INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Belmond Reserve Community Development District

September 1, 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, September 1, 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, October 6, 2026, at 11:00 a.m.

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

August 12, 2026

To Board of Supervisors
Belmond Reserve Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Belmond Reserve Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Belmond Reserve Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $7,200 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Belmond Reserve Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

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Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Belmond Reserve Community Development District.

By: ______________________________

Title: ______________________________

Date: ______________________________

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

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, August 4, 2026, and called to order at 11:01 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 *(via phone)*
Mark Schroeppel	Assistant Secretary
Nicole Hughes	Assistant Secretary *(via phone)*

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

Samantha Zanoni	District Manager, Inframark
Christy Fowler	Field Services, Inframark
Chris Labenz	Representative, DTE
Deltino Agustin	Representative, 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 Mr. Britt, seconded by Mr. Schroeppel, with all in favor, the motion to approve the August 4, 2026, agenda carried. 5-0

THIRD ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Public Hearing on FY2027 Budget**

A. Open Public Hearing

> On MOTION by Mr. Schroeppel, seconded by Mr. Britt, with all in favor, the motion to open the Public Hearing on FY2027 Budget carried. 5-0

B. Consideration of Resolution 2026-06; Adopting FY2027 Budget

> On MOTION by Mr. Schroeppel, seconded by Mr. Britt, with all in favor, the motion to adopt Resolution 2026-06; Adopting FY2027 Budget carried. 5-0

C. Close Public Hearing

> On MOTION by Mr. McPherson, seconded by Mr. Schroeppel, with all in favor, the motion to close the Public Hearing on FY2027 Budget carried. 5-0

FIFTH ORDER OF BUSINESS **Public Hearing on Levying O&M Assessments**

A. Open Public Hearing

> On MOTION by Mr. Britt, seconded by Mr. Schroeppel, with all in favor, the motion to open the Public Hearing on Levying O&M Assessments carried. 5-0

B. Consideration of Resolution 2026-07; Levying O&M Assessments

> On MOTION by Mr. Britt, seconded by Mr. Schroeppel, with all in favor, the motion to adopt Resolution 2026-07; Levying O&M Assessments carried. 5-0

C. Close Public Hearing

> On MOTION by Mr. Britt, seconded by Mr. Schroeppel, with all in favor, the motion to close Public Hearing on Levying O&M Assessments carried. 5-0

SIXTH ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-08; Setting FY2027 Goals and Objectives

> On MOTION by Mr. McPherson, seconded by Mr. Britt, with all in favor, the motion to adopt Resolution 2026-08; Setting FY2027 Goals and Objectives carried. 5-0

B. Consideration of Resolution 2026-09; Setting FY2027 Meeting Schedule

On MOTION by Mr. Britt, seconded by Mr. Schroeppel, with all in favor, the motion to adopt Resolution 2026-09; Setting FY2027 Meeting Schedule carried. 5-0

SEVENTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting Held on July 7, 2026

B. Review of June 2026 Financial Statements

C. Consideration of June 2026 Check Register

On MOTION by Mr. McPherson, seconded by Mr. Schroeppel, with all in favor, the motion to approve the Consent Agenda containing July 7, 2026, Meeting Minutes, June 2026 Financial Statements and June 2026 Check Register carried. 5-0

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Aquatics Report

Ms. Zanoni reviewed the aquatics report with the Board and discussion ensued. The Board requested that Ms. Zanoni provide proposals for a new aquatic vendor.

B. Landscape

Mr. Agustin with DTE provided the Board with updates on landscaping and irrigation in the community. Discussion ensued between Ms. Fowler, Mr. Agustin and the Board.

C. Field Inspection Report

Ms. Fowler reviewed the field inspection report with the Board and Mr. Agustin. Discussion ensued regarding landscaping concerns that need to be addressed.

D. District Engineer

The District Engineer was not present and had no updates for the Board.

E. District Counsel

The District Counsel was not present and had no updates for the Board.

F. District Manager

Ms. Zanoni provided the Board with updates on the following items.

- Monument repairs
- Entry landscaping
- Lounge chairs
- Pickleball court net repairs

Ms. Zanoni announced the next scheduled meeting for September 1, 2026, at 11:00 a.m.

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

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. McPherson, seconded by Mr. Schroeppel, with all in favor, the motion to adjourn the meeting at 12:10 p.m. carried. 5-0

_________________________________ _________________________________

Secretary / Assistant Secretary Chairperson / Vice Chairperson

Belmond Reserve Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 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	$ 49,562	$ -	$ -	$ -	$ -	$ 49,562
Accounts Receivable - Off Roll Billing	13,909	-	16,185	-	-	30,094
Investments:						
Money Market Account	153,223	-	-	-	-	153,223
Acquisition & Construction Account	-	3,463	-	-	-	3,463
Prepayment Account	-	100	18	-	-	118
Reserve Fund	-	296,253	17,585	-	-	313,838
Revenue Fund	-	336,154	37,054	-	-	373,208
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	-	-	-	-	635,970	635,970
Amount To Be Provided	-	-	-	-	9,177,030	9,177,030
TOTAL ASSETS	**$ 216,694**	**$ 635,970**	**$ 70,842**	**$ 6,900,655**	**$ 9,813,000**	**$ 17,637,161**
LIABILITIES						
Accounts Payable	$ 2,973	$ -	$ -	$ -	$ -	$ 2,973
Bonds Payable	-	-	-	-	9,813,000	9,813,000
TOTAL LIABILITIES	**2,973**	**-**	**-**	**-**	**9,813,000**	**9,815,973**
FUND BALANCES						
Restricted for:						
Debt Service	-	635,970	70,842	-	-	706,812
Unassigned:	213,721	-	-	6,900,655	-	7,114,376
TOTAL FUND BALANCES	**213,721**	**635,970**	**70,842**	**6,900,655**	**-**	**7,821,188**
TOTAL LIABILITIES & FUND BALANCES	**$ 216,694**	**$ 635,970**	**$ 70,842**	**$ 6,900,655**	**$ 9,813,000**	**$ 17,637,161**

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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	$ -	$ 7,454	$ 7,454	0.00%
Interest - Tax Collector	-	1,255	1,255	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	-	575	575	0.00%
TOTAL REVENUES	**551,424**	**607,116**	**55,692**	**110.10%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	7,820	4,180	65.17%
ProfServ-Trustee Fees	4,500	8,512	(4,012)	189.16%
Disclosure Report	8,200	6,000	2,200	73.17%
District Counsel	10,000	8,320	1,680	83.20%
District Engineer	4,000	3,755	245	93.88%
District Manager	36,000	30,000	6,000	83.33%
Accounting Services	4,500	3,750	750	83.33%
Auditing Services	6,400	8,450	(2,050)	132.03%
Website Compliance	1,500	495	1,005	33.00%
Postage, Phone, Faxes, Copies	250	133	117	53.20%
General Liability	3,812	3,591	221	94.20%
Public Officials Insurance	3,120	2,939	181	94.20%
Property & Casualty Insurance	18,100	18,497	(397)	102.19%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	1,576	924	63.04%
Supervisor Email Accounts	1,200	496	704	41.33%
Bank Fees	250	1,818	(1,568)	727.20%
Payroll Services	-	841	(841)	0.00%
Key Card Distribution	250	511	(261)	204.40%
Website Administration	3,000	2,515	485	83.83%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	122,282	110,194	12,088	90.11%
Utility Services				
Amenity Internet	2,400	2,885	(485)	120.21%
Water - Waste	10,000	3,873	6,127	38.73%
Electric Utility Services	7,000	15,556	(8,556)	222.23%
Street Lights	65,000	48,253	16,747	74.24%
Total Utility Services	84,400	70,567	13,833	83.61%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Field Management	12,000	10,000	2,000	83.33%
Waterway Management	5,000	-	5,000	0.00%
Contracts-Janitorial Services	6,500	5,870	630	90.31%
Contracts-Aquatic Control	13,200	10,870	2,330	82.35%
Pool Maintenance - Contract	15,000	13,760	1,240	91.73%
Garbage Dumpster - Rental/Collection	3,500	4,197	(697)	119.91%
R&M-Other Landscape	25,000	15,641	9,359	62.56%
R&M-Pools	3,000	982	2,018	32.73%
Landscaping - Mulch	5,000	3,621	1,379	72.42%
Landscape Maintenance - Contract	115,000	90,285	24,715	78.51%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	7,500	18,432	(10,932)	245.76%
Access Control R&M	2,000	469	1,531	23.45%
Dog Waste Station Service & Supplies	2,400	1,320	1,080	55.00%
Total Other Physical Environment	217,100	175,447	41,653	80.81%
Clubhouse				
Security Monitoring Systems	1,320	1,069	251	80.98%
Employee - Clubhouse Staff	65,000	35,996	29,004	55.38%
R&M-Clubhouse	10,000	6,872	3,128	68.72%
Total Clubhouse	76,320	43,937	32,383	57.57%
Reserves				
Capital Reserves	51,322	-	51,322	0.00%
Total Reserves	51,322	-	51,322	0.00%
TOTAL EXPENDITURES & RESERVES	**551,424**	**400,145**	**151,279**	**72.57%**
Excess (deficiency) of revenues Over (under) expenditures	-	206,971	206,971	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**6,750**		
FUND BALANCE, ENDING		**$ 213,721**		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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	$ -	$ 21,513	$ 21,513	0.00%
Special Assmnts- Tax Collector	590,813	648,020	57,207	109.68%
TOTAL REVENUES	**590,813**	**669,533**	**78,720**	**113.32%**
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	-	70,745	70,745	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**565,225**		
FUND BALANCE, ENDING		**$ 635,970**		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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	$ -	$ 1,824	$ 1,824	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**	**32,267**	**(2,378)**	**93.14%**
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	-	(4,567)	(4,567)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**75,409**		
FUND BALANCE, ENDING		**$ 70,842**		

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 2907

Statement No. 06-29

Statement Date 07/31/2026

G/L Account No. 101002 Balance	49,562.11	**Statement Balance**	58,193.33
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	58,193.33
Subtotal	49,562.11	**Outstanding Checks**	-8,631.22
Negative Adjustments	0.00	**Ending Balance**	49,562.11
Ending G/L Balance	49,562.11		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/15/2026	Payment	1155	BUSINESS OBSERVER INC DBA	Payment of Invoice 002311			-450.63
07/15/2026	Payment	1160	WILL MCPHERSON	Payment of Invoice 002308			-200.00
07/15/2026	Payment	1161	ZEBADIAH RABSATT	Payment of Invoice 002309			-200.00
07/16/2026	Payment	1162	WILL MCPHERSON	Payment of Invoice 002202			-200.00
07/24/2026	Payment	300137	TECO	Inv: 072026-28939-ACH			-60.29
07/24/2026	Payment	300138	TECO	Inv: 072026-39324-ACH			-29.46
07/24/2026	Payment	300139	TECO	Inv: 072026-66985-ACH			-3,590.30
07/24/2026	Payment	300140	TECO	Inv: 072026-16975-ACH			-1,258.94
07/24/2026	Payment	300141	TECO	Inv: 072026-39725-ACH			-373.02
07/24/2026	Payment	300142	TECO	Inv: 072026-14244-ACH			-1,208.63
07/24/2026	Payment	300143	TECO	Inv: 072026-46983-ACH			-38.86
07/31/2026	Payment	1167	BUSINESS OBSERVER INC DBA	Payment of Invoice 002328			-76.56
07/30/2026	Payment	300145	BOCC	Inv: 071726-60433-ACH			-368.61
07/30/2026	Payment	300146	CHARTER COMMUNICATION S	Inv: 2543561071926-ACH			-287.96
07/30/2026	Payment	300147	CHARTER COMMUNICATION S	Inv: 2543561071926A-ACH			-287.96
Total Outstanding Checks							-8,631.22

BELMOND RESERVE
Community Development District

Payment Register by Bank Account
For the Period from 7/1/26 to 7/31/26
(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	1144	07/01/26	Vendor	INFRAMARK LLC	182412	June 2026- Website Hosting	Website Administration	001-549936-51301	$231.51
Check	1144	07/01/26	Vendor	INFRAMARK LLC	182412	June 2026- Website Hosting	POSTAGE	001-541024-51301	$13.32
Check	1145	07/02/26	Vendor	BELMOND RESERVE CDD	07012026-777	SERIES 2020 AND 2023 FY26 TAX DIST ID 777	SERIES 2020 FY26 TAX DIST ID 777	103200	$5,718.82
Check	1145	07/02/26	Vendor	BELMOND RESERVE CDD	07012026-777	SERIES 2020 AND 2023 FY26 TAX DIST ID 777	SERIES 2023 FY26 TAX DIST ID 777	103200	$125.83
Check	1146	07/08/26	Vendor	DOWN TO EARTH	178634	June 2026- Irrigation Repairs	Irrigation Maintenance	001-546930-53908	$56.50
Check	1147	07/08/26	Vendor	AMERICAN GROUND PRO	5020	June 2026- Playground Mulch	Landscaping - Mulch	001-546246-53908	$3,575.00
Check	1147	07/08/26	Vendor	AMERICAN GROUND PRO	5020	June 2026- Playground Mulch	FUEL SURCHARGE	001-549900-53908	$46.15
Check	1148	07/08/26	Vendor	BLUE LIFE POOL SERVICE LLC	24415	July 2026- Pool Contract	Pool Maintenance - Contract	001-534078-53908	$1,260.00
Check	1149	07/08/26	Vendor	BUSINESS OBSERVER INC DBA	26-02290H	PUBLIC HEARING AD MEETING 08.06.26	Legal Advertising	001-548002-51301	$385.00
Check	1150	07/08/26	Vendor	COMPLETE I.T. CORP	19658	April 2026- Email account	Website Administration	001-549936-51301	$100.49
Check	1151	07/08/26	Vendor	COMPLETE I.T. CORP	20259	June 2026- Email account	Website Administration	001-549936-51301	$99.00
Check	1152	07/08/26	Vendor	DOWN TO EARTH	179104	July 2026- Landscape Maintenance	Landscape Maintenance - Contract	001-546300-53908	$8,874.33
Check	1153	07/08/26	Vendor	FIELDS CONSULTING GROUP, LLC	3831	June 2026- Sign repair	R&M-Other Landscape	001-546036-53908	$150.00
Check	1154	07/08/26	Vendor	SOUTHEAST WIRING SOLUTIONS INC	20286095	July 2026- SWS	Security Monitoring Systems	001-534174-57202	$109.99
Check	1155	07/15/26	Vendor	BUSINESS OBSERVER INC DBA	26-02369H	July 2026- Legal Advertising	Legal Advertising	001-548002-51301	$450.63
Check	1156	07/15/26	Vendor	DEMETRIUS BRITT	DB-070726	BOARD 07/07/2026	Supervisor Fees	001-511100-51301	$200.00
Check	1157	07/15/26	Vendor	INFRAMARK LLC	183726	July 2026- Management Contract	ACCOUNTING SERVICES	001-532001-51301	$375.00
Check	1157	07/15/26	Vendor	INFRAMARK LLC	183726	July 2026- Management Contract	DISSEMINATION SERVICES	001-531142-51301	$600.00
Check	1157	07/15/26	Vendor	INFRAMARK LLC	183726	July 2026- Management Contract	DISTRICT MANAGEMENT	001-531150-51301	$3,000.00
Check	1157	07/15/26	Vendor	INFRAMARK LLC	183726	July 2026- Management Contract	FIELD MANAGEMENT	001-531016-53908	$1,000.00
Check	1157	07/15/26	Vendor	INFRAMARK LLC	183726	July 2026- Management Contract	PERSONNEL SERVICES	001-534425-57202	$2,388.17
Check	1157	07/15/26	Vendor	INFRAMARK LLC	183726	July 2026- Management Contract	WEBSITE MAINTENANCE/ADMIN	001-549936-51301	$250.00
Check	1158	07/15/26	Vendor	MARK TODD SCHROEPPEL	MS-070726	BOARD 07/07/2026	Supervisor Fees	001-511100-51301	$200.00
Check	1159	07/15/26	Vendor	NICOLE ADRIAN HUGHES	NH-070726	BOARD 07/07/2026	Supervisor Fees	001-511100-51301	$200.00
Check	1160	07/15/26	Vendor	WILL MCPHERSON	WM-070726	BOARD 07/07/2026	Supervisor Fees	001-511100-51301	$200.00
Check	1161	07/15/26	Vendor	ZEBADIAH RABSATT	ZB-070726	BOARD 07/07/2026	Supervisor Fees	001-511100-51301	$200.00
Check	1162	07/16/26	Vendor	WILL MCPHERSON	WP-040726	BOARD 4/7/26	Supervisor Fees	001-511100-51301	$200.00
Check	1163	07/22/26	Vendor	AQUATIC WEED CONTROL INC	1141482	July 2026- Aquatics	Contracts-Aquatic Control	001-534067-53908	$1,087.00
Check	1164	07/22/26	Vendor	BUSINESS OBSERVER INC DBA	26-01239M	July 2026- Legal Advertising	Legal Advertising	001-548002-51301	$118.13
Check	1165	07/22/26	Vendor	ROMANER GRAPHICS	23163	CLUBHOUSE OFFICE INTERIOR PAINTING	R&M-Clubhouse	001-546015-57202	$2,100.00
Check	1166	07/22/26	Vendor	STRALEY ROBIN VERICKER	28713	June 2026- District Counsel	District Counsel	001-531146-51301	$312.50
Check	1167	07/31/26	Vendor	BUSINESS OBSERVER INC DBA	26-02369H-A	PUBLIC HEARING ADVERTISING	Legal Advertising	001-548002-51301	$76.56
Manual Che	300136	07/06/26	Vendor	CHARTER COMMUNICATIONS	2543561061926-ACH	TV.INTERNET.VOICE 06/19/26-07/18/26	TV. INTERNET. VOICE	001-541036-53150	$292.76
Manual Che	300137	07/24/26	Vendor	TECO	072026-28939-ACH	ELECTRIC 06/13/26-07/14/26	Electric Utility Services	001-543041-53150	$60.29
Manual Che	300138	07/24/26	Vendor	TECO	072026-39324-ACH	ELECTRIC 06/13/26-07/14/26	Electric Utility Services	001-543041-53150	$29.46
Manual Che	300139	07/24/26	Vendor	TECO	072026-66985-ACH	STREETLIGHTS 06/13/26-07/14/26	Street Lights	001-543062-53150	$3,590.30
Manual Che	300140	07/24/26	Vendor	TECO	072026-16975-ACH	STREETLIGHTS 06/13/26-07/14/26	Street Lights	001-543062-53150	$1,258.94
Manual Che	300141	07/24/26	Vendor	TECO	072026-39725-ACH	STREETLIGHTS 06/13/26-07/14/26	Street Lights	001-543062-53150	$373.02
Manual Che	300142	07/24/26	Vendor	TECO	072026-14244-ACH	13004 WILLOW GROVE DR 06/13/26-07/14/26	Electric Utility Services	001-543041-53150	$1,208.63
Manual Che	300143	07/24/26	Vendor	TECO	072026-46983-ACH	12160 SHINING WILLIOW ST 06/13/26-07/14/26	Electric Utility Services	001-543041-53150	$38.86
Manual Che	300144	07/29/26	Vendor	WM CORPORATE SERVICES, INC.	0264703-2206-1-ACH	JULY 2026 DUMPSTER SERVICES	Garbage Dumpster - Rental/Collection	001-534098-53908	$509.67

BELMOND RESERVE
Community Development District

Payment Register by Bank Account
For the Period from 7/1/26 to 7/31/26
(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	300145	07/30/26	Vendor	BOCC	071726-60433-ACH	July 2026- Water	July 2026- Water	001-543018-53150	$368.61
Manual Che	300146	07/30/26	Vendor	CHARTER COMMUNICATIONS	2543561071926-ACH	***Voided Voided****			$0.00
Manual Che	300147	07/30/26	Vendor	CHARTER COMMUNICATIONS	2543561071926A-ACH	TV.INTERNET.VOICE 07/19/26-08/18/26	Amenity Internet	001-541036-53150	$287.96
								Account Total	**$41,722.43**

Total Amount Paid	**$41,722.43**

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: 08/17/2026 Time: 12:11 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			x						
6	x		x						
7	x		x						
8	x		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 2


pond 3


pond 1


pond 8


pond 5


pond 6


pond 4


pond 7


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: 08/17/2026 Time: 02:14 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						

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 9


more trash collected

Belmond Reserve August 2026

Field Inspection Update

Tuesday, August 18 2026

Prepared For Board Of Supervisors

16 Issues Identified

16 Issues Incomplete

Christy Fowler

Inframark

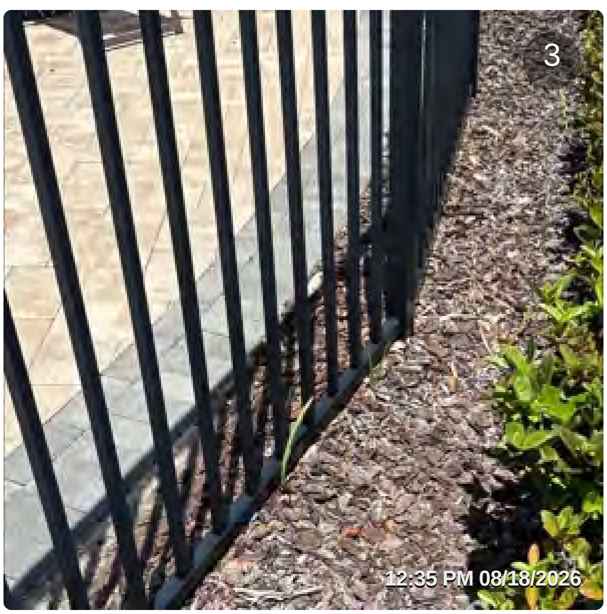
Issue 1

Assigned To: Down to Earth

Pool Fence

Observation:
Weeds and volunteer palms are present within the landscape areas surrounding the pool fence.

Recommendation:
Treat weeds and remove volunteer palms around the pool fence. Continue monitoring these areas during routine landscape maintenance.



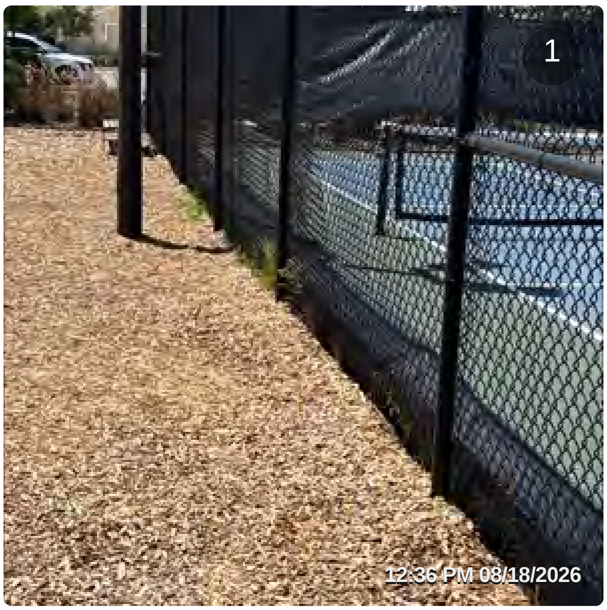
Issue 2

Assigned To: Down to Earth

Playground

Observation:
Weeds are present within the landscape areas both inside and outside of the playground.

Recommendation:
Continue treating weeds inside and outside of the playground to maintain the appearance of the amenity area.



Issue 3

Assigned To: Down to Earth

Pond A

Observation:
Vegetation along Pond A requires additional string trimming.

Recommendation:
String trim along the pond perimeter to maintain a clean and properly maintained shoreline.

Issue 4

Assigned To: Down to Earth

Amenity Center

Observation:
Plant material around the amenity center has grown together, reducing separation between individual plants.

Recommendation:
Prune plant material as needed to restore appropriate plant separation and improve the overall appearance of the landscape beds.

Issue 5

Assigned To: Down to Earth

Courts

Observation:
A broken drip irrigation line was observed adjacent to the courts.

Recommendation:
Repair the damaged drip line and verify proper irrigation operation following the repair.

Issue 6

Assigned To: Down to Earth

Hayes Clan Road Cul-de-Sac

Observation:
Weeds are present within the landscape bed at the Hayes Clan Road cul-de-sac.

Recommendation:
Treat and remove weeds within the landscape bed and continue monitoring during routine maintenance.

Issue 7

Assigned To: Down to Earth

Hayes Clan Road

Observation:
Bare areas were observed within the turf along Hayes Clan Road.

Recommendation:
Continue monitoring the affected areas and evaluate turf recovery and overall condition during subsequent inspections.

Issue 8

Assigned To: Board

Pond C

Observation:
The current condition of the existing washout at Pond C was documented during this inspection.

Recommendation:
Continue monitoring the washout for changes or additional erosion and address stabilization as necessary.

Issue 9

Assigned To: Down to Earth

12946 Brookside Moss Drive / Pond C

Observation:
Mowing was missed near 12946 Brookside Moss Drive and Pond C.

Recommendation:
Complete mowing of the missed areas and ensure these locations are incorporated into the routine mowing cycle.

Issue 10

Assigned To: Down to Earth

Pond E

Observation:
Pond E had not been mowed at the time of the inspection.

Recommendation:
Complete mowing around Pond E and verify the area is included within the regular mowing schedule.

Issue 11

Assigned To: Down to Earth

Pond E / Sage Hollow Avenue

Observation:
The Pond E area along Sage Hollow Avenue had not been mowed at the time of the inspection.

Recommendation:
Complete mowing along this portion of Pond E and maintain the area as part of the regular mowing cycle

Issue 12

Assigned To: Down to Earth

Rose Pine Place

Observation:
The turf condition along Rose Pine Place was documented during the inspection, with areas of thinning/bare turf visible.

Recommendation:
Continue monitoring the turf condition and evaluate the affected areas for recovery or corrective action as needed.

Issue 13

Assigned To: Board

Pond FFM Area 1

Observation:
The current condition of the washout at Pond FFM Area 1 was documented during the inspection.

Recommendation:
Continue monitoring the washout for progression and evaluate stabilization or repair if conditions worsen.

Issue 14

Assigned To: Aquatics

Pond G

Observation:
An algae bloom was observed at Pond G.

Recommendation:
Treat the algae as appropriate and continue monitoring the pond for recurrence or additional growth.

Issue 15

Assigned To: Aquatics

Pond H

Observation:
A small algae bloom was observed on Pond H.

Recommendation:
Continue monitoring and treat the algae as needed to prevent further expansion.

Issue 16

Assigned To: Down to Earth

Monument Beds

Observation:
Weeds are present within the monument landscape beds.

Recommendation:
Treat and remove weeds throughout the monument beds and maintain weed control as part of routine landscape service.