 | -200.00 | 0.00 |
| 05/06/2026 | Payment | 1107 | SOUTHEAST WIRING SOLUTIONS INC | Check for Vendor V00006 | -119.89 | -119.89 | 0.00 |
| 05/06/2026 | Payment | 1108 | WILL MCPHERSON | Check for Vendor V00069 | -200.00 | -200.00 | 0.00 |
| 05/06/2026 | Payment | 1109 | ZEBADIAH RABSATT | Check for Vendor V00068 | -200.00 | -200.00 | 0.00 |

# Bank Account Statement

Belmond Reserve CDD



**Bank Account No.** 2907

**Statement No.** 05-26 **Statement Date** 05/31/2026

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 05/08/2026 | Payment | 1110 | AQUATIC WEED CONTROL INC | Check for Vendor V00040 | -1,087.00 | -1,087.00 | 0.00 |
| 05/08/2026 | Payment | 1111 | GRAU AND ASSOCIATES | Check for Vendor V00025 | -500.00 | -500.00 | 0.00 |
| 05/08/2026 | Payment | 1112 | HOMETEAM PEST DEFENSE INC | Check for Vendor V00038 | -320.20 | -320.20 | 0.00 |
| 05/06/2026 | Payment | 300111 | CHARTER COMMUNICATION S | Inv: 2543561041926-ACH | -292.76 | -292.76 | 0.00 |
| 05/11/2026 | Payment | 300112 | TECO | Inv: 042026-14244-ACH | -865.83 | -865.83 | 0.00 |
| 05/11/2026 | Payment | 300113 | TECO | Inv: 042026-39324-ACH | -32.70 | -32.70 | 0.00 |
| 05/11/2026 | Payment | 300114 | TECO | Inv: 042026-46983-ACH | -40.97 | -40.97 | 0.00 |
| 05/11/2026 | Payment | 300115 | TECO | Inv: 042026-66985-ACH | -3,590.30 | -3,590.30 | 0.00 |
| 05/11/2026 | Payment | 300116 | TECO | Inv: 042026-28939-ACH | -59.32 | -59.32 | 0.00 |
| 05/11/2026 | Payment | 300117 | TECO | Inv: 042026-39725-ACH | -373.02 | -373.02 | 0.00 |
| 05/11/2026 | Payment | 300118 | TECO | Inv: 042026-16975-ACH | -1,258.94 | -1,258.94 | 0.00 |
| 05/20/2026 | Payment | 1113 | BOCC | Check for Vendor V00035 | -401.06 | -401.06 | 0.00 |
| 05/20/2026 | Payment | 1114 | DOWN TO EARTH | Check for Vendor V00082 | -114.50 | -114.50 | 0.00 |
| 05/20/2026 | Payment | 1115 | INFRAMARK LLC | Check for Vendor V00031 | -14.06 | -14.06 | 0.00 |
| 05/20/2026 | Payment | 1116 | STANTEC CONSULTING SERVICES INC. | Check for Vendor V00005 | -495.00 | -495.00 | 0.00 |
| 05/20/2026 | Payment | 1117 | STRALEY ROBIN VERICKER | Check for Vendor V00020 | -747.50 | -747.50 | 0.00 |
| 05/22/2026 | Payment | 300119 | WM CORPORATE SERVICES, INC. | Inv: 0249119-2206-0-ACH | -509.67 | -509.67 | 0.00 |
| **Total Checks** | | | | | -30,536.65 | -30,536.65 | 0.00 |

**Adjustments**

**Total Adjustments**

**Outstanding Checks**

| | | | | | |
|---|---|---|---|---|---|
| 04/13/2026 | Payment | 1089 | WILL MCPHERSON | Check for Vendor V00069 | -200.00 |
| 05/20/2026 | Payment | 1118 | ZEBADIAH RABSATT | Check for Vendor V00068 | -200.00 |
| 05/27/2026 | Payment | 300120 | TECO | Inv: 051926-66985-ACH | -3,590.30 |
| 05/27/2026 | Payment | 300121 | TECO | Inv: 051926-39725-ACH | -373.02 |
| 05/27/2026 | Payment | 300122 | TECO | Inv: 051926-16975-ACH | -1,258.94 |
| 05/27/2026 | Payment | 300123 | TECO | Inv: 051926-46983-ACH | -38.45 |
| 05/27/2026 | Payment | 300124 | TECO | Inv: 051926-14244-ACH | -869.96 |
| 05/27/2026 | Payment | 300125 | TECO | Inv: 051926-39324-ACH | -29.70 |
| 05/27/2026 | Payment | 300126 | TECO | Inv: 051926-28939-ACH | -72.53 |
| 05/29/2026 | Payment | 1119 | ELI PREMIER SERVICES LLC | Check for Vendor V00088 | -570.00 |
| 05/29/2026 | Payment | 1120 | FL DEPARTMENT OF HEALTH HILLSBOROUGH COUNTY | Check for Vendor V00003 | -400.00 |
| 05/29/2026 | Payment | 1121 | INFRAMARK LLC | Check for Vendor V00031 | -225.00 |
| 05/29/2026 | Payment | 1122 | TOMAS RIVERA | Check for Vendor V00097 | -300.00 |
| **Total Outstanding Checks** | | | | | -8,127.90 |

**Outstanding Deposits**

# Bank Account Statement

Belmond Reserve CDD



| | | | |
|---|---|---|---|
| **Bank Account No.** | 2907 | | |
| **Statement No.** | 05-26 | **Statement Date** | 05/31/2026 |

**Total Outstanding Deposits**

# BELMOND RESERVE
## Community Development District

### Payment Register by Bank Account
For the Period from 5/1/26 to 5/31/26
(Sorted by Check / ACH No.)

| Pymt Type | Check / ACH No. | Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|---|---|
| **VALLEY NATIONAL BANK - (ACCT# XXXXX2907)** | | | | | | | | | |
| Check | 1100 | 05/06/26 | Vendor | BLUE LIFE POOL SERVICE LLC | 23542 | May 2026- Pool Service | Pool Maintenance - Contract | 001-534078-53908 | $1,200.00 |
| Check | 1101 | 05/06/26 | Vendor | COMPLETE I.T. CORP | 19963 | May 2026- Email account | May 2026 email | 001-549140-51301 | $99.00 |
| Check | 1102 | 05/06/26 | Vendor | DEMETRIUS BRITT | DB-050526 | BOARD 05/05/2026 | Supervisor Fees | 001-511100-51301 | $200.00 |
| Check | 1103 | 05/06/26 | Vendor | DOWN TO EARTH | 173534 | May 2026- Landscape Contract | May 2026- Landscape Contract | 001-546300-53908 | $8,874.33 |
| Check | 1104 | 05/06/26 | Vendor | INFRAMARK LLC | 178456 | May 2026- Management fees | Accounting Services | 001-532001-51301 | $375.00 |
| Check | 1104 | 05/06/26 | Vendor | INFRAMARK LLC | 178456 | May 2026- Management fees | Dissemination Services | 001-531142-51301 | $600.00 |
| Check | 1104 | 05/06/26 | Vendor | INFRAMARK LLC | 178456 | May 2026- Management fees | District Management | 001-531150-51301 | $3,000.00 |
| Check | 1104 | 05/06/26 | Vendor | INFRAMARK LLC | 178456 | May 2026- Management fees | Field Management | 001-531016-53908 | $1,000.00 |
| Check | 1104 | 05/06/26 | Vendor | INFRAMARK LLC | 178456 | May 2026- Management fees | Personnel Services | 001-534425-57202 | $2,388.17 |
| Check | 1104 | 05/06/26 | Vendor | INFRAMARK LLC | 178456 | May 2026- Management fees | Website Maintenance / Admin | 001-549936-51301 | $250.00 |
| Check | 1105 | 05/06/26 | Vendor | MARK TODD SCHROEPPEL | MS-050526 | BOARD 05/05/2026 | Supervisor Fees | 001-511100-51301 | $200.00 |
| Check | 1106 | 05/06/26 | Vendor | NICOLE ADRIAN HUGHES | NH-050526 | BOARD 05/05/2026 | Supervisor Fees | 001-511100-51301 | $200.00 |
| Check | 1107 | 05/06/26 | Vendor | SOUTHEAST WIRING SOLUTIONS INC | 20284826 | May 2026- Access Control | Access Control Maintenance & Repair | 001-546998-53908 | $119.89 |
| Check | 1108 | 05/06/26 | Vendor | WILL MCPHERSON | WM-050526 | BOARD 05/05/2026 | Supervisor Fees | 001-511100-51301 | $200.00 |
| Check | 1109 | 05/06/26 | Vendor | ZEBADIAH RABSATT | ZR-050526 | BOARD 05/05/2026 | Supervisor Fees | 001-511100-51301 | $200.00 |
| Check | 1110 | 05/08/26 | Vendor | AQUATIC WEED CONTROL INC | 1139195 | May 2026- Aquatics | Waterway Management | 001-531085-53908 | $1,087.00 |
| Check | 1111 | 05/08/26 | Vendor | GRAU AND ASSOCIATES | 29242 | May 2026- Auditing Services FY 2025 | May 2026- Auditing Services | 001-532002-51301 | $500.00 |
| Check | 1112 | 05/08/26 | Vendor | HOMETEAM PEST DEFENSE INC | 118835332 | April 2026- Pest Control | R&M-Clubhouse | 001-546015-57202 | $213.00 |
| Check | 1112 | 05/08/26 | Vendor | HOMETEAM PEST DEFENSE INC | 118835333 | April 2026- Mosquito Control | R&M-Clubhouse | 001-546015-57202 | $107.20 |
| Check | 1113 | 05/20/26 | Vendor | BOCC | 051426-9634760433 | Water- 04/14/26-05/13/26 | Water | 001-543018-53150 | $401.06 |
| Check | 1114 | 05/20/26 | Vendor | DOWN TO EARTH | 175561 | May 2026- Irrigation Repairs | Irrigation Maintenance | 001-546930-53908 | $114.50 |
| Check | 1115 | 05/20/26 | Vendor | INFRAMARK LLC | 179165 | May 2026- Postage | Postage, Phone, Faxes, Copies | 001-541024-51301 | $14.06 |
| Check | 1116 | 05/20/26 | Vendor | STANTEC CONSULTING SERVICES INC. | 2561494 | May 2026- District Engineer | District Engineer | 001-531147-51301 | $495.00 |
| Check | 1117 | 05/20/26 | Vendor | STRALEY ROBIN VERICKER | 28352 | April 2026- District Counsel | District Counsel | 001-531146-51301 | $747.50 |
| Check | 1118 | 05/20/26 | Vendor | ZEBADIAH RABSATT | ZR-040726 | Board 4/7/26 | Supervisor Fees | 001-511100-51301 | $200.00 |
| Check | 1119 | 05/29/26 | Vendor | ELI PREMIER SERVICES LLC | 0090 | May 2026- Amenity Cleaning | Contracts-Janitorial Services | 001-534026-53908 | $570.00 |
| Check | 1120 | 05/29/26 | Vendor | FL DEPARTMENT OF HEALTH HILLSBOROUGH COUNTY | 052126- | Pool Permit 29-60-2218183 | Pool Permit | 001-546074-53908 | $400.00 |
| Check | 1121 | 05/29/26 | Vendor | INFRAMARK LLC | 1168046 | May 2026- Pool lift inspection | R&M-Pools | 001-546074-53908 | $225.00 |
| Check | 1122 | 05/29/26 | Vendor | TOMAS RIVERA | TR052726-REF | REFUND CLUBHOUSE RENTAL/DEPOSIT | REFUND CLUBHOUSE RENTAL | 001-546015-57202 | $300.00 |
| Manual Che | 300111 | 05/06/26 | Vendor | CHARTER COMMUNICATIONS | 2543561041926-ACH | TV/INTERNET/PHONE 04/19/26-05/18/26 | INTERNET/TV/PHONE SERVICES | 001-541036-53150 | $292.76 |
| Manual Che | 300112 | 05/11/26 | Vendor | TECO | 042026-14244-ACH | ELECTRIC 03/14/26-04/14/26 | ELECTRIC | 001-543041-53150 | $865.83 |
| Manual Che | 300113 | 05/11/26 | Vendor | TECO | 042026-39324-ACH | ELECTRIC 03/14/26-04/14/26 | ELECTRIC | 001-543041-53150 | $32.70 |
| Manual Che | 300114 | 05/11/26 | Vendor | TECO | 042026-46983-ACH | ELECTRIC 03/14/26-04/14/26 | ELECTRIC | 001-543041-53150 | $40.97 |
| Manual Che | 300115 | 05/11/26 | Vendor | TECO | 042026-66985-ACH | ELECTRIC 03/14/26-04/14/26 | ELECTRIC | 001-543062-53150 | $3,590.30 |
| Manual Che | 300116 | 05/11/26 | Vendor | TECO | 042026-28939-ACH | ELECTRIC 03/14/26-04/14/26 | ELECTRIC | 001-543041-53150 | $59.32 |
| Manual Che | 300117 | 05/11/26 | Vendor | TECO | 042026-39725-ACH | ELECTRIC 03/14/26-04/14/26 | STREETLIGHTS | 001-543062-53150 | $373.02 |
| Manual Che | 300118 | 05/11/26 | Vendor | TECO | 042026-16975-ACH | ELECTRIC 03/14/26-04/14/26 | STREETLIGHTS | 001-543062-53150 | $1,258.94 |
| Manual Che | 300119 | 05/22/26 | Vendor | WM CORPORATE SERVICES, INC. | 0249119-2206-0-ACH | MAY 2026 SERVICES | Garbage Dumpster - Rental/Collection | 001-534098-53908 | $509.67 |
| Manual Che | 300120 | 05/27/26 | Vendor | TECO | 051926-66985-ACH | ELECTRIC-STREETLIGHTS 04/15/26-05/13/26 | ELECTRIC STREET LIGHTING | 001-543062-53150 | $3,590.30 |
| Manual Che | 300121 | 05/27/26 | Vendor | TECO | 051926-39725-ACH | ELECTRIC-STREETLIGHTS 04/15/26-05/13/26 | ELECTRIC -STREETLIGHTS | 001-543062-53150 | $373.02 |
| Manual Che | 300122 | 05/27/26 | Vendor | TECO | 051926-16975-ACH | ELECTRIC STREETLIGHTS 04/15/26-05/13/26 | ELECTRIC STREET LIGHTING | 001-543062-53150 | $1,258.94 |
| Manual Che | 300123 | 05/27/26 | Vendor | TECO | 051926-46983-ACH | ELECTRIC 04/15/26-05/13/26 | ELECTRIC | 001-543041-53150 | $38.45 |
| Manual Che | 300124 | 05/27/26 | Vendor | TECO | 051926-14244-ACH | ELECTRIC 04/15/26-05/13/26 | ELECTRIC | 001-543041-53150 | $869.96 |

# BELMOND RESERVE
## Community Development District

### Payment Register by Bank Account
For the Period from 5/1/26 to 5/31/26
(Sorted by Check / ACH No.)

| Pymt Type | Check / ACH No. | Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|---|---|
| Manual Che | 300125 | 05/27/26 | Vendor | TECO | 051926-39324-ACH | ELECTRIC 04/15/26-05/13/26 | ELECTRIC | 001-543041-53150 | $29.70 |
| Manual Che | 300126 | 05/27/26 | Vendor | TECO | 051926-28939-ACH | ELECTRIC 04/15/26-05/13/26 | ELECTRIC | 001-543041-53150 | $72.53 |
| | | | | | | | | **Account Total** | **$37,537.12** |

| | |
|---|---|
| **Total Amount Paid** | **$37,537.12** |

**May 2026 Meeting**

# BELMOND RESERVE CDD

## Summary of Operations and Maintenance Invoices

| Vendor | Invoice Date | Invoice/Account Number | Amount | Invoice Total | Vendor Total | Comments/Description |
|---|---|---|---|---|---|---|
| **Monthly Contract** | | | | | | |
| AQUATIC WEED CONTROL INC | 5/1/2026 | 1139195 | $1,087.00 | | | May 2026- Aquatics |
| BLUE LIFE POOL SERVICE LLC | 5/1/2026 | 23542 | $1,200.00 | | | May 2026- Pool Service |
| CHARTER COMMUNICATIONS | 4/19/2026 | 2543561041926-ACH | $292.76 | | | INTERNET/TV/PHONE SERVICES |
| COMPLETE I.T. CORP | 5/1/2026 | 19963 | $99.00 | | | May 2026 email |
| DOWN TO EARTH | 5/1/2026 | 173534 | $8,874.33 | | | May 2026- Landscape Contract |
| ELI PREMIER SERVICES LLC | 5/19/2026 | 0090 | $570.00 | | | May 2026- Amenity Cleaning |
| FL DEPARTMENT OF HEALTH HILLSBOROUGH COUNTY | 5/21/2026 | 052126- | $400.00 | | | Pool Permit |
| HOMETEAM PEST DEFENSE INC | 4/9/2026 | 118835333 | $107.20 | | | April 2026- Mosquito Control |
| HOMETEAM PEST DEFENSE INC | 4/7/2026 | 118835332 | $213.00 | | $320.20 | April 2026- Pest Control |
| INFRAMARK LLC | 5/1/2026 | 178456 | $375.00 | | | Accounting Services |
| INFRAMARK LLC | 5/1/2026 | 178456 | $600.00 | | | Dissemination Services |
| INFRAMARK LLC | 5/1/2026 | 178456 | $3,000.00 | | | District Management |
| INFRAMARK LLC | 5/1/2026 | 178456 | $1,000.00 | | | Field Management |
| INFRAMARK LLC | 5/1/2026 | 178456 | $2,388.17 | | | Personnel Services |
| INFRAMARK LLC | 5/1/2026 | 178456 | $250.00 | $7,613.17 | $7,613.17 | Website Maintenance / Admin |
| SOUTHEAST WIRING SOLUTIONS INC | 5/1/2026 | 20284826 | $119.89 | | | May 2026- Access Control |
| WM CORPORATE SERVICES, INC. | 4/24/2026 | 0249119-2206-0-ACH | $509.67 | | | MAY 2026 SERVICES |
| **Monthly Contract Subtotal** | | | **$21,086.02** | | | |
| | | | | | | |
| **Variable Contract** | | | | | | |
| STANTEC CONSULTING SERVICES INC. | 5/15/2026 | 2561494 | $495.00 | | | May 2026- District Engineer |
| STRALEY ROBIN VERICKER | 5/12/2026 | 28352 | $747.50 | | | April 2026- District Counsel |
| **Variable Contract Subtotal** | | | **$1,242.50** | | | |
| | | | | | | |
| **Utilities** | | | | | | |
| BOCC | 5/14/2026 | 051426-9634760433 | $401.06 | | | Water |
| TECO | 4/20/2026 | 042026-14244-ACH | $865.83 | | | ELECTRIC |

# BELMOND RESERVE CDD

## Summary of Operations and Maintenance Invoices

| Vendor | Invoice Date | Invoice/Account Number | Amount | Invoice Total | Vendor Total | Comments/Description |
|---|---|---|---|---|---|---|
| TECO | 4/20/2026 | 042026-39324-ACH | $32.70 | | | ELECTRIC |
| TECO | 4/20/2026 | 042026-46983-ACH | $40.97 | | | ELECTRIC |
| TECO | 4/20/2026 | 042026-66985-ACH | $3,590.30 | | | ELECTRIC |
| TECO | 4/20/2026 | 042026-28939-ACH | $59.32 | | | ELECTRIC |
| TECO | 4/20/2026 | 042026-39725-ACH | $373.02 | | | STREETLIGHTS |
| TECO | 4/20/2026 | 042026-16975-ACH | $1,258.94 | | | STREETLIGHTS |
| TECO | 5/19/2026 | 051926-66985-ACH | $3,590.30 | | | ELECTRIC STREET LIGHTING |
| TECO | 5/19/2026 | 051926-39725-ACH | $373.02 | | | ELECTRIC -STREETLIGHTS |
| TECO | 5/19/2026 | 051926-16975-ACH | $1,258.94 | | | ELECTRIC STREET LIGHTING |
| TECO | 5/19/2026 | 051926-46983-ACH | $38.45 | | | ELECTRIC |
| TECO | 5/19/2026 | 051926-14244-ACH | $869.96 | | | ELECTRIC |
| TECO | 5/19/2026 | 051926-39324-ACH | $29.70 | | | ELECTRIC |
| TECO | 5/19/2026 | 051926-28939-ACH | $72.53 | | $12,453.98 | ELECTRIC |
| **Utilities Subtotal** | | | **$12,855.04** | | | |
| | | | | | | |
| **Regular Services** | | | | | | |
| DEMETRIUS BRITT | 5/5/2026 | DB-050526 | $200.00 | | | BOARD 05/05/2026 |
| DOWN TO EARTH | 4/29/2026 | 174359 | $109.00 | | | April 2026- Irrigation repairs |
| DOWN TO EARTH | 5/14/2026 | 175561 | $114.50 | | $223.50 | May 2026- Irrigation Repairs |
| GRAU AND ASSOCIATES | 5/4/2026 | 29242 | $500.00 | | | May 2026- Auditing Services |
| INFRAMARK LLC | 5/14/2026 | 179165 | $14.06 | | | May 2026- Postage |
| INFRAMARK LLC | 5/19/2026 | 1168046 | $225.00 | | $239.06 | May 2026- Pool lift inspection |
| MARK TODD SCHROEPPEL | 5/5/2026 | MS-050526 | $200.00 | | | BOARD 05/05/2026 |
| NICOLE ADRIAN HUGHES | 5/5/2026 | NH-050526 | $200.00 | | | BOARD 05/05/2026 |

**May 2026 Meeting**

# BELMOND RESERVE CDD

## Summary of Operations and Maintenance Invoices

| Vendor | Invoice Date | Invoice/Account Number | Amount | Invoice Total | Vendor Total | Comments/Description |
|---|---|---|---|---|---|---|
| WILL MCPHERSON | 5/5/2026 | WM-050526 | $200.00 | | | BOARD 05/05/2026 |
| ZEBADIAH RABSATT | 5/5/2026 | ZR-050526 | $200.00 | | | BOARD 05/05/2026 |
| ZEBADIAH RABSATT | 4/7/2026 | ZR-040726 | $200.00 | | $400.00 | Board 4/7/26 |
| **Regular Services Subtotal** | | | **$2,162.56** | | | |
| | | | | | | |
| **Additional Services** | | | | | | |
| TOMAS RIVERA | 5/27/2026 | TR052726-REF | $300.00 | | | REFUND CLUBHOUSE RENTAL |
| **Additional Services Subtotal** | | | **$300.00** | | | |
| | | | | | | |
| **TOTAL** | | | **$37,646.12** | | | |

**Aquatic Weed Control, Inc.**

P.O. Box 593258
Orlando, FL 32859

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

# Invoice

| Date | Invoice # |
|---|---|
| 5/1/2026 | 1139195 |

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

| Customer P.O. No. | Payment Terms | Due Date |
|---|---|---|
| | Net 30 | 5/31/2026 |

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

Thank you for your business.

| | |
|---|---|
| **Total** | $1,087.00 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $1,087.00 |

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

# Invoice

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

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|---|---|---|---|---|---|
| 23542 | 05/01/2026 | $1,200.00 | 05/31/2026 | Net 30 | |

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

## Ways to pay

Pay DISCOVER VISA AM EX BANK

View and pay

| | |
|---|---|
| SUBTOTAL | 1,200.00 |
| TAX | 0.00 |
| TOTAL | 1,200.00 |
| BALANCE DUE | **$1,200.00** |

April 19, 2026
Invoice Number: 2543561041926
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

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

## Summary
*Service from 04/19/26 through 05/18/26*
*details on following pages*

| | |
|---|---|
| Previous Balance | 292.94 |
| Payments Received -Thank You! | -292.94 |
| **Remaining Balance** | **$0.00** |
| Spectrum Business™ TV | 45.00 |
| Spectrum Business™ Internet | 180.00 |
| Spectrum Business™ Voice | 50.00 |
| Other Charges | 0.00 |
| Taxes, Fees and Charges | 17.76 |
| Current Charges | $292.76 |
| *YOUR AUTO PAY WILL BE PROCESSED 05/06/26* | |
| **Total Due by Auto Pay** | **$292.76** |

**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 04202026 NNNNNNNN 01 996317

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

April 19, 2026
**BELMOND RESERVE CDD**
Invoice Number: 2543561041926
Account Number: 8337 12 029 2543561
Service At: 13004 WILLOW GROVE DR
RIVERVIEW FL 33579-6876

| **Total Due by Auto Pay** | **$292.76** |
|---|---|

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029254356100292763

 April 19, 2026

BELMOND RESERVE CDD

Invoice Number: 2543561041926
Account Number: 8337 12 029 2543561
Security Code: [redacted]

Spectrum BUSINESS

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

8633 2390 DY RP 19 04202026 NNNNNNNN 01 996317

## Charge Details

| | | |
|---|---|---|
| Previous Balance | | 292.94 |
| EFT Payment | 04/06 | -292.94 |
| **Remaining Balance** | | **$0.00** |

**Payments received after 04/19/26 will appear on your next bill.**

**Service from 04/19/26 through 05/18/26**

## Spectrum Business™ TV

| | |
|---|---|
| Spectrum Business TV Stream | 45.00 |
| | **$45.00** |
| Spectrum Business™ TV Total | $45.00 |

## Spectrum Business™ Internet

| | |
|---|---|
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Spectrum Business Internet Gig | 180.00 |
| | **$180.00** |
| Spectrum Business™ Internet Total | $180.00 |

## Spectrum Business™ Voice

| | |
|---|---|
| Spectrum Business Voice | 50.00 |
| | **$50.00** |
| **Phone number (813) 574-7540** | |
| | **$0.00** |

For additional call details,
please visit SpectrumBusiness.net

| | |
|---|---|
| Spectrum Business™ Voice Total | $50.00 |

## Other Charges

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

## Taxes, Fees and Charges

| | |
|---|---|
| Regulatory Cost Recovery Fee | 1.39 |
| State and Local Sales Tax | 0.06 |
| Federal Universal Service Fund | 3.71 |
| State TRS Surcharge | 0.08 |
| E911 Fee | 0.40 |
| Communications Services Tax | 12.12 |
| Taxes, Fees and Charges Total | $17.76 |

| | |
|---|---|
| **Current Charges** | **$292.76** |
| **Total Due by Auto Pay** | **$292.76** |

## Billing Information

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

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

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

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

Continued on the next page....

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

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

Spectrum BUSINESS

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

 April 19, 2026

BELMOND RESERVE CDD
Invoice Number: 2543561041926
Account Number: 8337 12 029 2543561
Security Code: [redacted]

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

8633 2390 DY RP 19 04202026 NNNNNNNN 01 996317

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

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

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

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

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

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

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

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

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

 April 19, 2026

BELMOND RESERVE CDD

Invoice Number: 2543561041926
Account Number:: 8337 12 029 2543561
Security Code: [redacted]

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

8633 2390 DY RP 19 04202026 NNNNNNNN 01 996317

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

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

| | |
|---|---|
| Invoice # | 19963 |
| Invoice Date | 05-01-26 |
| Balance Due | **$99.00** |

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

| | |
|---|---|
| **Subtotal** | **$99.00** |
| Tax | $0.00 |
| Invoice Total | $99.00 |
| Payments | $0.00 |
| Credits | $0.00 |
| **Balance Due** | **$99.00** |

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

# Invoice: #173534
May 2026

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

Wesley Chapel, FL 33544

**Property / Project Address**
Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, FL 33579

| Project/Job | Invoice Date | Date Due | Terms | Customer PO # |
|---|---|---|---|---|
| Belmond Reserve CDD Contract (2026)<br>Estimate # 135147 | 5/1/2026 | 5/31/2026 | Net 30 | |

**Invoice Details**

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

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

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

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

| | |
|---|---|
| Subtotal | $8,874.33 |
| Sales Tax | $0.00 |
| **Total** | **$8,874.33** |
| Credits/Payments | ($0.00) |
| **Balance Due** | **$8,874.33** |

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

**Ēli 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:** | 0090 |
| **Invoice Date:** | May 19, 2026 |
| **Payment Due:** | June 1, 2026 |
| **Amount Due (USD):** | **$570.00** |

| Items | Quantity | Price | Amount |
|---|---|---|---|
| **Amenity cleaning service** | 1 | $570.00 | $570.00 |

| | |
|---|---|
| **Total:** | $570.00 |
| **Amount Due (USD):** | **$570.00** |

**Notes / Terms**
May cleaning service

**Florida Department of Health**
**in Hillsborough County**
**Notification of Fees Due**

29-BID-8542913

Permit Number
# 29-60-2218183

**For: Swimming Pools - Public Pool > 25000 Gallons**

| | |
|---|---|
| Fee Amount: | $400.00 |
| Previous Balance: | $0.00 |
| **Total Amount Due:** | **$400.00** |

Payment Due Date: 06/30/2026 or Upon Receipt

**If not paid by 06/30/2026 then the fee will be:$450.00**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

RECEIVED
MAY 20 2026
By:

Mail To: Belmond Reserve CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

**Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.**

**Account Information:**
Name: Belmond Reserve Amenity Pool
Location: 13197 Rhodine Road
Riverview, FL 33579

Pool Volume: 73,000 gallons
Bathing Load: 75
Flow Rate: 379

**Owner Information:**
Name: Belmond Reserve CDD
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: ()
Work Phone: (813) 873-7300

**Please go online to pay fee at:**
**www.MyFloridaEHPermit.com**

Permit Number: **29-60-2218183** Bill ID: **29-BID-8542913**

Billing Questions call DOH-Hillsborough at: (813) 307-8059
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
ATTN: Environmental Health
P O Box 5135
Tampa, FL 33675

Circle One: Visa MC
Name on Card: ____________________
Account #: ____________________
Exp Date: ___/___ Security Code (CVV): ______
Card's Billing Address:
____________________
City: ____________ State: ____ Zip: ________

**I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:**
Payment Amount: $______ For: ____________

**Signature** **Date**

**[Please RETURN invoice with your payment]**

Batch Billing ID:113246

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

# Service Slip / Invoice

**INVOICE:** 118835333
**DATE:** 04/09/26
**ORDER:** 118835333

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

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

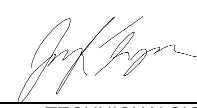
| Work Date | Time | Target Pest | Technician | Lot/Block | Time In |
|---|---|---|---|---|---|
| 04/09/26 | 09:07 AM | | JATHOMPSON | | |

| Purchase Order | Terms | Last Service | Map Code | Sub/Dev | Time Out |
|---|---|---|---|---|---|
| | DUE UPON RECEIPT | 04/09/26 | N/A | N/A | |

| Service | Description | Amount |
|---|---|---|
| MCS | Mosquito Control Service | $107.20 |

Hi Mr/Ms Cedarbook HOA Today, I inspected and performed a mosquito suppressant service. I treated the shrubs, trees and the perimeter of your building. This treatment will help control the mosquito population in your yard. During my inspection, I did not find any potential issues. Thank you for choosing HomeTeam as your pest service provider. Joseph TYour next scheduled service will be in July 2026

| | |
|---|---|
| **SUBTOTAL** | $107.20 |
| **TAX** | $0.00 |
| **TOTAL** | $107.20 |
| **AMT. PAID** | $0.00 |
| **BALANCE** | $107.20 |



TECHNICIAN SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

Customer Unavailable to Sign
CUSTOMER SIGNATURE

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

# Service Slip / Invoice

**INVOICE:** 118835332
**DATE:** 04/07/26
**ORDER:** 118835332

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

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

| Work Date | Time | Target Pest | Technician | Lot/Block | Time In |
|---|---|---|---|---|---|
| 04/07/26 | 04:20 PM | | JATHOMPSON | | |

| Purchase Order | Terms | Last Service | Map Code | Sub/Dev | Time Out |
|---|---|---|---|---|---|
| | DUE UPON RECEIPT | 04/09/26 | N/A | N/A | |

| Service | Description | Amount |
|---|---|---|
| PS | Pest Control Service | $213.00 |

Hi Mr/Ms CedarbrookToday's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: What I saw:I saw minimal spiderwebs around the outside of the front of the clubhouse. I was unable to complete the interior service, since it was after hours, but will schedule to come by the next day to complete the interior part of the service. One mud dauber nest behind a rain gutter on right side of building. Spiderwebs around windows on front of building What I did:I removed spiderwebs around the perimeter and windows on the front of the building. I then sprayed the perimeter and spread fire ant granular in the playground area and in mulch beds at front of building. I also spread another granular bait in mulch beds around front of building. What you can expect:You can expect to see dead or dying pests in the next 5-7 days. Curbside Call was not completed because there is no number for the account. Thank you for choosing HomeTeam Pest Defense as your service provider. Joseph TYour next scheduled service month will be in July 2026.....

| | |
|---|---|
| **SUBTOTAL** | $213.00 |
| **TAX** | $0.00 |
| **TOTAL** | $213.00 |
| **AMT. PAID** | $0.00 |
| **BALANCE** | $213.00 |

TECHNICIAN SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

Customer Unavailable to Sign
CUSTOMER SIGNATURE

# INVOICE

INFRAMARK

**2002 West Grand Parkway North**
**Suite 100**
**Katy, TX 77449**

| INVOICE# | DATE |
|---|---|
| 178456 | 5/1/2026 |
| **CUSTOMER ID** | **NET TERMS** |
| C2276 | Due On Receipt |
| **PO#** | **DUE DATE** |
| | 5/1/2026 |

**BILL TO**

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

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

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|---|---|---|---|---|---|
| Accounting Services | 1 | Ea | 375.00 | | 375.00 |
| Dissemination Services | 1 | Ea | 600.00 | | 600.00 |
| District Management | 1 | Ea | 3,000.00 | | 3,000.00 |
| Field Management | 1 | Ea | 1,000.00 | | 1,000.00 |
| Personnel Services | 1 | Ea | 2,388.17 | | 2,388.17 |
| Website Maintenance / Admin | 1 | Ea | 250.00 | | 250.00 |
| **Subtotal** | | | | | **7,613.17** |

| | |
|---|---|
| **Subtotal** | $7,613.17 |
| **Tax** | $0.00 |
| **Total Due** | $7,613.17 |

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

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

*To pay via ACH or Wire, please refer to our banking information below:*
*Account Name: INFRAMARK, LLC*
*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*
*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

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

# Invoice

108 Oaks Ct.
Sanford, FL 32771

(407) 290-5911

| Invoice # | Customer # | Invoice Date | Due Date | Amount Due | Amount Enclosed |
|---|---|---|---|---|---|
| **20284826** | **PROJ-0108** | **05/01/2026** | **05/31/2026** | **$109.99** | **$** |

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

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

Detach and return with your payment.

---

| Customer Name | Customer # | Invoice # | Invoice Date | PO Number | Amount Due |
|---|---|---|---|---|---|
| **BELMOND RESERVE CDD** | **PROJ-0108** | **20284826** | **05/01/2026** | | **$109.99** |

| Description | QTY | Rate | Amount |
|---|---|---|---|
| ***BELMOND AMENITY CENTER, 13004 WILLOW GROVE DRIVE RIVERVIEW, FL*** | | | |
| ACCESS CONTROL MANAGEMENT, (05/01/2026 - 05/31/2026) : SUBSCRIBER REMOTE ACCESS - $59.95, SWS REMOTE ACCESS - $59.95 | 1.00 | 119.89 | 119.89 |

| | |
|---|---|
| Sub Total: | 119.89 |
| Total Sales Tax: | 0.00 |
| Invoice Total: | 119.89 |
| Payments/Credits Applied: | (9.90) |
| Invoice Amount Due: | 109.99 |
| **Amount Due:** | **$109.99** |

**CONTACT US**

| Billing Questions | Sales | Central Station | Service | Email |
|---|---|---|---|---|
| **(407) 290-5911** | | | | **BILLING@SWSPROTECTION.COM** |

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

# INVOICE

| | |
|---|---|
| **Customer ID:** | **28-13540-53000** |
| Customer Name: | BELMOND RESERVE |
| Service Period: | 05/01/26-05/31/26 |
| Invoice Date: | 04/24/2026 |
| Invoice Number: | 0249119-2206-0 |

| How to Contact Us | Your Payment is Due | Your Total Due |
|---|---|---|
| **Visit wm.com/MyWM**<br>Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.<br>**Customer Service: (813) 621-3055** | **May 24, 2026**<br>If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5, or such late charge allowed under applicable law, regulation or contract. | **$509.67**<br>If payment is received after 05/24/2026: **$ 522.41** |

| Previous Balance | + | Payments | + | Adjustments | + | Current Invoice Charges | = | Total Account Balance Due |
|---|---|---|---|---|---|---|---|---|
| 238.82 | | (238.82) | | 0.00 | | 509.67 | | **509.67** |

## IMPORTANT MESSAGES

Invoice includes price increase that requires your consent. Your enclosed invoice (next invoice for some customers billed in arrears) contains a Service rate increase. All or some of this increase (1) above the increase in the Consumer Price Index (using the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics, 12 month rolling average) and (2) above any increase in disposal, processing and/or transportation costs, plus an amount for operating margin, requires your consent. Your consent will be deemed to occur upon payment of the new Service rate. If you do not consent to the increase, you have the right to terminate the service agreement within 30 days. Check your service agreement for your applicable terms and visit wm.com/billhelp or contact us if you have any questions.

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

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

| Invoice Date | Invoice Number | Customer ID (Include with your payment) |
|---|---|---|
| 04/24/2026 | 0249119-2206-0 | **28-13540-53000** |
| **Payment Terms** | **Total Due** | **Amount** |
| Total Due by 05/24/2026 | $509.67 | |
| If Received after 05/24/2026 | $522.41 | |

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted $509.67.

22060002813540530000024911900000050967000000050967 9

**I0290C74**

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

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

405-0336465-2206-1

## DETAILS OF SERVICE

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

| Description | Date | Ticket | Quantity | Amount |
|---|---|---|---|---|
| Lock Per Unit | 05/01/26 | | 1.00 | 34.56 |
| Disposal 4 Yard Dumpster 1X Week | 05/01/26 | | 1.00 | 108.51 |
| 4 Yard Dumpster 1X Week | 05/01/26 | | 1.00 | 366.60 |
| **Total Current Charges** | | | | **509.67** |

## GREENER WAYS TO PAY

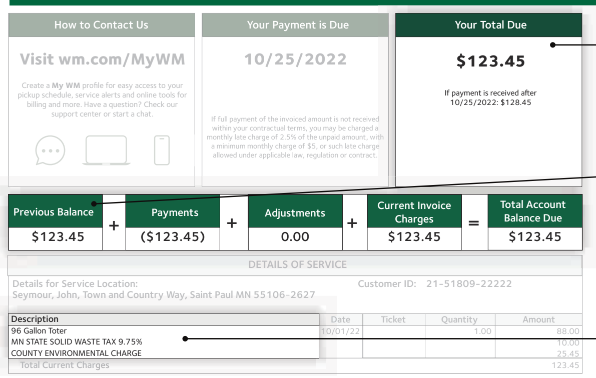
Please choose one of these sustainable payment options:

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

**Online**
Use **wm.com** for quick and easy payments

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

## HOW TO READ YOUR INVOICE




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

# New Payment Platform

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

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

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

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

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

| ☐ Check Here to Change Contact Info | |
|---|---|
| List your new billing information below. For a change of service address, please contact **WM**. | |
| **Address 1** | |
| **Address 2** | |
| **City** | |
| **State** | |
| **Zip** | |
| **Email** | |
| **Date Valid** | |

| ☐ Check Here to Sign Up for Automatic Payment Enrollment | |
|---|---|
| If I enroll in Automatic Payment services, I authorize **WM** to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying **WM** at **wm.com** or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted. | |
| **Email** | |
| **Date** | |
| **Bank Account Holder Signature** | |

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

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

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

Stantec

# INVOICE

| | |
|---|---|
| **Invoice Number** | 2561494 |
| **Invoice Date** | May 15, 2026 |
| **Purchase Order** | 238202302 |
| **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

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

| | | | |
|---|---|---|---|
| Project Manager | Waag, Tyson | Contract Upset | 4,000.00 |
| Current Invoice Total (USD) | 495.00 | Contract Billed to Date | 3,271.00 |
| | | For Period Ending | **April 24, 2026** |

Invoice Email: inframarkcms@payableslockbox.com; Include: Billing Backup

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

**Professional Services**

| Billing Level | | Current Hours | Rate | Current Amount |
|---|---|---|---|---|
| Level 10 | Waag, R Tyson (Tyson) | 2.50 | 198.00 | 495.00 |
| | **Subtotal Professional Services** | 2.50 | | 495.00 |

| | | |
|---|---|---|
| Top Task Subtotal | 2026 FY Gen Cons | 495.00 |
| | **Total Fees & Disbursements** | 495.00 |
| | **INVOICE TOTAL (USD)** | **495.00** |

**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**

Please contact Adam Fowler if you have any questions concerning this invoice.
E-mail: Adam.Fowler@Stantec.com
** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **
*Thank you.*

Billing Backup

| Date | Project | Task | Expnd Type | Employee/Supplier | Quantity | Bill Rate | Bill Amount | Comment | AP Ref. # |
|---|---|---|---|---|---|---|---|---|---|
| 2026-04-07 | 238202302 | 2026 | Direct - Regular | WAAG, R TYSON (TYSON) | 2.50 | 198.00 | 495.00 | MONTHLY BOS MEETING PREPARATION AND MEETING ATTENDANCE. | |
| | | | | **Total subTask 2026** | **2.50** | | **$495.00** | | |
| | | | | **Total Top Task 2026** | **2.50** | | **$495.00** | | |
| | | | **Total Project 238202302** | | **2.50** | | **$495.00** | | |

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT | 9634760433 | 05/14/2026 | 06/04/2026 |



**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $72.91 |
| Net Payments - Thank You | $-72.91 |
| Total Account Charges | **$401.06** |
| **AMOUNT DUE** | **$401.06** |

***Important Message***

**This account has ACH payment method**

**Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133**

**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
Additional Information: HCFL.gov/Water

***THANK YOU!***

| DUE DATE | 06/04/2026 |
|---|---|

**Auto Pay Scheduled**
**DO NOT PAY**

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 1,952 0
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

00963476043300 00000401067

Hillsborough County Florida

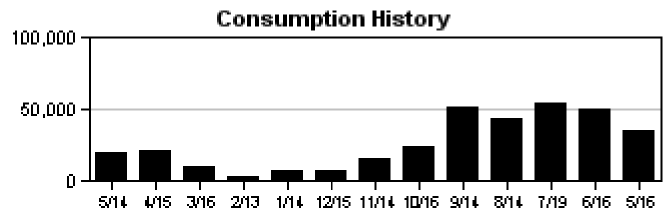
| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT | 9634760433 | 05/14/2026 | 06/04/2026 |

**Service Address:** 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 702151774 | 04/15/2026 | 1991972 | 05/14/2026 | 2010866 | 18894 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.54 |
| Purchase Water Pass-Thru | $57.06 |
| Water Base Charge | $46.04 |
| Water Usage Charge | $24.99 |
| **Total Service Address Charges** | **$134.63** |




Hillsborough County Florida

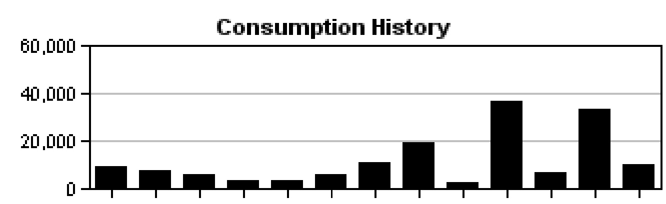
| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT | 9634760433 | 05/14/2026 | 06/04/2026 |

**Service Address:** 13047 WILLOW GROVE DR

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 61160062 | 04/14/2026 | 4837 | 05/13/2026 | 4929 | 9200 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.54 |
| Purchase Water Pass-Thru | $27.78 |
| Water Base Charge | $22.68 |
| Water Usage Charge | $11.98 |
| Sewer Base Charge | $54.88 |
| Sewer Usage Charge | $65.04 |
| **Total Service Address Charges** | **$188.90** |



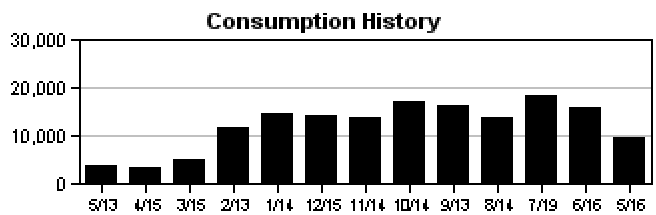
| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT | 9634760433 | 05/14/2026 | 06/04/2026 |

**Service Address:** 13098 WILLOW GROVE DR - COMM IRRIG MTR

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 702172008 | 04/15/2026 | 1751191 | 05/13/2026 | 1754857 | 3666 GAL | ACTUAL | WATER |

**<u>Service Address Charges</u>**

| | |
|---|---|
| Customer Service Charge | $6.54 |
| Purchase Water Pass-Thru | $11.07 |
| Water Base Charge | $55.81 |
| Water Usage Charge | $4.11 |
| **Total Service Address Charges** | **$77.53** |



TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

**Statement Date:** April 20, 2026

**Amount Due:** $865.83

**Due Date:** May 11, 2026
**Account #:** 221008514244

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

## Account Summary

**Current Service Period:** March 14, 2026 - April 14, 2026

| | |
|---|---|
| Previous Amount Due | $852.91 |
| Payment(s) Received Since Last Statement | -$852.91 |
| **Current Month's Charges** | **$865.83** |
| **Amount Due by May 11, 2026** | **$865.83** |

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

## Your Energy Insight

Your average daily kWh used was 8.43% lower than the same period last year.

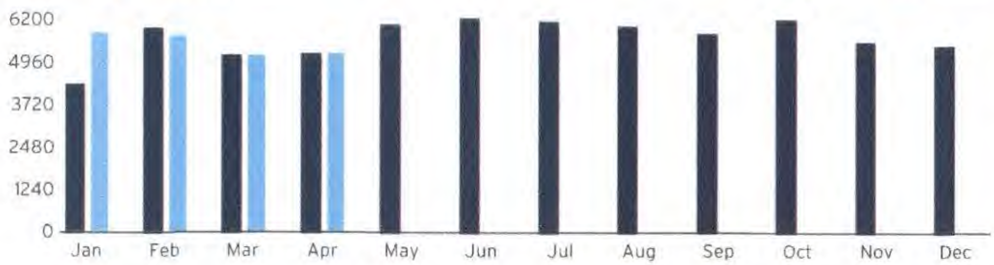
Your average daily kWh used was 7.91% lower than it was in your previous period.

Scan here to view your account online.


Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

## Monthly Usage *(kWh)*




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

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #:** 221008514244
**Due Date:** May 11, 2026

**Amount Due:** $865.83

**Payment Amount:** $ ________

667433773408

Your account will be drafted on May 11, 2026

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

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

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

**Account #: 221008514244**
**Statement Date: April 20, 2026**
**Charges Due: May 11, 2026**



## Meter Read

**Service Period:** Mar 14, 2026 - Apr 14, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000838830 | 04/14/2026 | 86,644 | | 81,443 | | 5,201 kWh | 1 | 32 Days |

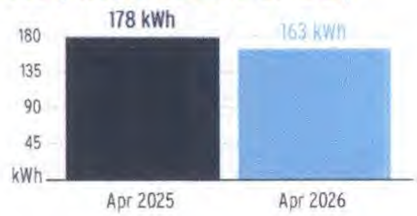
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.66000* | $21.12 |
| Energy Charge | *5,201 kWh @ $0.09202/kWh* | $478.60 |
| Fuel Charge | *5,201 kWh @ $0.03516/kWh* | $182.87 |
| Storm Protection Charge | *5,201 kWh @ $0.00568/kWh* | $29.54 |
| Clean Energy Transition Mechanism | *5,201 kWh @ $0.00418/kWh* | $21.74 |
| Storm Surcharge | *5,201 kWh @ $0.02121/kWh* | $110.31 |
| Florida Gross Receipt Tax | | $21.65 |
| **Electric Service Cost** | | **$865.83** |

**Total Current Month's Charges $865.83**

## Avg kWh Used Per Day




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

## Ways To Pay Your Bill

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

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

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

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

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

## Contact Us

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

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

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**Statement Date:** April 20, 2026

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TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

| | |
|---|---|
| **Amount Due:** | **$32.70** |

**Due Date:** May 11, 2026
**Account #:** 221008539324

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

00000008-0000172-Page 23 of 30

## Account Summary

**Current Service Period:** March 14, 2026 - April 14, 2026

| | |
|---|---|
| Previous Amount Due | $29.70 |
| Payment(s) Received Since Last Statement | -$29.70 |
| **Current Month's Charges** | **$32.70** |
| **Amount Due by May 11, 2026** | **$32.70** |

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

## Your Energy Insight

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

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

Scan here to view your account online.


Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

## Monthly Usage *(kWh)*


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

---

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

**Account #:** 221008539324
**Due Date:** May 11, 2026

| | |
|---|---|
| **Amount Due:** | **$32.70** |
| **Payment Amount:** $ ________ | |

667433773411

Your account will be drafted on May 11, 2026

**Pay your bill online at TampaElectric.com**
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*Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.*

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008539324**
**Statement Date: April 20, 2026**
**Charges Due: May 11, 2026**



## Meter Read

**Meter Location:** ENTRY

**Service Period:** Mar 14, 2026 - Apr 14, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000337420 | 04/14/2026 | 2,726 | | 2,658 | | 68 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.66000* | $21.12 |
| Energy Charge | *68 kWh @ $0.09202/kWh* | $6.26 |
| Fuel Charge | *68 kWh @ $0.03516/kWh* | $2.39 |
| Storm Protection Charge | *68 kWh @ $0.00568/kWh* | $0.39 |
| Clean Energy Transition Mechanism | *68 kWh @ $0.00418/kWh* | $0.28 |
| Storm Surcharge | *68 kWh @ $0.02121/kWh* | $1.44 |
| Florida Gross Receipt Tax | | $0.82 |
| **Electric Service Cost** | | **$32.70** |

**Total Current Month's Charges $32.70**

## Avg kWh Used Per Day


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

## Ways To Pay Your Bill

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877-588-1010
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813-275-3909

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

**Statement Date:** April 20, 2026

| | |
|---|---|
| **Amount Due:** | **$40.97** |

**Due Date:** May 11, 2026
**Account #:** 221008446983

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

## Account Summary

**Current Service Period:** March 14, 2026 - April 14, 2026

| | |
|---|---|
| Previous Amount Due | $57.44 |
| Payment(s) Received Since Last Statement | -$57.44 |
| **Current Month's Charges** | **$40.97** |
| **Amount Due by May 11, 2026** | **$40.97** |

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

## Your Energy Insight

Your average daily kWh used was 71.43% lower than the same period last year.

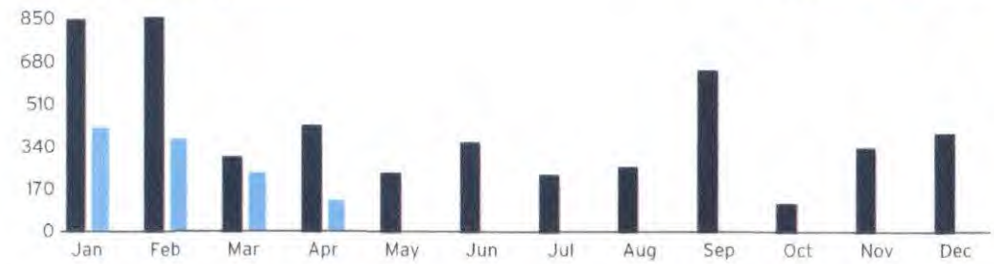
Your average daily kWh used was 50% lower than it was in your previous period.

Scan here to view your account online.


Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

## Monthly Usage *(kWh)*

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

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AN EMERA COMPANY

**Account #:** 221008446983
**Due Date:** May 11, 2026

| | |
|---|---|
| **Amount Due:** | **$40.97** |
| **Payment Amount:** $ ______ | |

667433773407

Your account will be drafted on May 11, 2026

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

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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.*

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

**Account #: 221008446983**
**Statement Date: April 20, 2026**
**Charges Due: May 11, 2026**



## Meter Read

**Service Period:** Mar 14, 2026 - Apr 14, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000852710 | 04/14/2026 | 34,491 | | 34,372 | | 119 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.66000* | $21.12 |
| Energy Charge | *119 kWh @ $0.09202/kWh* | $10.95 |
| Fuel Charge | *119 kWh @ $0.03516/kWh* | $4.18 |
| Storm Protection Charge | *119 kWh @ $0.00568/kWh* | $0.68 |
| Clean Energy Transition Mechanism | *119 kWh @ $0.00418/kWh* | $0.50 |
| Storm Surcharge | *119 kWh @ $0.02121/kWh* | $2.52 |
| Florida Gross Receipt Tax | | $1.02 |
| **Electric Service Cost** | | **$40.97** |

**Total Current Month's Charges** **$40.97**

## Avg kWh Used Per Day


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

## Ways To Pay Your Bill

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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**All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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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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TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

**Statement Date:** April 20, 2026

| | |
|---|---|
| **Amount Due:** | **$3,590.30** |

**Due Date:** May 11, 2026
**Account #:** 221008266985

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

## Account Summary

| **Current Service Period:** March 14, 2026 - April 14, 2026 | |
|---|---|
| Previous Amount Due | $3,590.30 |
| Payment(s) Received Since Last Statement | -$3,590.30 |
| **Current Month's Charges** | **$3,590.30** |
| **Amount Due by May 11, 2026** | **$3,590.30** |

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

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---

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

RECEIVED
APR 23 2026
By

**Account #:** 221008266985
**Due Date:** May 11, 2026

| | |
|---|---|
| **Amount Due:** | **$3,590.30** |
| **Payment Amount:** $ ________ | |

667433773405

Your account will be drafted on May 11, 2026

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

**Account #: 221008266985**
**Statement Date: April 20, 2026**
**Charges Due: May 11, 2026**

**Service Period:** Mar 14, 2026 - Apr 14, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

**Lighting Service Items LS-1 (Bright Choices) for 32 days**

| | | |
|---|---|---|
| Lighting Energy Charge | *1463 kWh @ $0.03411/kWh* | $49.90 |
| Fixture & Maintenance Charge | *77 Fixtures* | $1278.97 |
| Lighting Pole / Wire | *77 Poles* | $2180.64 |
| Lighting Fuel Charge | *1463 kWh @ $0.03452/kWh* | $50.50 |
| Storm Protection Charge | *1463 kWh @ $0.00574/kWh* | $8.40 |
| Clean Energy Transition Mechanism | *1463 kWh @ $0.00043/kWh* | $0.63 |
| Storm Surcharge | *1463 kWh @ $0.01230/kWh* | $17.99 |
| Florida Gross Receipt Tax | | $3.27 |
| **Lighting Charges** | | **$3,590.30** |

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



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

## Ways To Pay Your Bill

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

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

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

**Mail A Check**
**Payments:**
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P.O. Box 31318
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**All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

## Contact Us

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888-223-0800 (All Other Counties)

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

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Statement Date: April 20, 2026

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

**Amount Due:** $59.32

**Due Date:** May 11, 2026
**Account #:** 221008528939

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



## Account Summary

**Current Service Period:** March 14, 2026 - April 14, 2026

| | |
|---|---|
| Previous Amount Due | $114.27 |
| Payment(s) Received Since Last Statement | -$114.27 |
| **Current Month's Charges** | **$59.32** |
| **Amount Due by May 11, 2026** | **$59.32** |

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

## Your Energy Insight

Your average daily kWh used was 81.08% lower than the same period last year.

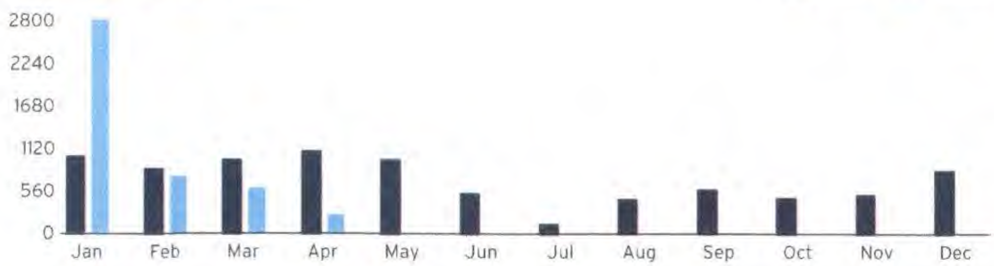
Your average daily kWh used was 65% lower than it was in your previous period.

Scan here to view your account online.


Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

## Monthly Usage *(kWh)*

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---

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

**Account #:** 221008528939
**Due Date:** May 11, 2026

**Amount Due:** $59.32

**Payment Amount:** $ ________

667433773410

Your account will be drafted on May 11, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008528939**
**Statement Date: April 20, 2026**
**Charges Due: May 11, 2026**



## Meter Read

**Meter Location:** WELL

**Service Period:** Mar 14, 2026 - Apr 14, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000551211 | 04/14/2026 | 54,228 | | 53,996 | | 232 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.66000* | $21.12 |
| Energy Charge | *232 kWh @ $0.09202/kWh* | $21.35 |
| Fuel Charge | *232 kWh @ $0.03516/kWh* | $8.16 |
| Storm Protection Charge | *232 kWh @ $0.00568/kWh* | $1.32 |
| Clean Energy Transition Mechanism | *232 kWh @ $0.00418/kWh* | $0.97 |
| Storm Surcharge | *232 kWh @ $0.02121/kWh* | $4.92 |
| Florida Gross Receipt Tax | | $1.48 |
| **Electric Service Cost** | | **$59.32** |

**Total Current Month's Charges $59.32**

## Avg kWh Used Per Day


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

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**Payments:**
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P.O. Box 31318
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**Credit or Debit Card**
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**Phone**
Toll Free:
**866-689-6469**

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

## Contact Us

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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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TampaElectric.com

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

**Statement Date:** April 20, 2026

| | |
|---|---|
| **Amount Due:** | **$373.02** |
| **Due Date:** | May 11, 2026 |
| **Account #:** | 221008339725 |

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

## Account Summary

**Current Service Period:** March 14, 2026 - April 14, 2026

| | |
|---|---|
| Previous Amount Due | $373.02 |
| Payment(s) Received Since Last Statement | -$373.02 |
| **Current Month's Charges** | **$373.02** |
| **Amount Due by May 11, 2026** | **$373.02** |

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

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---

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AN EMERA COMPANY

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

**Account #:** 221008339725
**Due Date:** May 11, 2026

| | |
|---|---|
| **Amount Due:** | **$373.02** |
| **Payment Amount:** $ ________ | |

667433773406

Your account will be drafted on May 11, 2026

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

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

**Account #: 221008339725**
**Statement Date: April 20, 2026**
**Charges Due: May 11, 2026**

**Service Period:** Mar 14, 2026 - Apr 14, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

**Lighting Service Items LS-1 (Bright Choices) for 32 days**

| | | |
|---|---|---|
| Lighting Energy Charge | *152 kWh @ $0.03411/kWh* | $5.18 |
| Fixture & Maintenance Charge | *8 Fixtures* | $132.88 |
| Lighting Pole / Wire | *8 Poles* | $226.56 |
| Lighting Fuel Charge | *152 kWh @ $0.03452/kWh* | $5.25 |
| Storm Protection Charge | *152 kWh @ $0.00574/kWh* | $0.87 |
| Clean Energy Transition Mechanism | *152 kWh @ $0.00043/kWh* | $0.07 |
| Storm Surcharge | *152 kWh @ $0.01230/kWh* | $1.87 |
| Florida Gross Receipt Tax | | $0.34 |
| **Lighting Charges** | | **$373.02** |

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



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

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**Payments:**
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Tampa, FL 33631-3318
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**Credit or Debit Card**
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**Phone**
Toll Free:
**866-689-6469**

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

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

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**Power Outage:**
877-588-1010
**Energy-Saving Programs:**
813-275-3909

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

**Statement Date:** April 20, 2026

**Amount Due:** **$1,258.94**

**Due Date:** May 11, 2026
**Account #:** 221008516975

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

## Account Summary

**Current Service Period:** March 14, 2026 - April 14, 2026

| | |
|---|---|
| Previous Amount Due | $1,258.94 |
| Payment(s) Received Since Last Statement | -$1,258.94 |
| **Current Month's Charges** | **$1,258.94** |
| **Amount Due by May 11, 2026** | **$1,258.94** |

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



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---

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**TECO** TAMPA ELECTRIC AN EMERA COMPANY

**Account #:** 221008516975
**Due Date:** May 11, 2026

**Amount Due:** **$1,258.94**

**Payment Amount:** $ ____________

667433773409

Your account will be drafted on May 11, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008516975**
**Statement Date: April 20, 2026**
**Charges Due: May 11, 2026**

**Service Period:** Mar 14, 2026 - Apr 14, 2026 **Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

**Lighting Service Items LS-1 (Bright Choices) for 32 days**

| | | |
|---|---|---|
| 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 |
| **Lighting Charges** | | **$1,258.94** |

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



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

**Statement Date:** May 19, 2026

| | |
|---|---|
| **Amount Due:** | **$3,590.30** |

**Due Date:** June 09, 2026
**Account #:** 221008266985

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

## Account Summary

**Current Service Period:** April 15, 2026 - May 13, 2026

| | |
|---|---|
| Previous Amount Due | $3,590.30 |
| Payment(s) Received Since Last Statement | -$3,590.30 |
| **Current Month's Charges** | **$3,590.30** |
| **Amount Due by June 09, 2026** | **$3,590.30** |

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

00000006-0000137-Page 23 of 30

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---

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

**Account #:** 221008266985
**Due Date:** June 09, 2026

| | |
|---|---|
| **Amount Due:** | **$3,590.30** |
| **Payment Amount:** $ ________ | |

683483154678

Your account will be drafted on June 09, 2026

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

Mail payment to:
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TAMPA, FL 33631-3318

Make check payable to: TECO
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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

**Account #: 221008266985**
**Statement Date: May 19, 2026**
**Charges Due: June 09, 2026**

**Service Period:** Apr 15, 2026 - May 13, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

| | | |
|---|---|---|
| Lighting Energy Charge | *1463 kWh @ $0.03411/kWh* | $49.90 |
| Fixture & Maintenance Charge | *77 Fixtures* | $1278.97 |
| Lighting Pole / Wire | *77 Poles* | $2180.64 |
| Lighting Fuel Charge | *1463 kWh @ $0.03452/kWh* | $50.50 |
| Storm Protection Charge | *1463 kWh @ $0.00574/kWh* | $8.40 |
| Clean Energy Transition Mechanism | *1463 kWh @ $0.00043/kWh* | $0.63 |
| Storm Surcharge | *1463 kWh @ $0.01230/kWh* | $17.99 |
| Florida Gross Receipt Tax | | $3.27 |
| **Lighting Charges** | | **$3,590.30** |

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

## Important Messages

**Be Prepared This Storm Season**
Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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AN EMERA COMPANY
TampaElectric.com

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

**Statement Date:** May 19, 2026

| | |
|---|---|
| **Amount Due:** | **$373.02** |
| **Due Date:** | June 09, 2026 |
| **Account #:** | 221008339725 |

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

## Account Summary

**Current Service Period:** April 15, 2026 - May 13, 2026

| | |
|---|---|
| Previous Amount Due | $373.02 |
| Payment(s) Received Since Last Statement | -$373.02 |
| **Current Month's Charges** | **$373.02** |
| **Amount Due by June 09, 2026** | **$373.02** |

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

| | |
|---|---|
| **Amount Due:** | **$373.02** |
| **Payment Amount:** | $ ________ |

683483154679

Your account will be drafted on June 09, 2026

**Pay your bill online at TampaElectric.com**
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BELMOND RESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008339725**
**Statement Date: May 19, 2026**
**Charges Due: June 09, 2026**

**Service Period:** Apr 15, 2026 - May 13, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

| | | |
|---|---|---|
| Lighting Energy Charge | *152 kWh @ $0.03411/kWh* | $5.18 |
| Fixture & Maintenance Charge | *8 Fixtures* | $132.88 |
| Lighting Pole / Wire | *8 Poles* | $226.56 |
| Lighting Fuel Charge | *152 kWh @ $0.03452/kWh* | $5.25 |
| Storm Protection Charge | *152 kWh @ $0.00574/kWh* | $0.87 |
| Clean Energy Transition Mechanism | *152 kWh @ $0.00043/kWh* | $0.07 |
| Storm Surcharge | *152 kWh @ $0.01230/kWh* | $1.87 |
| Florida Gross Receipt Tax | | $0.34 |
| **Lighting Charges** | | **$373.02** |

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

## Important Messages

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**Quarterly Fuel Source Update**
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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## Ways To Pay Your Bill

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

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

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

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

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

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

## Contact Us

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

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

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

**Statement Date:** May 19, 2026

**Amount Due:** **$1,258.94**

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

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

00000006-0000133-Page 15 of 30

## Account Summary

**Current Service Period:** April 15, 2026 - May 13, 2026

| | |
|---|---|
| Previous Amount Due | $1,258.94 |
| Payment(s) Received Since Last Statement | -$1,258.94 |
| **Current Month's Charges** | **$1,258.94** |
| **Amount Due by June 09, 2026** | **$1,258.94** |

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

Scan here to view your account online.



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

---

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

**Amount Due:** **$1,258.94**

**Payment Amount:** $ ________

683483154682

Your account will be drafted on June 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 to enroll now.*

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

**Account #: 221008516975**
**Statement Date: May 19, 2026**
**Charges Due: June 09, 2026**

**Service Period:** Apr 15, 2026 - May 13, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

| | | |
|---|---|---|
| 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 |
| **Lighting Charges** | | **$1,258.94** |

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



## Important Messages

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Tampa, FL 33601-0111

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

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7-1-1
**Power Outage:**
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**Energy-Saving Programs:**
813-275-3909

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**Statement Date:** May 19, 2026

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

| **Amount Due:** | **$38.45** |
|---|---|
| **Due Date:** | June 09, 2026 |
| **Account #:** | 221008446983 |

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

## Account Summary

**Current Service Period:** April 15, 2026 - May 13, 2026

| | |
|---|---|
| Previous Amount Due | $40.97 |
| Payment(s) Received Since Last Statement | -$40.97 |
| **Current Month's Charges** | **$38.45** |
| **Amount Due by June 09, 2026** | **$38.45** |

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

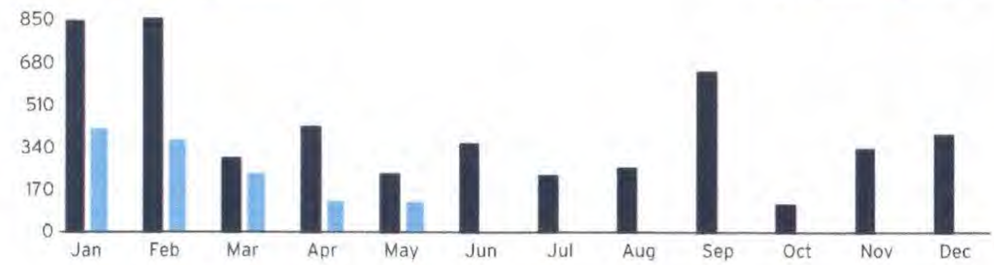
## Your Energy Insight

Your average daily kWh used was 42.86% lower than the same period last year.

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

Scan here to view your account online.

## Monthly Usage *(kWh)*






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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

| **Amount Due:** | **$38.45** |
|---|---|
| **Payment Amount:** | $ ________ |

683483154680

Your account will be drafted on June 09, 2026

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

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

**Account #: 221008446983**
**Statement Date: May 19, 2026**
**Charges Due: June 09, 2026**



## Meter Read

**Service Period:** Apr 15, 2026 - May 13, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000852710 | 05/13/2026 | 34,607 | | 34,491 | | 116 kWh | 1 | 29 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *29 days @ $0.66000* | $19.14 |
| Energy Charge | *116 kWh @ $0.09202/kWh* | $10.67 |
| Fuel Charge | *116 kWh @ $0.03516/kWh* | $4.08 |
| Storm Protection Charge | *116 kWh @ $0.00568/kWh* | $0.66 |
| Clean Energy Transition Mechanism | *116 kWh @ $0.00418/kWh* | $0.48 |
| Storm Surcharge | *116 kWh @ $0.02121/kWh* | $2.46 |
| Florida Gross Receipt Tax | | $0.96 |
| **Electric Service Cost** | | **$38.45** |

**Total Current Month's Charges** **$38.45**

## Avg kWh Used Per Day


### Important Messages

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Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

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

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

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

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

## Contact Us

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

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

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**Statement Date:** May 19, 2026

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

**Amount Due: $869.96**

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

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

## Account Summary

| **Current Service Period:** April 15, 2026 - May 13, 2026 | |
|---|---|
| Previous Amount Due | $865.83 |
| Payment(s) Received Since Last Statement | -$865.83 |
| **Current Month's Charges** | **$869.96** |
| **Amount Due by June 09, 2026** | **$869.96** |

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

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## Your Energy Insight

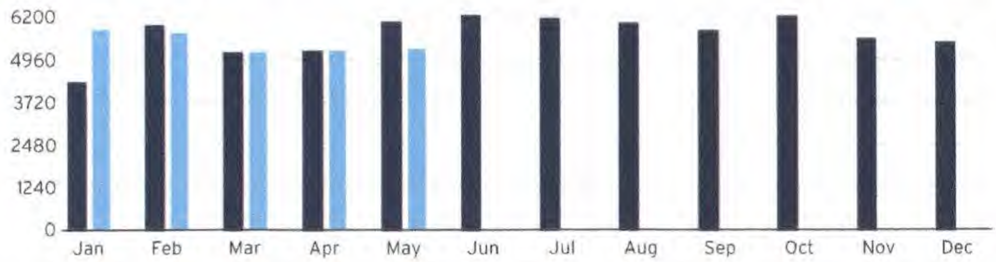
Your average daily kWh used was 3.72% lower than the same period last year.

Your average daily kWh used was **11.04% higher** than it was in your previous period.

Scan here to view your account online.



## Monthly Usage *(kWh)*




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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Amount Due: $869.96**

**Payment Amount:** $ ____________

683483154681

Your account will be drafted on June 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 to enroll now.*

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

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

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

TECO TAMPA ELECTRIC
AN EMERA COMPANY

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

**Account #: 221008514244**
**Statement Date: May 19, 2026**
**Charges Due: June 09, 2026**

## Meter Read

**Service Period:** Apr 15, 2026 - May 13, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000838830 | 05/13/2026 | 91,883 | | 86,644 | | 5,239 kWh | 1 | 29 Days |

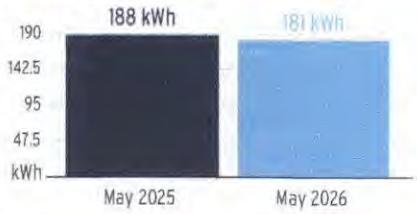
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *29 days @ $0.66000* | $19.14 |
| Energy Charge | *5,239 kWh @ $0.09202/kWh* | $482.09 |
| Fuel Charge | *5,239 kWh @ $0.03516/kWh* | $184.20 |
| Storm Protection Charge | *5,239 kWh @ $0.00568/kWh* | $29.76 |
| Clean Energy Transition Mechanism | *5,239 kWh @ $0.00418/kWh* | $21.90 |
| Storm Surcharge | *5,239 kWh @ $0.02121/kWh* | $111.12 |
| Florida Gross Receipt Tax | | $21.75 |
| **Electric Service Cost** | | **$869.96** |

**Total Current Month's Charges** **$869.96**

## Avg kWh Used Per Day




### Important Messages

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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

## Contact Us

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813-223-0800 (Hillsborough)
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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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**Statement Date:** May 1[illegible], 2026

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

**Amount Due:** $29.70

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

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

## Account Summary

**Current Service Period:** April 15, 2026 - May 13, 2026

| | |
|---|---|
| Previous Amount Due | $32.70 |
| Payment(s) Received Since Last Statement | -$32.70 |
| **Current Month's Charges** | **$29.70** |
| **Amount Due by June 09, 2026** | **$29.70** |

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

0000006-0000127-Page 3 of 30

## Your Energy Insight

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

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

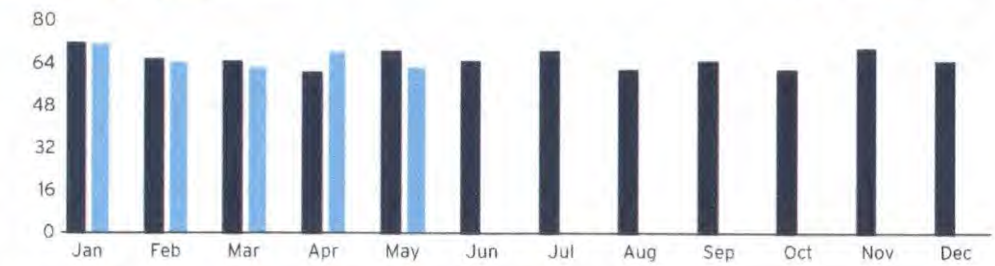
Scan here to view your account online.

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, **call 911**, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety

## Monthly Usage *(kWh)*

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RECEIVED
MAY 26 2026
By

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

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

**Amount Due:** $29.70

**Payment Amount:** $ ________

694593132632

Your account will be drafted on June 09, 2026

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

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

Make check payable to: TECO
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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

**Account #: 221008539324**
**Statement Date: May 19, 2026**
**Charges Due: June 09, 2026**



## Meter Read

**Meter Location:** ENTRY

**Service Period:** Apr 15, 2026 - May 13, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000337420 | 05/13/2026 | 2,788 | | 2,726 | | 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 |
| **Electric Service Cost** | | **$29.70** |

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

## Avg kWh Used Per Day


### Important Messages

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

**Hearing Impaired/TTY:**
7-1-1
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Statement Date: May 19, 2026 

**TECO**
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

| **Amount Due:** | **$72.53** |
|---|---|
| **Due Date:** | June 09, 2026 |
| **Account #:** | 221008528939 |

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

00000006-0000129-Page 7 of 30

## Account Summary

**Current Service Period:** April 15, 2026 - May 13, 2026

| | |
|---|---|
| Previous Amount Due | $59.32 |
| Payment(s) Received Since Last Statement | -$59.32 |
| **Current Month's Charges** | **$72.53** |
| **Amount Due by June 09, 2026** | **$72.53** |

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

## Your Energy Insight

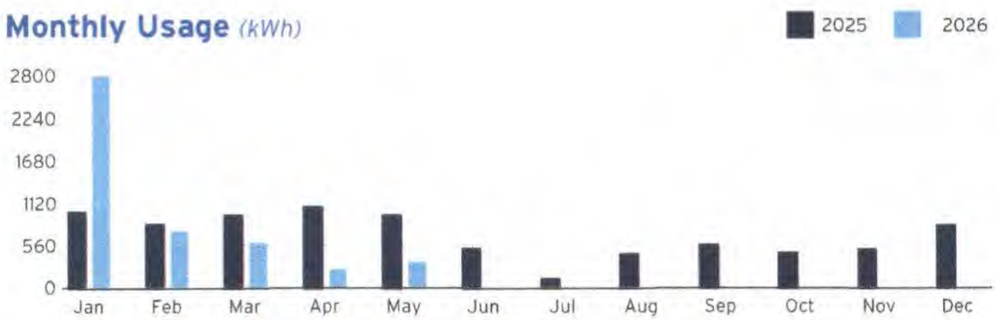
Your average daily kWh used was 63.33% lower than the same period last year.

Your average daily kWh used was **57.14% higher** than it was in your previous period.

Scan here to view your account online.



## Monthly Usage *(kWh)*




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

---

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

**TECO**
TAMPA ELECTRIC
AN EMERA COMPANY

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

| **Amount Due:** | **$72.53** |
|---|---|
| **Payment Amount:** $ ________ | |

683483154683

Your account will be drafted on June 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 to enroll now.*

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

**Account #: 221008528939**
**Statement Date: May 19, 2026**
**Charges Due: June 09, 2026**

## Meter Read

**Meter Location:** WELL

**Service Period:** Apr 15, 2026 - May 13, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000551211 | 05/13/2026 | 54,554 | | 54,228 | | 326 kWh | 1 | 29 Days |

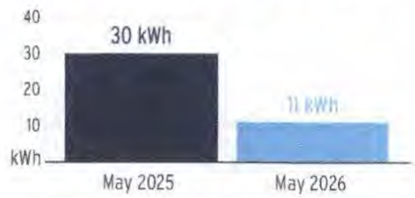
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *29 days @ $0.66000* | $19.14 |
| Energy Charge | *326 kWh @ $0.09202/kWh* | $30.00 |
| Fuel Charge | *326 kWh @ $0.03516/kWh* | $11.46 |
| Storm Protection Charge | *326 kWh @ $0.00568/kWh* | $1.85 |
| Clean Energy Transition Mechanism | *326 kWh @ $0.00418/kWh* | $1.36 |
| Storm Surcharge | *326 kWh @ $0.02121/kWh* | $6.91 |
| Florida Gross Receipt Tax | | $1.81 |
| **Electric Service Cost** | | **$72.53** |

**Total Current Month's Charges $72.53**

## Avg kWh Used Per Day




### Important Messages

**Be Prepared This Storm Season**
Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.



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

## Ways To Pay Your Bill

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

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

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

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

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

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

## Contact Us

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

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

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

# Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: May 5th 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 | $200.00 |
| 5 | Mark Schroeppel | X | $200.00 |

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

Approved for payment:

Samantha Zanoni
District Manager Signature

5/5/2026
Date

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

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

# Invoice: #174359

April 2026

**Customer**

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

Wesley Chapel, FL 33544

**Property / Project Address**

Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, FL 33579

| Project/Job | Invoice Date | Date Due | Terms | Customer PO # |
|---|---|---|---|---|
| Invoice Irrigation Form 04.27.2026<br>Estimate # 146708 | 4/29/2026 | 5/14/2026 | Net 15 | |

**Invoice Details**

| Description of Services & Items | Unit | Quantity | Rate | Amount |
|---|---|---|---|---|
| #146708 - Invoice Irrigation Form 04.27.2026 | | | **$109.00** | |
| **LCE006: Irrigation Repairs** | | | | **$109.00** |
| 6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit) | Each | 1.00 | $40.00 | $40.00 |
| Standard Irrigation Nozzle Replaced (Kit) | Each | 6.00 | $8.00 | $48.00 |
| MP Irrigation Nozzle Replaced (Kit) | Each | 1.00 | $18.00 | $18.00 |
| Drip Line Fittings (Kit) | Each | 1.00 | $3.00 | $3.00 |

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

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

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

| | |
|---|---|
| Subtotal | $109.00 |
| Sales Tax | $0.00 |
| **Total** | **$109.00** |
| Credits/Payments | ($0.00) |
| **Balance Due** | **$109.00** |

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

# Irrigation Service Report

## General Information

**Technician:** Shathcoat

**Customer:** Belmond Reserve CDD

**Branch:** Tampa

**Report Type:** APRIL IRR INSPECTION

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

**Date:** April 27, 2026

**Programs Needed:** Yes

**Weather Sensor Checked:** Yes

**Weather Sensor Working:** Yes

**Controller Status:** Working

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

**POC Info:** Well

**Pump Status Type:** Pressurized

### Programs

**Program Name:** A

**Start Time:** midnight

**Seasonal Adjustment:** 80

**Run Days:** monday

---

## Irrigation Zones

| Attribute | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|---|
| Zone Type | Spray | Bubbler | Spray | Rotor | Drip | Spray | Spray |
| Program Type | A | A | A | A | A | A | A |
| Run Time Schedule | None | None | None | None | None | None | None |
| Run Days | None | None | None | None | None | None | None |
| Power Type | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire |
| Zone Faults | No | No | No | No | No | No | No |
| Zone Runtime | 0 hrs 20 mins | 0 hrs 14 mins | 0 hrs 20 mins | 0 hrs 30 mins | 0 hrs 20 mins | 0 hrs 20 mins | 0 hrs 20 mins |
| Checked Filters | No | No | No | No | No | No | No |
| Clogged Nozzles | No | No | No | No | No | No | No |
| Head Adjusted | Yes | No | Yes | Yes | No | Yes | Yes |
| Billable Repairs | No | No | No | No | No | Yes | No |
| Proposed Repairs | No | No | No | No | No | No | No |
| **Zone Repair Items** | *No repair items available* | *No repair items available* | *No repair items available* | *No repair items available* | *No repair items available* | **Billable Items:** **1. Irrigation Nozzle Replaced** Item Type: Standard Qty: 2 | *No repair items available* |

# Irrigation Zones

| Attribute | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
|---|---|---|---|---|---|---|---|
| Zone Type | Spray | Bubbler | Drip | Drip | Drip | MP | Rotor |
| Program Type | A | A | A | A | A | A | A |
| Run Time Schedule | None | None | None | None | None | None | None |
| Run Days | None | None | None | None | None | None | None |
| Power Type | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire |
| Zone Faults | No | No | No | No | No | No | No |
| Zone Runtime | 0 hrs 20 mins | 0 hrs 10 mins | 0 hrs 25 mins | 0 hrs 25 mins | 0 hrs 20 mins | 0 hrs 20 mins | 0 hrs 30 mins |
| Checked Filters | No | No | No | No | No | No | No |
| Clogged Nozzles | No | No | No | No | No | No | No |
| Head Adjusted | Yes | No | No | No | No | No | Yes |
| Billable Repairs | No | No | Yes | No | No | Yes | No |
| Proposed Repairs | No | No | No | No | No | No | No |
| **Zone Repair Items** | *No repair items available* | *No repair items available* | **Billable Items:**<br>**1. Drip Line**<br>Item Type: Fittings Used<br>Qty: 1 | *No repair items available* | *No repair items available* | **Billable Items:**<br>**Notes:**<br>REPLACED MP NOZZLE WAS NOT ROTATING<br>.<br>**1. Irrigation Nozzle Replaced**<br>Item Type: MP<br>Qty: 1 | *No repair items available* |

## Irrigation Zones

| Attribute | 15 | 16 | 17 | 18 | 19 | 20 |
|---|---|---|---|---|---|---|
| Zone Type | Bubbler | Spray | Drip | Drip | Spray | Spray |
| Program Type | A | A | A | A | A | A |
| Run Time Schedule | None | None | None | None | None | None |
| Run Days | None | None | None | None | None | None |
| Power Type | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire |
| Zone Faults | No | No | No | No | No | No |
| Zone Runtime | 0 hrs 10 mins | 0 hrs 20 mins | 0 hrs 25 mins | 0 hrs 25 mins | 0 hrs 20 mins | 0 hrs 20 mins |
| Checked Filters | No | No | No | No | No | No |
| Clogged Nozzles | No | No | No | No | No | No |
| Head Adjusted | No | Yes | No | No | Yes | Yes |
| Billable Repairs | No | No | No | No | Yes | No |
| Proposed Repairs | No | No | No | No | No | No |
| **Zone Repair Items** | *No repair items available* | *No repair items available* | *No repair items available* | *No repair items available* | **Billable Items:**<br>**1. Irrigation Nozzle Replaced**<br>Item Type: Standard<br>Qty: 1 | *No repair items available* |

## Account Manager Contact

**Contacted Manager:** Yes

**Contact Time:** None

**Communication Type:** None

**Additional Comments:**

# Irrigation Service Report

## General Information

**Technician:** Shathcoat

**Customer:** Belmond Reserve CDD

**Branch:** Tampa

**Report Type:** APRIL IRR INSPECTION

**Controller Name:** LIFT STATION-TIMER

**Date:** April 27, 2026

**Programs Needed:** Yes

**Weather Sensor Checked:** Yes

**Weather Sensor Working:** Yes

**Controller Status:** Working

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

**POC Info:** Well

**Pump Status Type:** Pressurized

### Programs

**Program Name:** A

**Start Time:** midnight

**Seasonal Adjustment:** 80

**Run Days:** friday

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## Irrigation Zones

| Attribute | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|
| Zone Type | Rotor | Rotor | Spray | Spray | Spray | Rotor | Spray |
| Program Type | A | A | A | A | A | A | A |
| Run Time Schedule | None | None | None | None | None | None | None |
| Run Days | None | None | None | None | None | None | None |
| Power Type | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire |
| Zone Faults | No | No | No | No | No | No | No |
| Zone Runtime | 0 hrs 30 mins | 0 hrs 30 mins | 0 hrs 20 mins | 0 hrs 20 mins | 0 hrs 20 mins | 0 hrs 30 mins | 0 hrs 20 mins |
| Checked Filters | No | No | No | No | No | No | No |
| Clogged Nozzles | No | No | No | No | No | No | No |
| Head Adjusted | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Billable Repairs | No | No | Yes | No | No | No | Yes |
| Proposed Repairs | No | No | No | No | No | No | No |
| **Zone Repair Items** | *No repair items available* | *No repair items available* | **Billable Items:**<br>**1. Irrigation Nozzle Replaced**<br>Item Type: Standard<br>Qty: 1 | *No repair items available* | *No repair items available* | *No repair items available* | **Billable Items:**<br>**1. Irrigation Spray Head Repaired/Replaced/Relocated**<br>Item Type: 6"<br>Qty: 1<br>**2. Irrigation Nozzle Replaced**<br>Item Type: Standard<br>Qty: 1 |

## Irrigation Zones

| Attribute | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|
| Zone Type | Drip | Drip | Drip | Drip | Bubbler | Spray | Rotor |
| Program Type | A | A | A | A | A | A | A |
| Run Time Schedule | None | None | None | None | None | None | None |
| Run Days | None | None | None | None | None | None | None |
| Power Type | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire |
| Zone Faults | No | No | No | No | No | No | No |
| Zone Runtime | 0 hrs 25 mins | 0 hrs 25 mins | 0 hrs 25 mins | 0 hrs 25 mins | 0 hrs 15 mins | 0 hrs 20 mins | 0 hrs 30 mins |
| Checked Filters | No | No | No | No | No | No | No |
| Clogged Nozzles | No | No | No | No | No | No | No |
| Head Adjusted | No | No | No | No | No | Yes | Yes |
| Billable Repairs | No | No | No | No | No | No | No |
| Proposed Repairs | No | No | No | No | No | No | No |
| **Zone Repair Items** | *No repair items available* | *No repair items available* | *No repair items available* | *No repair items available* | *No repair items available* | *No repair items available* | *No repair items available* |

# Irrigation Zones

| Attribute | 16 |
|---|---|
| Zone Type | Spray |
| Program Type | A |
| Run Time Schedule | None |
| Run Days | None |
| Power Type | Hardwire |
| Zone Faults | No |
| Zone Runtime | 0 hrs 20 mins |
| Checked Filters | No |
| Clogged Nozzles | No |
| Head Adjusted | Yes |
| Billable Repairs | Yes |
| Proposed Repairs | No |
| **Zone Repair Items** | **Billable Items:**<br>**1. Irrigation Nozzle Replaced**<br>Item Type: Standard<br>Qty: 1 |

## Account Manager Contact

**Contacted Manager:** Yes

**Contact Time:** None

**Communication Type:** None

**Additional Comments:**

# Irrigation Service Report

## General Information

**Technician:** Shathcoat

**Customer:** Belmond Reserve CDD

**Branch:** Tampa

**Report Type:** APRIL IRR INSPECTION

**Controller Name:** LIFT STATION-TIMER

**Date:** April 27, 2026

**Programs Needed:** Yes

**Weather Sensor Checked:** Yes

**Weather Sensor Working:** Yes

**Controller Status:** Working

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

**POC Info:** Well

**Pump Status Type:** Pressurized

### Programs

**Program Name:** A

**Start Time:** midnight

**Seasonal Adjustment:** 80

**Run Days:** friday

---

## Irrigation Zones

| Attribute | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Zone Type | Rotor | Rotor | Spray | Spray | Spray | Rotor | Spray |
| Program Type | A | A | A | A | A | A | A |
| Run Time Schedule | None | None | None | None | None | None | None |
| Run Days | None | None | None | None | None | None | None |
| Power Type | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire |
| Zone Faults | No | No | No | No | No | No | No |
| Zone Runtime | 0 hrs 30 mins | 0 hrs 30 mins | 0 hrs 20 mins | 0 hrs 20 mins | 0 hrs 20 mins | 0 hrs 30 mins | 0 hrs 20 mins |
| Checked Filters | No | No | No | No | No | No | No |
| Clogged Nozzles | No | No | No | No | No | No | No |
| Head Adjusted | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Billable Repairs | No | No | Yes | No | No | No | Yes |
| Proposed Repairs | No | No | No | No | No | No | No |
| **Zone Repair Items** | *No repair items available* | *No repair items available* | **Billable Items:**<br>**1. Irrigation Nozzle Replaced**<br>Item Type: Standard<br>Qty: 1 | *No repair items available* | *No repair items available* | *No repair items available* | **Billable Items:**<br>**1. Irrigation Spray Head Repaired/Replaced/Relocated**<br>Item Type: 6"<br>Qty: 1<br>**2. Irrigation Nozzle Replaced**<br>Item Type: Standard<br>Qty: 1 |

## Irrigation Zones

| Attribute | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|
| Zone Type | Drip | Drip | Drip | Drip | Bubbler | Spray | Rotor |
| Program Type | A | A | A | A | A | A | A |
| Run Time Schedule | None | None | None | None | None | None | None |
| Run Days | None | None | None | None | None | None | None |
| Power Type | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire | Hardwire |
| Zone Faults | No | No | No | No | No | No | No |
| Zone Runtime | 0 hrs 25 mins | 0 hrs 25 mins | 0 hrs 25 mins | 0 hrs 25 mins | 0 hrs 15 mins | 0 hrs 20 mins | 0 hrs 30 mins |
| Checked Filters | No | No | No | No | No | No | No |
| Clogged Nozzles | No | No | No | No | No | No | No |
| Head Adjusted | No | No | No | No | No | Yes | Yes |
| Billable Repairs | No | No | No | No | No | No | No |
| Proposed Repairs | No | No | No | No | No | No | No |
| **Zone Repair Items** | *No repair items available* | *No repair items available* | *No repair items available* | *No repair items available* | *No repair items available* | *No repair items available* | *No repair items available* |

# Irrigation Zones

| Attribute | 16 |
|---|---|
| Zone Type | Spray |
| Program Type | A |
| Run Time Schedule | None |
| Run Days | None |
| Power Type | Hardwire |
| Zone Faults | No |
| Zone Runtime | 0 hrs 20 mins |
| Checked Filters | No |
| Clogged Nozzles | No |
| Head Adjusted | Yes |
| Billable Repairs | Yes |
| Proposed Repairs | No |
| **Zone Repair Items** | **Billable Items:**<br>**1. Irrigation Nozzle Replaced**<br>Item Type: Standard<br>Qty: 1 |

## Account Manager Contact

**Contacted Manager:** Yes

**Contact Time:** None

**Communication Type:** None

**Additional Comments:**

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

Invoice: #175561
May 2026

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

Wesley Chapel, FL 33544

**Property / Project Address**
Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, FL 33579

| Project/Job | Invoice Date | Date Due | Terms | Customer PO # |
|---|---|---|---|---|
| Invoice Irrigation Form 05.12.2026<br>Estimate # 147920 | 5/14/2026 | 5/29/2026 | Net 15 | |

**Invoice Details**

| Description of Services & Items | Unit | Quantity | Rate | Amount |
|---|---|---|---|---|
| #147920 - Invoice Irrigation Form 05.12.2026 | | | **$114.50** | |
| **LCE006: Irrigation Repairs** | | | | **$114.50** |
| 6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit) | Each | 1.00 | $40.00 | $40.00 |
| Drip Line (Kit) | Foot | 2.00 | $2.50 | $5.00 |
| Drip Line Fittings (Kit) | Each | 3.00 | $3.00 | $9.00 |
| Micro Jet/Brass Mini Spray Replaced (Kit) | Each | 1.00 | $10.50 | $10.50 |
| 1/2" Zone Line Repair (Kit) | Each | 1.00 | $50.00 | $50.00 |

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

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

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

| | |
|---|---|
| Subtotal | $114.50 |
| Sales Tax | $0.00 |
| **Total** | **$114.50** |
| Credits/Payments | ($0.00) |
| **Balance Due** | **$114.50** |

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/.

**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.* *29242*
*Date* *05/04/2026*

---

| **SERVICE** | | **AMOUNT** |
|---|---|---|
| FYE09/30/2025 | | $ 500.00 |
| | Current Amount Due | $ 500.00 |

| 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.

# 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.* *29242*
*Date* *05/04/2026*

---

| SERVICE | | AMOUNT |
|---|---|---|
| FYE09/30/2026 | | $ 500.00 |
| | Current Amount Due | $ 500.00 |

| 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

| INVOICE# | DATE |
|---|---|
| 179165 | 5/14/2026 |
| **CUSTOMER ID** | **NET TERMS** |
| C2276 | Due On Receipt |
| **PO#** | **DUE DATE** |
| | 5/14/2026 |

**BILL TO**

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

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

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|---|---|---|---|---|---|
| Postage | 19 | Ea | 0.74 | | 14.06 |
| **Subtotal** | | | | | **14.06** |

| | |
|---|---|
| **Subtotal** | $14.06 |
| **Tax** | $0.00 |
| **Total Due** | $14.06 |

**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

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

| Client ID Number | |
|---|---|

| Invoice Number | 1168046 |
|---|---|
| Invoice Date | 5/19/2026 |
| Due Date | 6/18/2026 |

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

Tampa, FL 33607-6008

| Service Description | Total |
|---|---|
| Maintenance Services | $225.00 |

| | |
|---|---|
| Subtotal | $225.00 |
| Sales Tax | $0.00 |
| Total | $225.00 |

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**

**19 May 2026 10:28:40AM CST**

**DISTRICT : BELMOND RESERVE CDD**

**Go Green! Think before you print.**

**INVOICE NO. 1168046 - DETAIL**

**INVOICE DATE: 5/19/2026**

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|
| **IMS Billable Work Order** | | | | | | | | | | |
| General Maintenance & Repairs | | | | | | | | | | |
| | 5/15/2026 | 4557519 | BLRCDD District Area | General Maintenance; Comprehensive inspection on the pool Lift system to ensure Compliance, Safety, and Operational readiness. | $0.00 | $0.00 | $225.00 | $0.00 | $225.00 | N |
| | | | | **General Maintenance & Repairs Total** | **$0.00** | **$0.00** | **$225.00** | **$0.00** | **$225.00** | |
| | | | | **BWO Total** | **$0.00** | **$0.00** | **$225.00** | **$0.00** | **$225.00** | |
| | | | | **Invoice Total** | **$0.00** | **$0.00** | **$225.00** | **$0.00** | **$225.00** | |

# Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: May 5th 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 | $200.00 |
| 5 | Mark Schroeppel | X | $200.00 |

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

Approved for payment:

*Samantha Zanoni* — 5/5/2026

District Manager Signature — Date

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

# Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: May 5th 2026

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Approved for payment:

Samantha Zanoni
District Manager Signature

5/5/2026
Date

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BOARD OF SUPERVISORS

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Approved for payment:

Samantha Zanoni
District Manager Signature

5/5/2026
Date

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# Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: May 5th 2026

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|---|---|---|---|
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| 2 | Will McPherson | X | $200.00 |
| 3 | Nicole Hughes | X | $200.00 |
| 4 | Zebadiah Rabsatt | X | $200.00 |
| 5 | Mark Schroeppel | X | $200.00 |

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

Approved for payment:

*Samantha Zanoni* 5/5/2026
District Manager Signature Date

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

# 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 Schroeppel | 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*****

**Bingle, Lori A.**

| | |
|---|---|
| **From:** | Zanoni, Samantha |
| **Sent:** | Thursday, May 14, 2026 11:51 AM |
| **To:** | Bingle, Lori A. |
| **Subject:** | Re: Belmond Reserve Pay Sheet 4.7 |

I am so sorry! He does need to be paid

Get Outlook for iOS

---

**From:** Bingle, Lori A. <lori.bingle@inframark.com>
**Sent:** Thursday, May 14, 2026 9:58:01 AM
**To:** Zanoni, Samantha <Samantha.Zanoni@Inframark.com>
**Subject:** RE: Belmond Reserve Pay Sheet 4.7

Good morning,

In reviewing the attendance there was no $ amount by his name. I should have confirmed this and I just assumed that he was not taking payment.

Please confirm see attached.

****Please note that all vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com-**

**Lori Bingle**| Accounts Payable/Payroll Specialist

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

11555 Heron Bay Blvd | Suite 201 | Coral Springs, FL 33076
**(O)** 954-282-0079 Direct | www.inframarkims.com
Lori.Bingle@Inframark.com

---

**From:** Zanoni, Samantha <Samantha.Zanoni@Inframark.com>
**Sent:** Wednesday, May 13, 2026 1:22 PM
**To:** Bingle, Lori A. <lori.bingle@inframark.com>
**Subject:** Re: Belmond Reserve Pay Sheet 4.7

Hey Lori.

Zeb has not received his April payment. Can you please have this resent?

Thank you,
Sam

**PLEASE DO NOT REPLY ALL TO AVOID A POSSIBLE SUNSHINE VIOLATION.**

**Samantha Zanoni** I District Manager

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
656-237- 8299 | www.inframarkims.com

***Please note that all vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com**

---

**From:** Zanoni, Samantha <Samantha.Zanoni@Inframark.com>
**Sent:** Tuesday, April 7, 2026 2:51 PM
**To:** Bingle, Lori A. <lori.bingle@inframark.com>
**Subject:** Belmond Reserve Pay Sheet 4.7

Hello,

Please see attached

**PLEASE DO NOT REPLY ALL TO AVOID A POSSIBLE SUNSHINE VIOLATION.**

**Samantha Zanoni** I District Manager

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
656-237- 8299 | www.inframarkims.com

***Please note that all vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com**

# *CHECK REQUEST FORM*

| | |
|---|---|
| **District Name:** | Belmond Reserve |
| **Date:** | 5/27/26 |
| **Invoice Number:** | TR052726-REF |
| **Please issue a check to:** | |
| **Vendor Name:** | Tomas Rivera |
| **Vendor No.:** | |
| **Check amount:** | $300.00 |
| **Please code to:** | 534425/57202/5000<br>. |
| Check Description/Reason: | REFUND CLUBHOUSE RENTAL AND DEPOSIT FOR CXL EVENT ON 05.30.2026 |
| Mailing instructions: | Tomas Rivera<br>12933 Brookside Moss Drive<br>Riverview, FL 33579 |
| Due Date for Check: | **05.27.2026** |
| Requestor: | Teresa Farlow |
| Manager's review: | |

DESIREE ROJAS RIVERA
TOMAS RIVERA
12933 BROOKSIDE MOSS DR.
RIVERVIEW, FL 33579

62-133/311

103

DATE 4/29/2026

PAY TO THE ORDER OF Belmond Reserve CDP $ 200.00

Two Hundred 00/100 DOLLARS

SoFi Bank, N.A.

MEMO Security Deposit 4/30 Rental

MP

[redacted]

Sam Zanoni



RECEIVED MAY 04 2026 By

# BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

Sam Zanoni

## CLUBHOUSE USAGE AGREEMENT

## RELEASE OF LIABILITY AND INDEMNIFICATION

1. **BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") isthe owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Belmond Reserve community in Hillsborough County, Florida.

2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a $50.00, for up to four (4) hours, which will include set up and clean up. A fee of $25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of $200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be chargedand deducted from the security deposit.

3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (**see and initial**) attached. Please make checks (two, separate) payable to BELMOND RESERVE CDD.

4. The undersigned, Tomas Rivera, (the Applicant), has applied to the District to use the Clubhouse as follows:
   Applicant Address: 12933 Brookside Moss Drive, Riverview, FL 33579
   Purpose: Birthday Party
   Date of Event: May 30th, 2026 Phone: 941-465-5666
   Time of Event (ALL Events shall end by 11:00 p.m.): 5pm - 11pm
   Extra Hours Required ($25.00 per every (1) hour: 2 extra hours (6 hour total)
   Number of Attendees (NOT TO EXCEED 40): 20

5. The District has consented to the above use by the Applicant, its agents, employees and invitees.

6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage orinjury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it beingspecifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

7. As further consideration for the District's permission to the Applicant, its agents, employees and

**DESIREE ROJAS RIVERA**
**TOMAS RIVERA**
12933 BROOKSIDE MOSS DR.
RIVERVIEW, FL 33579

62-133/311

104

DATE 4/29/2026

PAY TO THE ORDER OF Belmond Reserve CDD $ 100.00

One Hundred 00/100 DOLLARS

Security Features Included. Details on Back.

**SoFi Bank, N.A.**

MEMO Payment 4/30 Rental

Tomas Rivera

MP

[redacted]

Sam Zanoni





# BELMOND RESERVE
# COMMUNITY DEVELOPMENT DISTRICT

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

Sam Zanoni

## CLUBHOUSE USAGE AGREEMENT
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7. As further consideration for the District's permission to the Applicant, its agents, employees and

# BELMOND RESERVE
# COMMUNITY DEVELOPMENT DISTRICT

## Financial Snapshot
## June 29, 2026

- **Current Cash Balances:**
  - Valley Operating: $79,538
  - Valley MM: $152,330
- **Assessment collections:**
  - We received a tax distribution of $5,767.93 on 6/5/26
  - We are 100% fully collected on the tax roll
- **Audit – FY 2025:**
  - The audit is complete.
- **Expenses:**
  - Current expenses make up 66% of the annual budget through the end of June 2026
  - Total expenses for the first 9 months are approximately $190,000. This figure may change as we finalize the June financials. This puts your average monthly burn rate of approximately $21,000 per month.

# AQUATIC WEED CONTROL, Inc.

**Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694**

**Lake & Wetland Customer Service Report**

Job Name:
Customer Number: 1367 Customer: BELMOND RESERVE CDD
Technician: Jarvis
Date: 06/10/2026 Time: 01:39 PM

Customer Signature:

| Waterway Treatment | Algae | Submersed Weeds | Grasses and brush | Floating Weeds | Blue Dye | Inspection | Request for Service | Restriction | # of days |
|---|---|---|---|---|---|---|---|---|---|
| Pond 1 | x | | x | | | | | | |
| 2 | x | | x | | | | | | |
| 3 | x | | x | | | | | | |
| 4 | x | | x | | | | | | |
| 5 | | | | | | | | | |
| 6 | x | | x | | | | | | |
| 7 | | | x | | | | | | |
| 8 | x | | x | | | | | | |
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**CLARITY**
- ☒ < I'
- ☐ 1-2'
- ☐ 2-4'
- ☐ > 4'

**FLOW**
- ☐ None
- ☒ Slight
- ☐ Visible

**METHOD**
- ☒ ATV
- ☐ Airboat
- ☐ Backpack
- ☐ Boat
- ☐ Truck

**CARP PROGRAM**
- ☐ Carp observed
- ☐ Barrier Inspected

**WATER LEVEL**
- ☐ High
- ☐ Normal
- ☒ Low

**WEATHER**
- ☐ Clear
- ☒ Cloudy
- ☒ Windy
- ☒ Rainy

**FISH and WILDLIFE OBSERVATIONS**
- ☒ Alligator
- ☐ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☐ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☒ Herons
- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☒ Turtles
- ☐ Woodstork
- ☐ 
- ☐ 

**NATIVE WETLAND HABITAT MAINTENANCE**
- ☒ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☒ Gulf Spikerush
- ☐ Lily

**Beneficial Vegetation Notes:**
- ☐ Naiad
- ☐ Pickerelweed
- ☒ Soft Rush
- ☐ 
- ☐ 


pond 2


pond 1


pond 8


pond 3


pond 4


pond 7


pond 5


pond 6


trash collected

# AQUATIC WEED CONTROL, Inc.

**Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694**

## Lake & Wetland Customer Service Report

Job Name:

Customer Number: 1367 Customer: BELMOND RESERVE CDD

Technician: Jarvis

Date: 06/10/2026 Time: 02:42 PM

Customer Signature:

| Waterway Treatment | Algae | Submersed Weeds | Grasses and brush | Floating Weeds | Blue Dye | Inspection | Request for Service | Restriction | # of days |
|---|---|---|---|---|---|---|---|---|---|
| Pond 9 | x | | x | | | | | | |
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- ☒ Slight
- ☐ Visible

**METHOD**
- ☒ ATV
- ☐ Airboat
- ☐ Backpack
- ☐ Boat
- ☐ Truck

**CARP PROGRAM**
- ☐ Carp observed
- ☐ Barrier Inspected

**WATER LEVEL**
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- ☐ Normal
- ☒ Low

**WEATHER**
- ☐ Clear
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- ☐ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☐ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☒ Herons
- ☒ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☒ Turtles
- ☐ Woodstork
- ☐
- ☐

**NATIVE WETLAND HABITAT MAINTENANCE**
- ☒ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☐ Bulrush
- ☐ Chara
- ☒ Cordgrass
- ☐ Golden Canna
- ☒ Gulf Spikerush
- ☐ Lily

**Beneficial Vegetation Notes:**
- ☐ Naiad
- ☐ Pickerelweed
- ☒ Soft Rush
- ☐
- ☐


pond 9


trash collected
trash collected
trash collected

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

# Estimate: #149342

| Customer Address | Billing Address | Physical Job Address |
|---|---|---|
| Inframark Management Services<br>Samantha Ford<br>2654 Cypress Ridge Blvd Suite 101<br>Wesley Chapel, Florida 33544<br>Samantha.zanoni@inframark.com<br>281-270-0585 | Samantha Ford<br>Inframark Management Services<br>2654 Cypress Ridge Blvd Suite 101<br>Wesley Chapel, FL 33544 | Belmond Reserve CDD<br>13004 Willow Grove Drive<br>Riverview, FL 33579 |

| Job | Estimated Job Start Date | Proposed By | Due Date |
|---|---|---|---|
| Cedarbrook Entrance redesign | August 24, 2026 | Stephanie Redmond | May 21, 2026 |

**Estimate Details**

| Description of Services & Materials | Unit | Quantity | Rate | Amount |
|---|---|---|---|---|
| **Tree/Plant Installation** | | | | |
| Site Prep, Removal, & Disposal (E) | | | | $520.00 |
| Flax Lily "Blueberry Flax" Installed (E) | 1 Gallon Plant | 6 | $13.65 | $81.90 |
| Dwarf Yaupon Holly "Schillings" (stokes dwarf) Installed (E) | 7 Gallon Plant | 4 | $94.87 | $379.48 |
| Dwarf Ruellia Installed (E) | 1 Gallon Plant | 8 | $13.65 | $109.20 |
| Boulder | Each | 2 | $267.00 | $534.00 |
| St. Augustine "Floratam" Sod installed (E) | Square Foot | 1100 | $2.01 | $2,205.69 |
| **Irrigation Installation** | | | | |
| Irrigation Labor (Hide) | | | | $340.00 |
| Drip Tube | Foot | 100 | $0.84 | $84.15 |
| Drip Tube Fittings | Each | 8 | $0.74 | $5.92 |
| Brown Mulch | 2 Cubic Foot Bag | 75 | $5.92 | $443.70 |
| | | | **Subtotal** | **$4,704.04** |
| | | | Estimated Tax | $0.00 |
| | | | **Job Total** | **$4,704.04** |

Redesign landscape bed at entrance making the planting area smaller and adding additional sod.

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

Proposed By:

**Stephanie Redmond**
Down to Earth

06/02/2026
Date

Agreed & Accepted By:

Inframark Management Services

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

# LOW MAINTENANCE LANDSCAPE PLAN

Simple • Clean • Attractive • Low Maintenance


## PLANT LIST & QUANTITY

1 Dwarf Yaupon Holly
Quantity: 4

2 Variegated Flax Lily
Quantity: 6

3 Dwarf Ruellia
Quantity: 8

4 Accent Boulder
Quantity: 2

## SOD AREA CALCULATION

Estimated Area to Sod: ~1,100 sq. ft.

Sod Type: St. Augustine

Coverage: ~23 pallets (450 sq. ft. per pallet)

Notes:

- Bed size reduced to approx. 350–400 sq. ft.
- Plant spacing designed for a full, clean look at maturity
- Mulch recommended: 2–3" layer of brown hardwood
- Install landscape edging for clean separation

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

# Estimate: #149343

| Customer Address | Billing Address | Physical Job Address |
|---|---|---|
| Inframark Management Services<br>Samantha Ford<br>2654 Cypress Ridge Blvd Suite 101<br>Wesley Chapel, Florida 33544<br>Samantha.zanoni@inframark.com<br>281-270-0585 | Samantha Ford<br>Inframark Management Services<br>2654 Cypress Ridge Blvd Suite 101<br>Wesley Chapel, FL 33544 | Belmond Reserve CDD<br>13004 Willow Grove Drive<br>Riverview, FL 33579 |

| Job | Estimated Job Start Date | Proposed By | Due Date |
|---|---|---|---|
| Exit side of Cedarbrook | August 24, 2026 | Stephanie Redmond | May 21, 2026 |

**Estimate Details**

| Description of Services & Materials | Unit | Quantity | Rate | Amount |
|---|---|---|---|---|
| **Tree/Plant Installation** | | | | |
| Site Prep, Removal, & Disposal (E) | | | | $65.00 |
| Dwarf Ixora "Red" Installed (E) | 7 Gallon Plant | 8 | $94.87 | $758.96 |
| Simpson's Stopper Installed (E) | 7 Gallon Plant | 8 | $94.87 | $758.96 |
| Flax Lily "Blueberry Flax" | 1 Gallon Plant | 15 | $9.35 | $140.18 |
| Gold Mound Duranta Installed (E) | 3 Gallon Plant | 10 | $28.74 | $287.40 |
| St. Augustine "Floratam" Sod installed (E) | Square Foot | 850 | $2.01 | $1,704.39 |
| Brown Mulch | 2 Cubic Foot Bag | 150 | $6.19 | $929.16 |
| **Irrigation Installation** | | | | |
| Irrigation Labor (Hide) | | | | $340.00 |
| | | | **Subtotal** | **$4,984.05** |
| | | | Estimated Tax | $0.00 |
| | | | **Job Total** | **$4,984.05** |

Condense bed size at exit side of Cedarbrook and redesign planting space

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

Proposed By:

**Stephanie Redmond**
Down to Earth

06/02/2026
Date

Agreed & Accepted By:

Inframark Management Services

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.


Low Maintenance Landscape
Simple • Clean • Attractive
PLANT COUNT
8 Dwarf Ixora
8 Simpson Stopper
15 Flax Lily
10 Gold Mound Duranta
St Augustine Sod
APPROX. 850 SQ FT
(Varies slightly based on final edges)

DOWN TO EARTH
LANDSCAPE & IRRIGATION

# STORM RESPONSE

## PRE-AUTHORIZATION AGREEMENT

Hurricane Season 2026 • Down to Earth Landscape & Irrigation

Hurricane season demands preparation. This Pre-Authorization Agreement establishes a formal service commitment between SSS Down to Earth Opco LLC dba Down to Earth ("DTE") and the undersigned client ("Client"), ensuring a structured, prioritized, and transparent storm response before the storm arrives.

### Why Sign Before the Storm?

- Pre-authorized clients receive priority dispatch. DTE mobilizes to your property before responding to non-authorized requests.
- DTE begins property assessment immediately after a storm clears, no waiting for a quote before work can start.

## SECTION 1 — PARTIES & PROPERTY INFORMATION

| Property / Business Name | Property Address |
|---|---|
| Belmond Reserve | 13004 Willow Grove Drive |
| **Primary Contact Name & Title** | **Primary Contact Phone & Email** |
| Samantha Zanoni  District Manager | 813 679 4679 samantha.zanoni@inframark.com |
| **Emergency Contact Name** | **Emergency Contact Phone** |
| Samantha Zanoni | 813 679 4679 |
| **Billing Contact Name & Title** | **Billing Email and Phone** |
| Belmond Reserve CDD | 813 679 4679 samantha.zanoni@inframark.com |

## SECTION 2 — THREE-PHASE RESPONSE PLAN

**Phase 1** Emergency Clearance (Storm Labor Rates Apply)

Upon arrival, DTE prioritizes life-safety access: clearing roadways, driveways, building entrances, and walkways to ensure unobstructed access for first responders and essential personnel. Service provided up to the Client's pre-authorized items in section 3.

**Phase 2** Complete Cleanup, Staking & Structural Support (Storm + Equipment Rates)

Full property cleanup including debris removal, tree staking and support, specific landscape rebuilds as requested. Bringing the property to a state where normal maintenance operations can resume. Service provided up to the Client's pre-authorized items in section 3. Client is notified if additional service/equipment approvals are needed.

**Phase 3** Property Rebuild & Enhancements (Standard Labor Rates Apply)

Full landscape and irrigation restoration and enhancement work to bring the property to pre-storm or improved condition. Separate proposals will be provided and approved before Phase 3 work begins. Normal labor/enhancement pricing applies.

*Note: Response timelines may vary depending on storm and may be affected by road closures, mandatory curfews, fuel availability, or other conditions beyond DTE's control. DTE will communicate proactively with the Client's designated contacts if delays are anticipated.*

## SECTION 3 — STORM PRICING

The following rates apply to all storm response work. All rates are fixed at time of agreement signing. Overtime (OT) rates apply after a single day or work performed on weekends/holidays. Clients select service/equipment to pre-authorize services. Debris may be staged onsite or hauled offsite at Client direction. Hauling, loading, and disposal are billed separately at rates below.

| Approval (initial) | Service / Equipment | Storm Rate | Overtime Rate |
|---|---|---|---|
| | General Labor | $85 / man / hour | $115 / man / hour |
| | Bucket Truck & Chipper | $205 / man / hour | $255 / man / hour |
| | Loader & Operator (Large) | $275 / hour | $325 / hour |
| | Loader / Operator Dump | $275 / hour | $325 / hour |
| | Arbor Crew w/ Dump Truck & Chipper | $185 / man / hour | $235 / hour |
| | Irrigation Repair | $115 / person / hour | $155 / hour |
| | Lodge Pole & Staking Rope | $18 / unit + Labor | Unit + $115 / man / hour |
| | 2x4 includes banding | $23 / unit + Labor | Unit + $115 / man / hour |
| | Dump Fees | Market Rate (approx. $115 / cu. yd.) | Same |

*Fuel surcharge may apply per current market conditions and will be disclosed to Client prior to any surcharge being applied. All rates subject to DTE Terms & Conditions. Services not listed are priced at time of request.*

## SECTION 4 — AUTHORIZATION & SIGNATURES

By signing below, the Client authorizes SSS Down to Earth Opco LLC dba Down to Earth ("DTE") to perform storm response and cleanup services following a storm event, subject to the service/equipment approval selected in Section 3. The Client acknowledges they have read and understood all sections of this agreement.

**To activate pre-authorized status, sign this agreement and return via:**

- Email: Storm_Prep@down2earthinc.com
- In person: Deliver directly to your DTE Branch or Account Manager.

Signed by:

Sam Zanoni

A2F0A541F9E8494...

| | |
|---|---|
| *Authorized Signature — Client* | *Authorized Signature — DTE Representative* |
| Samantha Zanoni District Manager | |
| *Print Name / Title* | *Print Name / Title* |
| 6/2/2026 | |
| *Date* | *Date* |

*Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700*

**We are here for you. Let us help you Weather the Storm.**

# Belmond Reserve CDD June 2026

Thursday, 4 June 2026

Prepared For Board Of supervisors

4 Issues Identified

4 Issues Incomplete

Christy Fowler

Inframark

## Issue 1

Assigned To:  Down 2 Earth

Iris' around the Amenity Center still need attention. This has been on 3 reports

## Issue 2

Assigned To:  Down 2 Earth

Field Area – Adjacent to 13478 Sage Hollow

Observations:

Mowing service was missed in the field area next to 13478 Sage Hollow during the current maintenance cycle.

Recommendations:

Include the field area in the next scheduled mowing cycle to restore maintenance standards.
Review service routing and completion procedures to help prevent future missed areas.

## Issue 3

Assigned To:  Down 2 Earth

David Baker – Pocket Park

Observations:

Pocket park appearance has improved significantly since the previous inspection.
Tree limbs are still present within the area.

Recommendations:

Remove remaining limbs and continue routine trash collection to further improve overall appearance and cleanliness.
Maintain ongoing monitoring and maintenance to preserve current improvements.



## Issue 4

Assigned To:  Down 2 Earth

Rosepine Pl – Dead End Area

Observations:

Mowing service was missed at the dead end of Rosepine Pl during the current maintenance cycle.

Recommendations:

Include the dead end area in the next scheduled mowing cycle to restore maintenance standards.
Review service routing and completion procedures to help prevent future missed areas.