INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Belmond Reserve Community Development District

August 4, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Belmond Reserve Community Development District

Board of Supervisors
Demetrious Britt, Chairman
Will McPherson, Vice Chairman
Nicole Hughes, Assistant Secretary
Zebadiah Rabsatt, Assistant Secretary
Mark Schroeppel, Assistant Secretary

Staff:
Samantha Zanoni, District Manager
Cari Allen Webster, District Counsel
Tyson Waag, District Engineer
Christina Fowler, Field Services
Jonathan Sciotino, District Accountant
Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda
Tuesday, August 4, 2026 – 11:00 a.m.

The Regular Meetings of Belmond Reserve Community Development District will be held at the **Belmond Reserve Clubhouse located at 13004 Willow Grove Drive Riverview, FL 33579**.

Join the meeting now
Meeting ID: 222 755 103 749 5
Passcode: Kd9dj9BB

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

The next meeting is scheduled for Tuesday, September 1, 2026, at 11:00 a.m.

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Belmond Reserve Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Belmond Reserve Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $______________________, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$__________________
Total Reserve Fund [if Applicable]	$__________________
Total Debt Service Funds	$__________________
Total All Funds*	**$__________________**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 4, 2026.

Attested By:	**Belmond Reserve** **Community Development District**
______________________________	______________________________
Print Name:_____________________	Print Name:_________________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Belmond Reserve
Community Development District

FISCAL YEAR 2027

Approved Tentative Budget

Approved at May 5, 2026 meeting

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Belmond Reserve
Community Development District

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Belmond Reserve

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$4,321.00	$0.00	$4,321.00	0%	$0.00
Special Assmnts- Tax Collector	$501,222.00	$566,570.00	$0.00	$566,570.00	13%	$633,073.40
Special Assmnts- CDD Collected	$50,202.00	$13,909.00	$36,293.00	$50,202.00	0%	$0.00
Interest - Tax Collector	$0.00	$1,027.00	$0.00	$1,027.00	0%	$0.00
Rental Income	$0.00	$750.00	$0.00	$750.00	0%	$425.00
Other Miscellaneous Revenues	$0.00	$100.00	$0.00	$100.00	0%	$0.00
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$25,322.94
TOTAL REVENUES	**$551,424.00**	**$586,677.00**	**$36,293.00**	**$622,970.00**	**13%**	**$608,175.47**
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	$12,000.00	$3,820.00	$8,180.00	$12,000.00	0%	$12,000.00
District Management	$36,000.00	$18,000.00	$18,000.00	$36,000.00	0%	$37,500.00
Accounting Services	$4,500.00	$2,250.00	$2,250.00	$4,500.00	0%	$4,500.00
Website Administration	$3,000.00	$1,284.00	$1,716.00	$3,000.00	0%	$3,000.00
District Engineer	$4,000.00	$2,238.00	$1,762.00	$4,000.00	0%	$6,000.00
District Counsel	$10,000.00	$4,845.00	$5,155.00	$10,000.00	0%	$10,000.00
Trustee Fees	$4,500.00	$8,512.00	$0.00	$8,512.00	89%	$8,512.00
Auditing Services	$6,400.00	$3,850.00	$2,550.00	$6,400.00	0%	$6,400.00
Postage, Phone, Faxes, Copies	$250.00	$85.00	$165.00	$250.00	0%	$300.00
Legal Advertising	$2,500.00	$545.00	$1,955.00	$2,500.00	0%	$2,500.00
Bank Fees	$250.00	$1,158.00	$0.00	$1,158.00	363%	$1,000.00
Dues, Licenses, Subscriptions	$200.00	$175.00	$25.00	$200.00	0%	$250.00
Website Compliance	$1,500.00	$495.00	$1,005.00	$1,500.00	0%	$1,500.00
Disclosure Report	$8,200.00	$3,600.00	$4,600.00	$8,200.00	0%	$8,200.00
Supervisor Email Accounts	$1,200.00	$99.00	$1,101.00	$1,200.00	0%	$1,200.00
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$12,661.47
Payroll Services	$0.00	$841.00	$0.00	$841.00	0%	$1,500.00
Total Financial and Administrative	**$94,500.00**	**$51,797.00**	**$48,464.00**	**$100,261.00**	**6%**	**$117,023.47**
Insurance						
Insurance - General Liability	$3,812.00	$3,591.00	$221.00	$3,812.00	0%	$3,950.00
Public Officials Insurance	$3,120.00	$2,939.00	$181.00	$3,120.00	0%	$3,233.00
Insurance -Property & Casualty	$18,100.00	$18,497.00	$0.00	$18,497.00	2%	$16,077.00
Volunteer Insurance	$0.00	$0.00	$0.00	$0.00	0%	$850.00
Deductible	$2,500.00	$0.00	$2,500.00	$2,500.00	0%	$2,500.00
Total Insurance	**$27,532.00**	**$25,027.00**	**$2,902.00**	**$27,929.00**	**1%**	**$26,610.00**

Belmond Reserve
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Utility Services						
Electric Utility Services	$7,000.00	$10,967.00	$11,148.77	$22,115.77	216%	$20,000.00
Street Lights	$65,000.00	$27,364.00	$27,817.55	$55,181.55	-15%	$65,000.00
Internet Services	$2,400.00	$1,718.00	$1,746.48	$3,464.48	44%	$2,600.00
Water/Waste	$10,000.00	$2,685.00	$2,729.50	$5,414.50	-46%	$7,000.00
Total Utility Services	**$84,400.00**	**$42,734.00**	**$43,442.30**	**$86,176.30**	**2%**	**$94,600.00**
Amenity						
Janitorial - Contract	$6,500.00	$3,420.00	$3,080.00	$6,500.00	0%	$6,764.00
Garbage Dumpster - Rental/Collection	$3,500.00	$2,668.00	$832.00	$3,500.00	0%	$3,640.00
Amenity R&M	$10,000.00	$1,188.00	$8,812.00	$10,000.00	0%	$10,000.00
Access Control R&M	$2,000.00	$350.00	$1,650.00	$2,000.00	0%	$2,000.00
Key Card Distribution	$250.00	$0.00	$250.00	$250.00	0%	$250.00
Onsite Staff	$65,000.00	$26,443.00	$38,557.00	$65,000.00	0%	$28,658.00
Dog Waste Station Service & Supplies	$2,400.00	$880.00	$1,520.00	$2,400.00	0%	$0.00
Pool Maintenance - Contract	$15,000.00	$8,900.00	$6,100.00	$15,000.00	0%	$15,600.00
Pool Treatments & Other R&M	$3,000.00	$204.00	$2,796.00	$3,000.00	0%	$3,000.00
Security Monitoring Services	$1,320.00	$719.00	$601.00	$1,320.00	0%	$1,400.00
Total Amenity	**$108,970.00**	**$44,772.00**	**$64,198.00**	**$108,970.00**	**0%**	**$71,312.00**
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	$115,000.00	$53,863.00	$54,755.76	$108,618.76	-6%	$119,600.00
Landscaping - R&M	$25,000.00	$13,806.00	$14,034.83	$27,840.83	11%	$25,000.00
Landscaping - Mulch	$5,000.00	$0.00	$0.00	$0.00	-100%	$20,000.00
Landscaping - Plant Replacement Program	$2,000.00	$0.00	$0.00	$0.00	-100%	$5,000.00
Field Management	$12,000.00	$6,000.00	$6,000.00	$12,000.00	0%	$12,300.00
Irrigation Maintenance	$7,500.00	$17,612.00	$0.00	$17,612.00	135%	$12,000.00
Aquatics - Contracts	$13,200.00	$6,522.00	$6,678.00	$13,200.00	0%	$13,730.00
Waterway Management Services	$5,000.00	$0.00	$5,000.00	$5,000.00	0%	$5,000.00
Pond Erosion	$0.00	$0.00	$0.00	$0.00	0%	$25,000.00
Total Landscape and Pond Maintenance	**$184,700.00**	**$97,803.00**	**$86,468.59**	**$184,271.59**	**0%**	**$237,630.00**
Capital Reserves						
Capital Reserves	$51,322.00	$0.00	$0.00	$0.00	-100%	$61,000.00
Total Capital Reserves	**$51,322.00**	**$0.00**	**$0.00**	**$0.00**	**-100%**	**$61,000.00**
TOTAL EXPENDITURES	**$551,424.00**	**$262,133.00**	**$245,474.88**	**$507,607.88**	**-8%**	**$608,175.47**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$324,544.00	-$209,181.88	$115,362.12	0%	$0.00
Net change in fund balance	$0.00	$324,544.00	-$209,181.88	$115,362.12	0%	$0.00
FUND BALANCE, BEGINNING	-$1,631.00	-$1,631.00	$0.00	-$1,631.00	0%	$113,731.12
FUND BALANCE, ENDING	**-$1,631.00**	**$322,913.00**	**-$209,181.88**	**$113,731.12**	-7073%	**$113,731.12**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

<u>Financial and Administrative</u>

Supervisor Fees

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

Trustee Fees

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

Disclosure Report

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

District Engineer

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

District Counsel

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

District Manager

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

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Accounting Services

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

Auditing Services

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

Website Compliance

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

Postage, Phone, Faxes, Copies

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

Legal Advertising

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

Supervisor Email Accounts

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

Bank Fees

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

Key Card Distribution

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

Website Administration Services

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

Dues, Licenses and Fees

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

Miscellaneous-Assessment Collection Costs

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

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

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

Public Officials Insurance

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

Property & Casualty Insurance

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

Deductible

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

Utility Services

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

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

Electric Utility Services

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

Streetlights

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

Amenity

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Access Control R&M

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

Key Card Distribution

Cost of distribution of key cards.

Budget Narrative
Fiscal Year 2027

Amenity (continued)

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

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

Pool Maintenace – Contract
Cost of Maintenance for CDD pool facilities.

R&M – Pool Treatments & Other
Cost of repairs and regular maintenance of CDD pool.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Landscape and Pond Maintenance

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

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Mulch
Cost of replacing mulch throughout the district.

Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

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

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

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

Waterway Management
Cost of maintaining waterways and rivers on district property.

Reserves

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

Belmond Reserve

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2020 Bonds

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

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

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

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

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2023 Bonds

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

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

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

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

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Special Assessments-Discounts

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

EXPENDITURES

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Belmond Reserve

Community Development District

Supporting Budget Schedule

FY 2027

Belmond Reserve
Community Development District

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2020

Product	Units	General Fund FY 2027	General Fund FY 2026	General Fund Dollar Change	Debt Service Series 2020 FY 2027	Debt Service Series 2020 FY 2026	Debt Service Series 2020 Dollar Change	Total Assessments per Unit FY 2027	Total Assessments per Unit FY 2026	Total Assessments per Unit Dollar Change
Single Family 50'	178	$1,477.24	$1,368.85	$108.39	$1,563.83	$1,563.83	$0.00	$3,041.07	$2,932.68	$108.39
Single Family 60'	188	$1,773.40	$1,643.28	$130.12	$1,876.60	$1,876.60	$0.00	$3,650.00	$3,519.88	$130.12
	366									

Assessment Area Two- Series 2023

Product	Units	O&M Per Unit FY 2027	O&M Per Unit FY 2026	O&M Per Unit Dollar Change	Debt Service Series 2023 FY 2027	Debt Service Series 2023 FY 2026	Debt Service Series 2023 Dollar Change	Total Assessments per Unit FY 2027	Total Assessments per Unit FY 2026	Total Assessments per Unit Dollar Change
Single Family 60'	9	$1,773.40	$1,643.28	$130.12	$1,912.17	$1,912.17	$0.00	$3,685.57	$3,555.45	$130.12
Single Family 70'	9	$2,068.97	$1,917.16	$151.81	$2,230.86	$2,230.86	$0.00	$4,299.83	$4,148.02	$151.81
	18									

Commercial Product Allocation

Product	Units	General Fund FY 2027	General Fund FY 2026	General Fund Dollar Change
Daycare	6.04	$354.68	$328.66	$26.02

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Belmond Reserve Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 4, 2026.

Attested By:	**Belmond Reserve** **Community Development District**
______________________________	____________________________________
Print Name:____________________	Print Name:__________________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of August 2026.

ATTEST:

BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Belmond Reserve Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least ten regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of ten Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

<u>3. Financial Transparency and Accountability</u>

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: ______________________________ Date: _____________________
Printed Name: _________________________________
Belmond Reserve Community Development District

District Manager: ______________________________ Date: _____________________
Printed Name: _________________________________
Belmond Reserve Community Development District

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Belmond Reserve Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board"), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2026 attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST, 2026

ATTEST:	**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
SECRETARY/ASSISTANT SECRETARY	CHAIR/VICE-CHAIRMAN

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

October 06, 2026
November 03, 2026 (Election day)
December 01, 2026
January 05, 2027
February 02, 2027
March 02, 2027
April 06, 2027
May 04, 2027 Proposed Budget Meeting
June 01, 2027
July 06, 2027
August 03, 2027 Final Budget Meeting
September 07, 2027

All meetings will convene at 11:00 am. on the first Tuesday of each month and be held at 13004 Willow Grove Drive Riverview, FL 33579.

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

Present and constituting a quorum were:

Demetrious Britt	Chairperson *(via phone)*
Will McPherson	Vice Chairperson
Zebadiah Rabsatt	Assistant Secretary
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 Service, 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, motion to approve the July 7, 2026, meeting agenda carried. (5-0)

THIRD ORDER OF BUSINESS **Public Comments**

The Board received public comments regarding:

- District Budget vs Actuals Expenditures
- Volunteer insurance
- Onsite staff / Job duties of onsite staff
- Landscaping needs to increase the amount of mulch used

- Monuments and entryway landscaping conditions

FOURTH ORDER OF BUSINESS **Business Items**

A. Acceptance of Final Audit Report FY2025

> On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor, motion to accept the Final Audit Report FY2025 carried. (5-0)

B. Consideration of Line Striping of Tampa Bay Parking Lot Re-Stripe Proposal #1924

The Board tabled this proposal and requested additional proposals be provided.

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting Held on June 2, 2026

B. Acceptance of May 2026 Financial Statements

C. Consideration of May 2026 Check Register

D. Consideration of May 2026 O&M Report

E. Review of June 2026 Financial Snapshot

> On MOTION by Mr. McPherson, seconded by Mr. Rabsatt, with all in favor, motion to approve the consent agenda with the meeting minutes from June 2, 2026, May 2026 financial statements, May 2026 check register, May 2026 O&M report, and June 2026 financial snapshot carried. (5-0)

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Aquatics Report

Ms. Zanoni reviewed the Aquatics Report with the Board. She advised the Board and the audience that if any trash is seen in the pond areas, they should contact Management, who will then contact the vendor.

B. Landscape

Mr. Labenz introduced Mr. Delfino as the new account manager for the District and provided the Board with landscaping updates. The pumps are working well. The sod is stressed in the roundabouts but does not need to be replaced at this time. The District is currently in a fertilizer blackout period, with fertilization scheduled for July 29, 2026.

i. Consideration of DTE Cedarbrook Entrance Redesign Proposal #149342

This proposal was tabled.

ii. Consideration of DTE Exit Side of Cedarbrook Installation Proposal #149343

The proposal was tabled.

iii. Ratification of DTE Storm Response Agreement 2026

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, with all in favor, motion to ratify DTE Storm Response Agreement 2026 carried. (5-0)

C. Field Inspection Report

Ms. Fowler reviewed the Field Inspection Report with the Board. Conversation ensued regarding inspection items.

D. District Engineer

District Engineer was not present; no updates were provided.

E. District Counsel

District Counsel was not present; no updates were provided.

F. District Manager

Ms. Zanoni presented the following proposals to the Board for consideration.

i. Consideration of Romaner Graphics Cedarbrook Monuments Proposal #1

This proposal was tabled.

ii. Consideration of Romaner Graphics Cedarbrook Monuments Proposal #2

This proposal was tabled.

iii. Consideration of Inframark Cedarbrook Monuments

This proposal was tabled.

iv. Consideration of Covepark Landscape LLC East/West Monument Plant Replacement Proposal

This proposal was tabled.

v. Consideration of Cushion Solutions Resling Pool Lounge Proposal

On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor, motion to approve the Cushion Solutions Resling Pool Lounge Proposal in the amount of $1,748.00 carried. (5-0)

vi. Consideration of Complete IT New Access Cards Proposal

On MOTION by Mr. Rabsatt, seconded by Mr. Schroeppel, with all in favor, motion to approve the Complete IT New Access Cards Proposal in the amount of $510.50 carried. (5-0)

Ms. Zanoni provided the Board with an update on the chair lift battery and announced the next meeting scheduled for August 4, 2026. This meeting will include the Public Hearing for FY2027 budget.

i. Discussion of Strongroom View-Only Access for Board Members

Ms. Zanoni discussed with the Board the availability of view-only access for Strongroom. All Board members requested the view-only access. Ms. Zanoni will contact the finance team to arrange for this to be set up.

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

The Board advised that the Clubhouse entry gate is slamming shut and requested that a discussion item be added to the September meeting agenda regarding pool and amenity rules.

EIGHTH ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the meeting was adjourned at 12:39 p.m.

______________________________ ______________________________

Secretary / Assistant Secretary Chairperson / Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Belmond Reserve Community Development District

Financial Report

June 30, 2026

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 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	$ 90,954	$ -	$ -	$ -	$ -	$ 90,954
Accounts Receivable - Off Roll Billing	13,909	-	16,185	-	-	30,094
Due From Other Funds	-	5,718	126	-	-	5,844
Investments:						
Money Market Account	152,768	-	-	-	-	152,768
Acquisition & Construction Account	-	2,612	-	-	-	2,612
Prepayment Account	-	100	18	-	-	118
Reserve Fund	-	296,253	17,538	-	-	313,791
Revenue Fund	-	329,519	36,830	-	-	366,349
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	-	-	-	-	634,202	634,202
Amount To Be Provided	-	-	-	-	9,178,798	9,178,798
TOTAL ASSETS	**$ 257,631**	**$ 634,202**	**$ 70,697**	**$ 6,900,655**	**$ 9,813,000**	**$ 17,676,185**
LIABILITIES						
Accounts Payable	$ 4,272	$ -	$ -	$ -	$ -	$ 4,272
Bonds Payable	-	-	-	-	9,813,000	9,813,000
Due To Other Funds	5,844	-	-	-	-	5,844
TOTAL LIABILITIES	**10,116**	**-**	**-**	**-**	**9,813,000**	**9,823,116**
FUND BALANCES						
Restricted for:						
Debt Service	-	634,202	70,697	-	-	704,899
Unassigned:	247,515	-	-	6,900,655	-	7,148,170
TOTAL FUND BALANCES	**247,515**	**634,202**	**70,697**	**6,900,655**	**-**	**7,853,069**
TOTAL LIABILITIES & FUND BALANCES	**$ 257,631**	**$ 634,202**	**$ 70,697**	**$ 6,900,655**	**$ 9,813,000**	**$ 17,676,185**

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 6,762	$ 6,762	0.00%
Interest - Tax Collector	-	1,148	1,148	0.00%
Rental Income	-	750	750	0.00%
Special Assmnts- Tax Collector	501,222	583,173	81,951	116.35%
Special Assmnts- CDD Collected	50,202	13,909	(36,293)	27.71%
Other Miscellaneous Revenues	-	500	500	0.00%
TOTAL REVENUES	**551,424**	**606,242**	**54,818**	**109.94%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	6,820	5,180	56.83%
ProfServ-Trustee Fees	4,500	8,512	(4,012)	189.16%
Disclosure Report	8,200	5,400	2,800	65.85%
District Counsel	10,000	8,008	1,992	80.08%
District Engineer	4,000	3,755	245	93.88%
District Manager	36,000	27,000	9,000	75.00%
Accounting Services	4,500	3,375	1,125	75.00%
Auditing Services	6,400	8,450	(2,050)	132.03%
Website Compliance	1,500	495	1,005	33.00%
Postage, Phone, Faxes, Copies	250	121	129	48.40%
General Liability	3,812	3,591	221	94.20%
Public Officials Insurance	3,120	2,939	181	94.20%
Property & Casualty Insurance	18,100	18,497	(397)	102.19%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	545	1,955	21.80%
Supervisor Email Accounts	1,200	397	803	33.08%
Bank Fees	250	1,818	(1,568)	727.20%
Payroll Services	-	841	(841)	0.00%
Key Card Distribution	250	-	250	0.00%
Website Administration	3,000	2,265	735	75.50%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	122,282	103,004	19,278	84.23%
Utility Services				
Amenity Internet	2,400	2,304	96	96.00%
Water - Waste	10,000	3,504	6,496	35.04%
Electric Utility Services	7,000	14,219	(7,219)	203.13%
Street Lights	65,000	43,030	21,970	66.20%
Total Utility Services	84,400	63,057	21,343	74.71%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Field Management	12,000	9,000	3,000	75.00%
Waterway Management	5,000	-	5,000	0.00%
Contracts-Janitorial Services	6,500	5,180	1,320	79.69%
Contracts-Aquatic Control	13,200	9,783	3,417	74.11%
Pool Maintenance - Contract	15,000	12,500	2,500	83.33%
Garbage Dumpster - Rental/Collection	3,500	3,687	(187)	105.34%
R&M-Other Landscape	25,000	15,641	9,359	62.56%
R&M-Pools	3,000	982	2,018	32.73%
Landscaping - Mulch	5,000	3,621	1,379	72.42%
Landscape Maintenance - Contract	115,000	81,411	33,589	70.79%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	7,500	18,378	(10,878)	245.04%
Access Control R&M	2,000	469	1,531	23.45%
Dog Waste Station Service & Supplies	2,400	1,320	1,080	55.00%
Total Other Physical Environment	217,100	161,972	55,128	74.61%
Clubhouse				
Security Monitoring Systems	1,320	959	361	72.65%
Employee - Clubhouse Staff	65,000	33,608	31,392	51.70%
R&M-Clubhouse	10,000	2,877	7,123	28.77%
Total Clubhouse	76,320	37,444	38,876	49.06%
Reserves				
Capital Reserves	51,322	-	51,322	0.00%
Total Reserves	51,322	-	51,322	0.00%
TOTAL EXPENDITURES & RESERVES	**551,424**	**365,477**	**185,947**	**66.28%**
Excess (deficiency) of revenues Over (under) expenditures	-	240,765	240,765	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**6,750**		
FUND BALANCE, ENDING		**$ 247,515**		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2020 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 19,745	$ 19,745	0.00%
Special Assmnts- Tax Collector	590,813	648,020	57,207	109.68%
TOTAL REVENUES	**590,813**	**667,765**	**76,952**	**113.02%**
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	-	68,977	68,977	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**565,225**		
FUND BALANCE, ENDING		**$ 634,202**		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2023 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 1,679	$ 1,679	0.00%
Special Assmnts- Tax Collector	34,645	14,258	(20,387)	41.15%
Special Assmnts- CDD Collected	-	16,185	16,185	0.00%
TOTAL REVENUES	**34,645**	**32,122**	**(2,523)**	**92.72%**
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	-	(4,712)	(4,712)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**75,409**		
FUND BALANCE, ENDING		**$ 70,697**		

Bank Account Statement

Belmond Reserve CDD

Thursday, July 16, 2026
Page 1
SROWLEY

Bank Account No. 2907
Statement No. 06-26
Statement Date 06/30/2026

G/L Account No. 101002 Balance	90,954.25	**Statement Balance**	98,563.48
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	98,563.48
Subtotal	90,954.25	**Outstanding Checks**	-7,609.23
Negative Adjustments	0.00	**Ending Balance**	90,954.25
Ending G/L Balance	90,954.25		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/05/2026		ASSMT	Special Assmnts-Tax Collector	Hillsborough County Tax Collector- Distr 776	5,767.93	5,767.93	0.00
06/30/2026		VALLEY CK INT	Interest - Investments	INTEREST- Valley National Bank	349.74	349.74	0.00
06/17/2026		ASSMT	Special Assmnts-Tax Collector	Hillsborough County Tax Collector- Distr 777 tax sale	10,991.19	10,991.19	0.00
06/04/2026	Payment	BD00028	Other Miscellaneous Revenues	KEYS	75.00	75.00	0.00
Total Deposits					17,183.86	17,183.86	0.00
Checks							
							0.00
05/20/2026	Payment	1118	ZEBADIAH RABSATT	Check for Vendor V00068	-200.00	-200.00	0.00
05/27/2026	Payment	300120	TECO	Inv: 051926-66985-ACH	-3,590.30	-3,590.30	0.00
05/27/2026	Payment	300121	TECO	Inv: 051926-39725-ACH	-373.02	-373.02	0.00
05/27/2026	Payment	300122	TECO	Inv: 051926-16975-ACH	-1,258.94	-1,258.94	0.00
05/27/2026	Payment	300123	TECO	Inv: 051926-46983-ACH	-38.45	-38.45	0.00
05/27/2026	Payment	300124	TECO	Inv: 051926-14244-ACH	-869.96	-869.96	0.00
05/27/2026	Payment	300125	TECO	Inv: 051926-39324-ACH	-29.70	-29.70	0.00
05/27/2026	Payment	300126	TECO	Inv: 051926-28939-ACH	-72.53	-72.53	0.00
05/29/2026	Payment	1119	ELI PREMIER SERVICES LLC	Check for Vendor V00088	-570.00	-570.00	0.00
05/29/2026	Payment	1120	FL DEPARTMENT OF HEALTH HILLSBOROUGH COUNTY	Check for Vendor V00003	-400.00	-400.00	0.00
05/29/2026	Payment	1121	INFRAMARK LLC	Check for Vendor V00031	-225.00	-225.00	0.00
05/29/2026	Payment	1122	TOMAS RIVERA	Check for Vendor V00097	-300.00	-300.00	0.00
06/01/2026	Payment	300127	WM CORPORATE SERVICES, INC.	Inv: 0256948-2206-2-ACH	-509.67	-509.67	0.00
06/04/2026	Payment	1125	NICOLE ADRIAN HUGHES	Payment of Invoice 002267	-200.00	-200.00	0.00
06/04/2026	Payment	1127	ZEBADIAH RABSATT	Payment of Invoice 002268	-200.00	-200.00	0.00

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 2907

Statement No. 06-26 **Statement Date** 06/30/2026

06/04/2026	Payment	1128	BELMOND RESERVE CDD	Check for Vendor V00023	-3,463.45	-3,463.45	0.00
06/08/2026	Payment	1129	AQUATIC WEED CONTROL INC	Payment of Invoice 002276	-1,087.00	-1,087.00	0.00
06/08/2026	Payment	1130	BELMOND RESERVE CDD	Payment of Invoice 002277	-3,067.14	-3,067.14	0.00
06/08/2026	Payment	1131	BLUE LIFE POOL SERVICE LLC	Payment of Invoice 002273	-1,200.00	-1,200.00	0.00
06/08/2026	Payment	1132	DOWN TO EARTH	Payment of Invoice 002274	-8,874.33	-8,874.33	0.00
06/08/2026	Payment	1133	DOWN TO EARTH	Payment of Invoice 002275	-925.20	-925.20	0.00
06/08/2026	Payment	1134	GRAU AND ASSOCIATES	Payment of Invoice 002272	-3,600.00	-3,600.00	0.00
06/08/2026	Payment	1135	SOUTHEAST WIRING SOLUTIONS INC	Payment of Invoice 002271	-119.89	-119.89	0.00
06/10/2026	Payment	300128	CHARTER COMMUNICATION S	Inv: 2543561051926-ACH	-292.76	-292.76	0.00
06/12/2026	Payment	1136	INFRAMARK LLC	Payment of Invoice 002279	-7,613.17	-7,613.17	0.00
06/12/2026	Payment	1137	STRALEY ROBIN VERICKER	Payment of Invoice 002280	-1,660.00	-1,660.00	0.00
06/17/2026		JE001156	Bank Fees	Transfer to West Hillcrest	-393.65	-393.65	0.00
06/18/2026	Payment	1138	BELMOND RESERVE CDD	Payment of Invoice 002283	-13,137.75	-13,137.75	0.00
06/18/2026	Payment	1139	HOMETEAM PEST DEFENSE INC	Payment of Invoice 002281	-107.20	-107.20	0.00
06/18/2026	Payment	1140	HOMETEAM PEST DEFENSE INC	Payment of Invoice 002282	-213.00	-213.00	0.00
06/25/2026	Payment	1142	ELI PREMIER SERVICES LLC	Payment of Invoice 002284	-570.00	-570.00	0.00
06/25/2026	Payment	1143	STANTEC CONSULTING SERVICES INC.	Payment of Invoice 002286	-484.00	-484.00	0.00
Total Checks					-55,646.11	-55,646.11	0.00

Adjustments

Total Adjustments

Outstanding Checks

04/13/2026	Payment	1089	WILL MCPHERSON	Check for Vendor V00069	-200.00
06/04/2026	Payment	1123	DEMETRIUS BRITT	Payment of Invoice 002265	-200.00
06/04/2026	Payment	1124	MARK TODD SCHROEPPEL	Payment of Invoice 002269	-200.00
06/04/2026	Payment	1126	WILL MCPHERSON	Payment of Invoice 002266	-200.00
06/25/2026	Payment	1141	BOCC	Payment of Invoice 002285	-344.92
06/25/2026	Payment	300129	TECO	Inv: 061826-28939-ACH	-75.16
06/25/2026	Payment	300130	TECO	Inv: 061826-16975-ACH	-1,258.94
06/25/2026	Payment	300131	TECO	Inv: 061826-66985-ACH	-3,590.30
06/25/2026	Payment	300132	TECO	Inv: 061826-14244-ACH	-1,092.84
06/25/2026	Payment	300133	TECO	Inv: 061826-46983-ACH	-43.19
06/25/2026	Payment	300134	TECO	Inv: 061826-39324-ACH	-30.86
06/25/2026	Payment	300135	TECO	Inv: 061826-39725-ACH	-373.02
Total Outstanding Checks					-7,609.23

Bank Account Statement

Belmond Reserve CDD

Bank Account No.	2907		
Statement No.	06-26	**Statement Date**	06/30/2026

Outstanding Deposits

Total Outstanding Deposits

BELMOND RESERVE
Community Development District

Payment Register by Bank Account
For the Period from 6/1/2026 to 6/30/2026
(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	1123	06/04/26	Vendor	DEMETRIUS BRITT	DB-060226	BOARD 06/02/2026	Supervisor Fees	001-511100-51301	$200.00
Check	1124	06/04/26	Vendor	MARK TODD SCHROEPPEL	MS-060226	BOARD 06/02/2026	Supervisor Fees	001-511100-51301	$200.00
Check	1125	06/04/26	Vendor	NICOLE ADRIAN HUGHES	NH-060226	BOARD 06/02/2026	Supervisor Fees	001-511100-51301	$200.00
Check	1126	06/04/26	Vendor	WILL MCPHERSON	WM-060226	BOARD 06/02/2026	Supervisor Fees	001-511100-51301	$200.00
Check	1127	06/04/26	Vendor	ZEBADIAH RABSATT	ZR-060226	BOARD 06/02/2026	Supervisor Fees	001-511100-51301	$200.00
Check	1128	06/04/26	Vendor	BELMOND RESERVE CDD	06032026-772	SERIES 2020 AND 2023 FY26 TAX DIST ID 772	SERIES 2020 FY26 TAX DIST ID 772	103200	$3,388.88
Check	1128	06/04/26	Vendor	BELMOND RESERVE CDD	06032026-772	SERIES 2020 AND 2023 FY26 TAX DIST ID 772	SERIES 2023 FY26 TAX DIST ID 772	103200	$74.57
Check	1129	06/08/26	Vendor	AQUATIC WEED CONTROL INC	1140325	June 2026- Aquatics	Contracts-Aquatic Control	001-534067-53908	$1,087.00
Check	1130	06/08/26	Vendor	BELMOND RESERVE CDD	06052026-776	SERIES 2020 AND 2023 FY26 TAX DIST ID 776	SERIES 2020 FY26 TAX DIST ID 776	103200	$3,001.11
Check	1130	06/08/26	Vendor	BELMOND RESERVE CDD	06052026-776	SERIES 2020 AND 2023 FY26 TAX DIST ID 776	SERIES 2023 FY26 TAX DIST ID 776	103200	$66.03
Check	1131	06/08/26	Vendor	BLUE LIFE POOL SERVICE LLC	23967	June 2026- Pool Contract	Pool Maintenance - Contract	001-534078-53908	$1,200.00
Check	1132	06/08/26	Vendor	DOWN TO EARTH	176404	June 2026- Landscape Contract	Landscape Maintenance - Contract	001-546300-53908	$8,874.33
Check	1133	06/08/26	Vendor	DOWN TO EARTH	176405	June 2026- Landscape Contract F&P	Landscape Maintenance - Contract	001-546300-53908	$925.20
Check	1134	06/08/26	Vendor	GRAU AND ASSOCIATES	29514	FY25 Audit	Auditing Services	001-532002-51301	$3,600.00
Check	1135	06/08/26	Vendor	SOUTHEAST WIRING SOLUTIONS INC	20285459	June 2026- Monitoring Services	Security Monitoring Systems	001-534174-57202	$119.89
Check	1136	06/12/26	Vendor	INFRAMARK LLC	180967	June 2026- Management Fees	June 2026- Accounting Services	001-532001-51301	$375.00
Check	1136	06/12/26	Vendor	INFRAMARK LLC	180967	June 2026- Management Fees	June 2026- Dissemination Services	001-531142-51301	$600.00
Check	1136	06/12/26	Vendor	INFRAMARK LLC	180967	June 2026- Management Fees	June 2026- District Management	001-531150-51301	$3,000.00
Check	1136	06/12/26	Vendor	INFRAMARK LLC	180967	June 2026- Management Fees	June 2026-Field Management	001-531016-53908	$1,000.00
Check	1136	06/12/26	Vendor	INFRAMARK LLC	180967	June 2026- Management Fees	June 2026- Clubhouse Management	001-534425-57202	$2,388.17
Check	1136	06/12/26	Vendor	INFRAMARK LLC	180967	June 2026- Management Fees	June 2026- Website Maintenance / Admin	001-549936-51301	$250.00
Check	1137	06/12/26	Vendor	STRALEY ROBIN VERICKER	28492	May 2026- District Counsel	District Counsel	001-531146-51401	$1,660.00
Check	1138	06/18/26	Vendor	BELMOND RESERVE CDD	06162026-0616	SERIES 2020 AND SERIES 2023 FY25	SERIES 2020 FY25 PER AUDIT CORRECTION	103200	$12,855.00
Check	1138	06/18/26	Vendor	BELMOND RESERVE CDD	06162026-0616	SERIES 2020 AND SERIES 2023 FY25	SERIES 2023 FY25 PER AUDIT CORRECTION	103200	$282.75
Check	1139	06/18/26	Vendor	HOMETEAM PEST DEFENSE INC	120471518	June 2026- Pest Control	R&M-Clubhouse	001-546015-57202	$107.20
Check	1140	06/18/26	Vendor	HOMETEAM PEST DEFENSE INC	120471517	June 2026- Pest Control	R&M-Clubhouse	001-546015-57202	$213.00
Check	1141	06/25/26	Vendor	BOCC	061626-9634760433	5/14-6/16- Water	Water - Waste	001-543018-53150	$344.92
Check	1142	06/25/26	Vendor	ELI PREMIER SERVICES LLC	0099	June 2026- Janitorial	Contracts-Janitorial Services	001-534026-53908	$570.00
Check	1143	06/25/26	Vendor	STANTEC CONSULTING SERVICES INC.	2576969	April/May 2026- District Engineer	District Engineer	001-531147-51301	$484.00
Manual Che	300127	06/01/26	Vendor	WM CORPORATE SERVICES, INC.	0256948-2206-2-ACH	JUNE 2026 SERVICES	Garbage Dumpster - Rental/Collection	001-534098-53908	$509.67
Manual Che	300128	06/10/26	Vendor	CHARTER COMMUNICATIONS	2543561051926-ACH	TV.INTERNET.VOICE 05/19/26-06/18/26	TV. INTERNET. VOICE	001-541036-53150	$292.76
Manual Che	300129	06/25/26	Vendor	TECO	061826-28939-ACH	ELECTRIC 05/14/26-06/12/26	ELECTRIC	001-543041-53150	$75.16
Manual Che	300130	06/25/26	Vendor	TECO	061826-16975-ACH	ELECTRIC 05/14/26-06/12/26	ELECTRIC-STREETLIGHTS	001-543062-53150	$1,258.94
Manual Che	300131	06/25/26	Vendor	TECO	061826-66985-ACH	ELECTRIC 05/14/26-06/12/26	ELECTRIC-STREETLIGHTS	001-543062-53150	$3,590.30
Manual Che	300132	06/25/26	Vendor	TECO	061826-14244-ACH	ELECTRIC 05/14/26-06/12/26	ELECTRIC	001-543041-53150	$1,092.84
Manual Che	300133	06/25/26	Vendor	TECO	061826-46983-ACH	ELECTRIC 05/14/26-06/12/26	ELECTRIC	001-543041-53150	$43.19
Manual Che	300134	06/25/26	Vendor	TECO	061826-39324-ACH	ELECTRIC 05/14/26-06/12/26	ELECTRIC	001-543041-53150	$30.86
Manual Che	300135	06/25/26	Vendor	TECO	061826-39725-ACH	ELECTRIC 05/14/26-06/12/26	ELECTRIC-STREETLIGHTS	001-543062-53150	$373.02
								Account Total	**$54,733.79**

Total Amount Paid	**$54,733.79**

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: 07/09/2026 Time: 03:33 PM

Customer Signature:

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Pond 4			x						

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 4

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: 07/09/2026 Time: 01:28 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						
5			x						
6	x		x						
7			x						
8	x		x						
9			x						

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
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- ☒ 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 5


pond 6


pond 7


pond 9


pond 3


pond 2


pond 1


pond 8


trash collected

Belmond Reserve CDD July 2026

Field Inspection Report

Wednesday, 15 July 2026

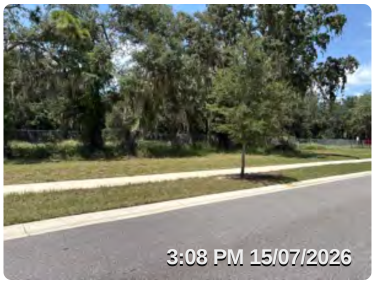
Prepared For Board Of Supervisors

16 Issues Identified

16 Issues Incomplete

Christy Fowler

Inframark



Issue 1

Assigned To: Down 2 Earth

Hays Clan Entrance

Observation:
Grasses are encroaching along the fence line at the Hays Clan entrance.

Recommendation:
Push back all grasses from the fence to restore a clean appearance and maintain accessibility.

Issue 2

Assigned To: Board

Hays Clan Cul-de-Sac

Observation:
A homeowner appears to be performing backyard improvements resulting in disturbed turf.

Recommendation:
Monitor the area and replace sod as necessary once construction activities have been completed.

Issue 3

Assigned To: Down 2 Earth

Roundabout Island

Observation:
Dead vegetation and weeds are present throughout the roundabout landscape island. The Bismarck palm is overdue for pruning.

Recommendation:
Remove all dead plant material, treat weeds, and trim the Bismarck palm to improve the appearance of the landscape.

Issue 4

Assigned To: Down 2 Earth

Amenity Center

Observation:
The irises continue to be overgrown and have remained unmaintained despite being identified in previous inspection reports.

Recommendation:
Clean out the iris bed by removing dead foliage and accumulated debris to improve plant health and appearance.

Issue 5

Assigned To: Down 2 Earth

Pool Perimeter

Observation:
Weeds are present behind the pool fence within the shell ginger planting bed.

Recommendation:
Remove or treat all weeds to restore the planting bed.

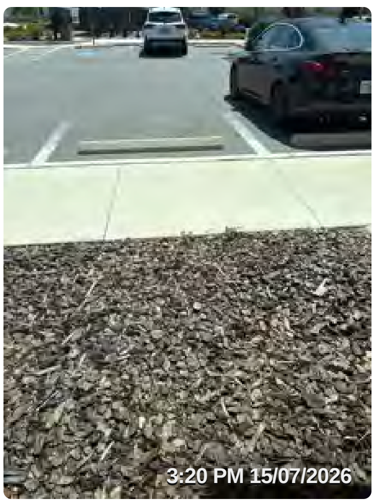
Issue 6

Assigned To: Down 2 Earth

– Palm Landscape Bed

Observation:
Carissa shrubs beneath the palm have been inconsistently pruned. Portions remain untrimmed despite being identified previously.

Recommendation:
Complete the pruning to provide a consistent appearance throughout the bed.



Issue 7

Assigned To: Down 2 Earth

Amenity Center

Observation:
Weeds are present throughout the amenity center mulch beds.

Recommendation:
Treat and remove weeds to improve the overall appearance of the landscape beds.

Issue 8

Assigned To: Down 2 Earth

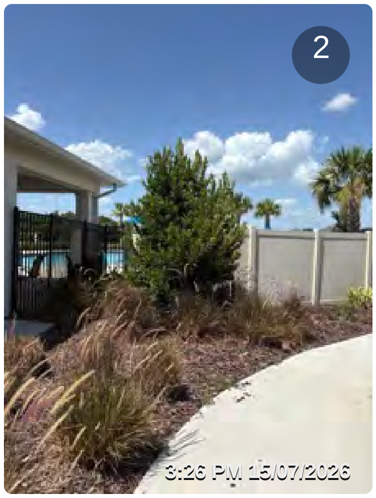
Amenity Center Landscape

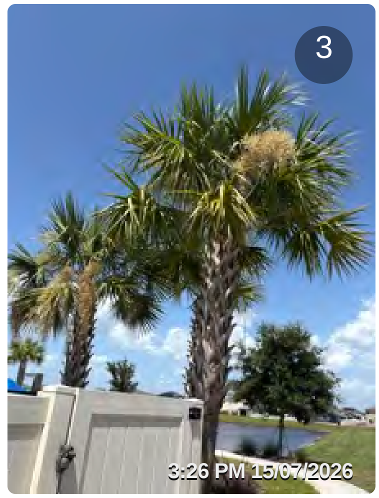
Observation:
Blueberries require pruning, seed pods remain on the palms, dead plant material is present, and portions of the turf appear thin.

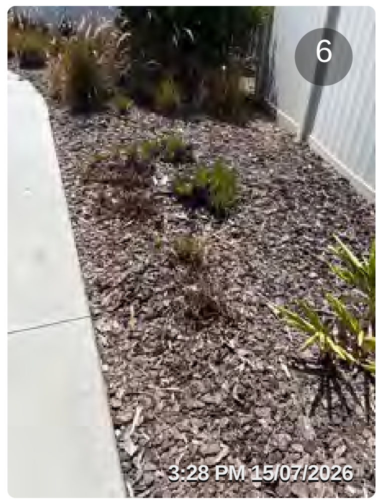
Recommendation:

Prune blueberry shrubs.
Remove palm seed pods.
Remove all dead plant material.

Evaluate turf coverage and determine whether supplemental sod or cultural improvements are needed.







Issue 9

Assigned To: Down 2 Earth

Pond A

Observation:
The inflow pipe is beginning to backfill with soil.

Recommendation:
Remove accumulated soil from the inflow structure to restore proper stormwater flow and continue monitoring for future sediment accumulation.

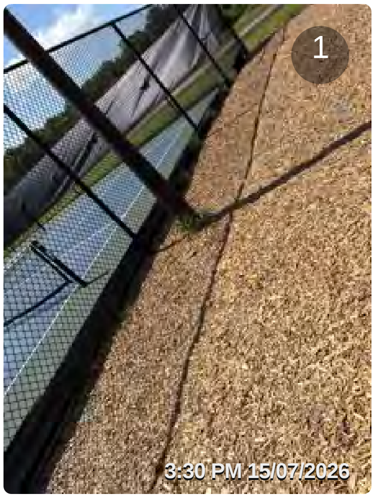
Issue 10

Assigned To: Down 2 Earth

Amenity Center & Playground

Observation:
Weeds are present throughout the playground and amenity center.

Recommendation:
Treat all weeds within the playground surfacing and surrounding landscape areas to maintain a clean and well-maintained appearance.



Issue 11

Assigned To: Down 2 Earth

Pickleball Court

Observation:

Landscape beds adjacent to the pickleball court are poorly defined and contain weeds.

Recommendation:

Redefine the bed edges and treat or remove weeds to improve appearance and maintenance efficiency.

Issue 12

Assigned To: Down 2 Earth

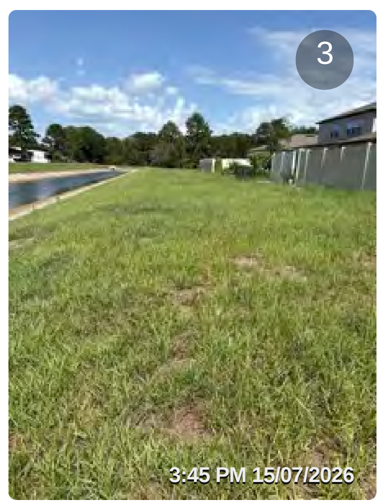
Behind the homes on Sage Hollow on Pond E

Observation:

An area previously discussed has not improved. Significant overgrowth remains around the trees, with debris accumulating beneath them.

Recommendation:

Remove debris, cut back excessive vegetation, and continue routine maintenance to prevent further overgrowth.



Issue 13

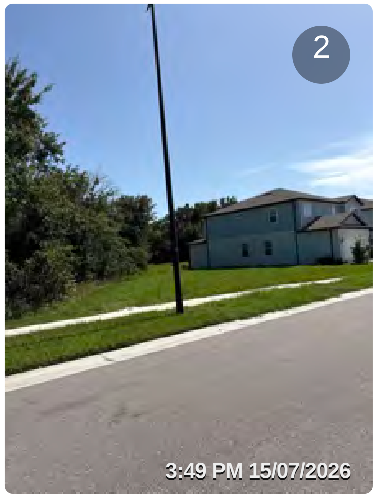
Assigned To: Board/District Manager/Down 2 Earth

13456 Sage Hollow

Observation:

Fence remnants remain on the ground, and portions of the area are not being mowed.

Recommendation:
Notify homeowner to remove the remaining fence materials. Follow up with mowing service to be sure all areas are being maintained.



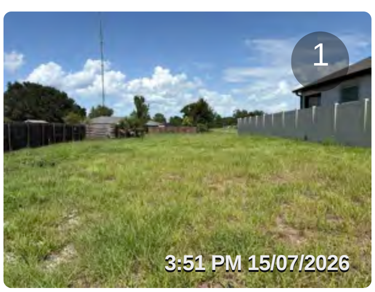
Issue 14

Assigned To: Down 2 Earth

Rose Pine

Observation:
This location continues to be missed during routine mowing operations.

Recommendation:
Include this area in each mowing cycle and verify completion during quality control inspections.



Issue 15

Assigned To: Aquatics

Pond OSW 13

Observation:

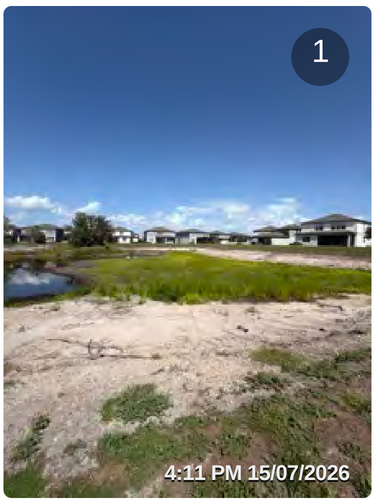
Wood debris and a discarded tire are present. Vegetation is obstructing access to the pond, and invasive vegetation is established within the littoral shelf.

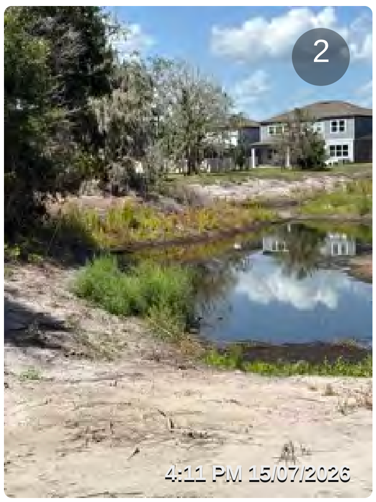
Recommendation:

Remove all wood debris and the discarded tire.

Clear vegetation to restore access to the pond.

Treat invasive vegetation within the littoral shelf to prevent further spread and maintain pond function.





Playground Option

Assigned To: Board

Recommended Amazon option for playground mat for under swings and slides