



Belmond Reserve Community Development District

October 6, 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 Schroepel, Assistant Secretary

Staff:

Alba Sanchez, District Manager
Cari Allen Webster, District Counsel
Tyson Waag, District Engineer
Christina Fowler, Field Services
Sonia Rowley, District Accountant
Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda Tuesday, October 6, 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.**

Teams Meeting Information

[Join the meeting now](#)

Meeting ID: 252 772 750 492 057

Passcode: TT3hp3q6

Dial in by phone: +1 314-798-1835,,643572904#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

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

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

4. **Business Items**

- A. Consideration of Resolution 2027-01; Designation of OfficerPage 3
- B. Ratification of FIA Egis Insurance Proposal.....Page 4
- C. Consideration of FY2026 Completed Goals and Objectives..... Page 37

5. **Consent Agenda**

- A. Consideration of Meeting Minutes of September 1, 2026..... Page 39
- B. Discussion on Cash Flow Page 42
- C. Review Financial Snapshot Page 43
- D. Review of August 2026 Financial Statements..... Page 44
- E. Review of August 2026 O&M Report..... Page 51
- F. Acceptance of August 2026 Check Register Page 130

6. **Staff Reports**

- A. Aquatics Report..... Page 131
- B. Landscape
- C. Field Inspection Report Page 137
- D. District Engineer
 - i. Review of Weland Drainage for David Baker Rd & Shinning Willow St. Page 151
- E. District Counsel
- F. District Manager

7. **Supervisor Request**

8. **Public Comments**

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

9. **Adjournment**

The next meeting is scheduled for Tuesday, November 3, 2026, at 11:00 a.m.

RESOLUTION 2027-01

**A RESOLUTION REMOVING SAMANTHA ZANONI AS
ASSISTANT SECRETARY AND DESIGNATING ALBA
SANCHEZ AS ASSISTANT SECRETARY OF THE
BELMOND RESERVE COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of the Belmond Reserve Community Development District desire to remove Samantha Zanoni as Assistant Secretary and appoint Alba Sanchez as Assistant Secretary;

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

1. Samantha Zanoni is removed as Assistant Secretary; and
2. Alba Sanchez is designated as Assistant Secretary

Adopted this 6th day of October, 2026.

Chairman / Vice Chairman

Secretary / Assistant Secretary



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Belmond Reserve Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Belmond Reserve Community Development District
c/o Inframark Management Services- Tampa
2005 Pan Am Circle, Suite 300
Tampa, FL 33607**

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126455

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,304,142
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$12,912

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description

Forgery and Alteration

Limit

Not Included

Deductible

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.

Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability

Network Security Liability

Privacy Liability

First Party Extortion Threat

First Party Crisis Management

First Party Business Interruption

Limit: \$100,000 each claim/annual aggregate

Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Belmond Reserve Community Development District
c/o Inframark Management Services- Tampa
2005 Pan Am Circle, Suite 300
Tampa, FL 33607**

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126455

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$12,912
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,860
Public Officials and Employment Practices Liability	\$3,159
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$19,931

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:
(None)



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Belmond Reserve Community Development District

_____ (Name of Local Governmental Entity)	
By: <u>  C112CB6386A449E... </u>	Alba Sanchez _____ Print Name
Signature	
Witness By: <u>  7F5C7F65CFD1442... </u>	Tabitha Blackwelder _____ Print Name
Signature	

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

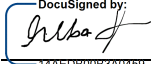
Belmond Reserve Community Development District
c/o Inframark Management Services- Tampa
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$1,304,142	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature:  Date: 9/25/2026

Name: Alba Sanchez

Title: District Manager



Property Schedule

Belmond Reserve Community Development District

Policy No.: 100126455
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
1	Clubhouse		2022	10/01/2026	\$424,663				
	13004 Willow Grove Dr. Riverview FL 33579		Joisted masonry	10/01/2027	\$38,453	\$463,116			
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
2	Pool - In ground		2022	10/01/2026	\$434,434				
	13004 Willow Grove Dr. Riverview FL 33579		Below ground liquid storage tank / pool	10/01/2027		\$434,434			
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
3	Playground		2022	10/01/2026	\$40,974				
	13004 Willow Grove Drive Riverview FL 33579		Non combustible	10/01/2027		\$40,974			
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
4	PVC Fencing		2022	10/01/2026	\$105,063				
	Various Riverview FL 33579		Non combustible	10/01/2027		\$105,063			
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
5	Irrigation Equipment		2022	10/01/2026	\$104,012				
	Various Riverview FL 33579		Electrical equipment	10/01/2027		\$104,012			
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
6	Entrance Monumnent		2022	10/01/2026	\$115,569				
	13004 Willow Grove Drive Riverview FL 33579		Non combustible	10/01/2027		\$115,569			
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
7	Pickleball Court		2022	10/01/2026	\$40,974				
	13004 Willow Grove Drive Riverview FL 33579		Non combustible	10/01/2027		\$40,974			
			Total:	Building Value \$1,265,689		Contents Value \$38,453		Insured Value \$1,304,142	

DocuSigned by:

14AEDB00B3A0459...

Print Name: Alba Sanchez

Date: 9/25/2026



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Diamond Hill Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

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FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Diamond Hill Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126991

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$238,072
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
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	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

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<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
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TRIA		Included

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TOTAL PROPERTY PREMIUM

\$1,796

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X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description

Forgery and Alteration

Limit

Not Included

Deductible

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.

Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability

Network Security Liability

Privacy Liability

First Party Extortion Threat

First Party Crisis Management

First Party Business Interruption

Limit: \$100,000 each claim/annual aggregate

Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Diamond Hill Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126991

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$1,796
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,833
Public Officials and Employment Practices Liability	\$3,450
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$9,079

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



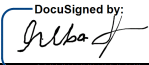
PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Diamond Hill Community Development District

 (Name of Local Governmental Entity)

By:  _____
DocuSigned by: 14AEDB00B3A0459...
 Signature

Alba Sanchez

 Print Name

Witness By:  _____
Signed by: 7F5C7F63CFD1442...
 Signature

Tabitha Blackwelder

 Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
 Administrator



PROPERTY VALUATION AUTHORIZATION

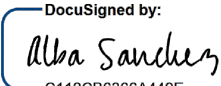
Diamond Hill Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$238,072	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

DocuSigned by:  9/23/2026
Signature: C112CB6366A449E... Date: _____
Name: Alba Sanchez
Title: dISTRICT Manager



Property Schedule

Diamond Hill Community Development District

Policy No.: 100126991
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Entry Features		2004	10/01/2026	\$59,518		
	Brilliant Cut Way/Sydney Valrico FL 33594		Joisted masonry	10/01/2027		\$59,518	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Perimeter Wall		2004	10/01/2026	\$59,518		
	Brilliant Cut Way/Sydney Valrico FL 33594		Non combustible	10/01/2027		\$59,518	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Entry Features		2004	10/01/2026	\$59,518		
	Emerald Hill Way/Sydney Rd Valrico FL 33594		Joisted masonry	10/01/2027		\$59,518	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Perimeter Wall		2004	10/01/2026	\$59,518		
	Emerald Hill Way/Sydney Rd Valrico FL 33594		Non combustible	10/01/2027		\$59,518	
			Total:	Building Value \$238,072	Contents Value \$0	Insured Value \$238,072	

DocuSigned by:

 14AEDB8683A0459...

Print Name: Alba Sanchez

Date: 9/25/2026



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Diamond Hill Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Diamond Hill Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126991

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$238,072
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$1,796

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description

Forgery and Alteration

Limit

Not Included

Deductible

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
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Bodily Injury and Property Damage Limit	\$1,000,000
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Products & Completed Operations Aggregate Limit	Included
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Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.

Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability

Network Security Liability

Privacy Liability

First Party Extortion Threat

First Party Crisis Management

First Party Business Interruption

Limit: \$100,000 each claim/annual aggregate

Fraudulent Instruction: \$25,000



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c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

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Quote Number: 100126991

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General Liability	\$3,833
Public Officials and Employment Practices Liability	\$3,450
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TOTAL PREMIUM DUE	\$9,079

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



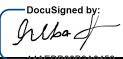
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- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Diamond Hill Community Development District

 (Name of Local Governmental Entity)

By:  _____
DocuSigned by: 7F5C7F65CFD1442...
 Signature

Alba Sanchez

 Print Name

Witness By:  _____
Signed by: 7F5C7F65CFD1442...
 Signature

Tabitha Blackwelder

 Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
 Administrator



PROPERTY VALUATION AUTHORIZATION

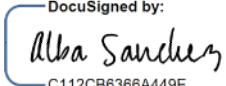
Diamond Hill Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
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6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$238,072	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

DocuSigned by:

 Signature: _____ Date: 9/23/2026
 Name: Alba Sanchez
 Title: DISTRICT Manager



Property Schedule

Diamond Hill Community Development District

Policy No.: 100126991
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Entry Features		2004	10/01/2026	\$59,518		
	Brilliant Cut Way/Sydney Valrico FL 33594		Joisted masonry	10/01/2027		\$59,518	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Perimeter Wall		2004	10/01/2026	\$59,518		
	Brilliant Cut Way/Sydney Valrico FL 33594		Non combustible	10/01/2027		\$59,518	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Entry Features		2004	10/01/2026	\$59,518		
	Emerald Hill Way/Sydney Rd Valrico FL 33594		Joisted masonry	10/01/2027		\$59,518	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Perimeter Wall		2004	10/01/2026	\$59,518		
	Emerald Hill Way/Sydney Rd Valrico FL 33594		Non combustible	10/01/2027		\$59,518	
			Total:	Building Value \$238,072	Contents Value \$0	Insured Value \$238,072	

DocuSigned by:

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Print Name: Alba Sanchez

Date: 9/25/2026

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve 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 twelve 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 ☐

3. Financial Transparency and Accountability

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 ☐

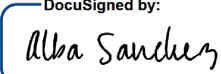
SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Belmond Reserve Community Development District

District Manager:  _____

Date: 9/29/2026

Printed Name: Alba Sanchez

Belmond Reserve Community Development District

**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, September 1, 2026, and called to order at 11:02 a.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

Demetrious Britt	Chairperson (<i>via phone</i>)
Will McPherson	Vice Chairperson
Zebadiah Rabsatt	Assistant Secretary
Mark Schroepel	Assistant Secretary (<i>via phone</i>)
Nicole Hughes	Assistant Secretary

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

Samantha Zanoni	District Manager, Inframark
Greg Phippen	Representative, DTE Landscaping
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Approving Agenda

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the motion to approve the September 1, 2026, agenda carried. 5-0

THIRD ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Grau & Associates Audit Engagement Letter

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the motion to approve the Grau & Associates Audit Engagement Letter carried. 5-0

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Minutes from the Meeting Held on August 4, 2026

B. Review of July 2026 Financial Statements

C. Consideration of July 2026 Check Register

On MOTION by Ms. Hughes, seconded by Mr. McPherson, with all in favor, the motion to approve the Consent Agenda containing the August 4, 2026, Meeting Minutes, July 2026 Financial Statements and the July 2026 Check Register carried. 5-0

The Board requested Staff solicit bids for District Management services and District Engineer services.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Ms. Zanoni reviewed the aquatics report with the Board and there were no questions.

B. Landscape

Mr. Pippen with DTE provided landscaping updates to the Board and answered their questions. The Board requested Mr. Pippen provide a proposal for pond erosion and an update on the landscape renderings for the Rhodine entry.

C. Field Inspection Report

Ms. Zanoni reviewed the field inspection report with the Board. Discussion ensued and Mr. Pippen confirmed that all items in the report have been addressed.

D. District Engineer

The District Engineer was not present and had no updates for the Board. The Board requested that the District Engineer evaluate the drainage issues on David Barker Road.

E. District Counsel

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

F. District Manager

Ms. Zaroni announced the next scheduled meeting for October 6, 2026, at 11:00 a.m. and asked for the Board's direction on the no trespassing sign at the Rhodine entrance.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

The Board requested updates on the following items.

- The net around the pickleball court
- Update on Yellowstone payment from Ms. Webster
- Camera upgrade

EIGHTH ORDER OF BUSINESS

Public Comments

A resident requested an update on the clubhouse painting.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Hughes, seconded by Mr. Rabstatt, with all in favor, the motion to adjourn the meeting at 11:47 a.m. carried. 5-0

 Secretary / Assistant Secretary

 Chairperson / Vice Chairperson

Belmond Reserve CDD

Current Cash Flow Report

Current Cash Position

- Operating Account: **\$37,505.17**
- MMA Account: **\$153,678.03**

While there are additional funds available in the MMA account, I do not have the authority to make the decision to transfer those funds into the operating account. That decision will need to be made by the appropriate Board representatives.

Estimated Monthly Expenses

- TECO: \$6,250.00
- BOCC: \$650.00
- Waste Management: \$509.00
- Charter: \$300.00

- **Total Utilities: \$7,710.00**
- Board Compensation: \$1,000.00
- Pool Services: \$1,200.00
- Landscape Contract: \$8,874.33

Total Estimated Monthly Expenses: **\$18,784.33**

Please note that the above total does **not** include additional landscape-related expenses, irrigation repairs, unexpected maintenance, or other miscellaneous expenses that may arise.

Based on the current operating account balance and the recurring monthly obligations, the operating account will be depleted in approximately **October** if we continue paying all monthly expenses without transferring additional funds from the MMA account.

Therefore, **until I receive further direction regarding a transfer from the MMA account, I will limit payments to the monthly utility expenses** to preserve the operating account balance and ensure funds remain available for essential obligations.

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot September 24, 2026

- **Current Cash Balances:**
 - Valley Operating: \$36,895
 - Valley MM: \$153,678
- **Assessment collections:**
 - We are 100% fully collected on the tax roll
- **Audit – FY 2025:**
 - The audit is complete.
- **Expenses:**
 - Current expenses make up 79.9% of the annual budget through the end of September 2026.
 - The district will not need a budget amendment for FY2026.
 - Total expenses for the first 12 months are approximately \$441,000. This figure may change as we finalize the September financials. This puts your average monthly burn rate of approximately \$36,000 per month.

Belmond Reserve Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash In Bank	\$ 37,604	\$ -	\$ -	\$ -	\$ -	\$ 37,604
Investments:						
Money Market Account	153,678	-	-	-	-	153,678
Reserve Fund	-	296,253	17,395	-	-	313,648
Revenue Fund	-	336,557	36,399	-	-	372,956
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	-	-	-	-	686,604	686,604
Amount To Be Provided	-	-	-	-	9,120,396	9,120,396
TOTAL ASSETS	\$ 191,282	\$ 632,810	\$ 53,794	\$ 6,900,655	\$ 9,807,000	\$ 17,585,541
<u>LIABILITIES</u>						
Accounts Payable	\$ 20,001	\$ -	\$ -	\$ -	\$ -	\$ 20,001
Bonds Payable	-	-	-	-	9,807,000	9,807,000
TOTAL LIABILITIES	20,001	-	-	-	9,807,000	9,827,001
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	632,810	53,794	-	-	686,604
Unassigned:	171,281	-	-	6,900,655	-	7,071,936
TOTAL FUND BALANCES	171,281	632,810	53,794	6,900,655	-	7,758,540
TOTAL LIABILITIES & FUND BALANCES	\$ 191,282	\$ 632,810	\$ 53,794	\$ 6,900,655	\$ 9,807,000	\$ 17,585,541

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,058	\$ 8,058	0.00%
Interest - Tax Collector	-	1,255	1,255	0.00%
Rental Income	-	1,150	1,150	0.00%
Special Assmnts- Tax Collector	501,222	583,173	81,951	116.35%
Special Assmnts- CDD Collected	50,202	-	(50,202)	0.00%
Other Miscellaneous Revenues	-	675	675	0.00%
TOTAL REVENUES	551,424	594,311	42,887	107.78%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	8,820	3,180	73.50%
ProfServ-Trustee Fees	4,500	8,512	(4,012)	189.16%
Disclosure Report	8,200	6,600	1,600	80.49%
District Counsel	10,000	8,846	1,154	88.46%
District Engineer	4,000	3,755	245	93.88%
District Manager	36,000	33,000	3,000	91.67%
Accounting Services	4,500	4,125	375	91.67%
Auditing Services	6,400	8,450	(2,050)	132.03%
Website Compliance	1,500	495	1,005	33.00%
Postage, Phone, Faxes, Copies	250	139	111	55.60%
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	595	605	49.58%
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	2,765	235	92.17%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	122,282	116,050	6,232	94.90%
<u>Utility Services</u>				
Internet Services	2,400	3,466	(1,066)	144.42%
Water - Waste	10,000	4,145	5,855	41.45%
Electric Utility Services	7,000	16,599	(9,599)	237.13%
Street Lights	65,000	53,448	11,552	82.23%
Total Utility Services	84,400	77,658	6,742	92.01%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Field Management	12,000	11,000	1,000	91.67%
Waterway Management Services	5,000	-	5,000	0.00%
Contracts-Janitorial Services	6,500	6,440	60	99.08%
Contracts-Aquatic Control	13,200	11,957	1,243	90.58%
Pool Maintenance - Contract	15,000	14,960	40	99.73%
Garbage Dumpster - Rental/Collection	3,500	4,706	(1,206)	134.46%
Landscaping - R&M	25,000	15,854	9,146	63.42%
Pool Treatments and Other R&M	3,000	1,135	1,865	37.83%
Landscaping - Mulch	5,000	3,621	1,379	72.42%
Landscape Maintenance - Contract	115,000	99,160	15,840	86.23%
Landscaping - 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	189,054	28,046	87.08%
<u>Clubhouse</u>				
Security Monitoring Services	1,320	1,189	131	90.08%
Onsite Staff	65,000	38,384	26,616	59.05%
Amenity R&M	10,000	7,445	2,555	74.45%
Total Clubhouse	76,320	47,018	29,302	61.61%
<u>Reserves</u>				
Capital Reserves	51,322	-	51,322	0.00%
Total Reserves	51,322	-	51,322	0.00%
TOTAL EXPENDITURES & RESERVES	551,424	429,780	121,644	77.94%
Excess (deficiency) of revenues				
Over (under) expenditures	-	164,531	164,531	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		6,750		
FUND BALANCE, ENDING		\$ 171,281		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 23,393	\$ 23,393	0.00%
Special Assmnts- Tax Collector	590,813	648,020	57,207	109.68%
TOTAL REVENUES	590,813	671,413	80,600	113.64%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	220,000	220,000	-	100.00%
Principal Prepayments	-	10,000	(10,000)	0.00%
Interest Expense	370,813	373,828	(3,015)	100.81%
Total Debt Service	590,813	603,828	(13,015)	102.20%
TOTAL EXPENDITURES	590,813	603,828	(13,015)	102.20%
Excess (deficiency) of revenues Over (under) expenditures	-	67,585	67,585	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		565,225		
FUND BALANCE, ENDING		\$ 632,810		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,975	\$ 1,975	0.00%
Special Assmnts- Tax Collector	34,645	14,258	(20,387)	41.15%
TOTAL REVENUES	34,645	16,233	(18,412)	46.86%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	9,000	10,000	(1,000)	111.11%
Principal Prepayments	-	2,000	(2,000)	0.00%
Interest Expense	25,645	25,848	(203)	100.79%
Total Debt Service	34,645	37,848	(3,203)	109.25%
TOTAL EXPENDITURES	34,645	37,848	(3,203)	109.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(21,615)	(21,615)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		75,409		
FUND BALANCE, ENDING		\$ 53,794		

Bank Account Statement

Belmond Reserve CDD

Page 1
SROWLEY 1

Bank Account No. 2907

Statement No. 08-26

Statement Date 08/31/2026

G/L Account No. 101002 Balance	37,604.17	Statement Balance	44,728.39
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	44,728.39
Subtotal	37,604.17	Outstanding Checks	-7,124.22
Negative Adjustments	0.00		
		Ending Balance	37,604.17
Ending G/L Balance	37,604.17		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
08/07/2026	Payment	1185	DEMETRIUS BRITT	Payment of Invoice 002345			-200.00
08/07/2026	Payment	1191	SOUTHEAST WIRING SOLUTIONS INC	Payment of Invoice 002340			-119.89
08/24/2026	Payment	300149	TECO	Inv: 081826-28939-ACH			-49.85
08/24/2026	Payment	300150	TECO	Inv: 081826-16975-ACH			-1,252.46
08/24/2026	Payment	300151	TECO	Inv: 081826-39725-ACH			-371.10
08/24/2026	Payment	300152	TECO	Inv: 081826-66985-ACH			-3,571.85
08/24/2026	Payment	300153	TECO	Inv: 081826-14244-ACH			-938.98
08/24/2026	Payment	300154	TECO	Inv: 081826-39324-ACH			-24.28
08/24/2026	Payment	300155	TECO	Inv: 081826-46983-ACH			-29.90
08/26/2026	Payment	1196	BOCC	Payment of Invoice 002358			-272.95
08/25/2026	Payment	300156	CHARTER COMMUNICATION S	Inv: 2543561081926-ACH			-292.96
Total Outstanding Checks							-7,124.22

August 2026 Meeting

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
AQUATIC WEED CONTROL INC	8/1/2026	1142593	\$1,087.00			Aug 2026- Aquatics
BLUE LIFE POOL SERVICE LLC	8/1/2026	24855	\$1,200.00			Aug 2026- Pool
COMPLETE I.T. CORP	8/1/2026	20892	\$99.00			Aug 2026- Email Accounts
COMPLETE I.T. CORP	7/1/2026	20582	\$99.00			July 2026- Email Accounts
DOWN TO EARTH	8/1/2026	182061	\$8,874.33			Aug 2026- Landscape contract
ELI PREMIER SERVICES LLC	8/18/2026	0117	\$570.00			Aug 2026- Amenity Cleaning
HOMETEAM PEST DEFENSE INC	8/4/2026	122206417	\$213.00			Aug 2026- Pest Control
INFRAMARK LLC	8/1/2026	186075	\$375.00			Aug 2026- District Invoice
INFRAMARK LLC	8/1/2026	186075	\$600.00			Aug 2026- District Invoice
INFRAMARK LLC	8/1/2026	186075	\$3,000.00			Aug 2026- District Invoice
INFRAMARK LLC	8/1/2026	186075	\$1,000.00			Aug 2026- District Invoice
INFRAMARK LLC	8/1/2026	186075	\$2,388.17			Aug 2026- District Invoice
INFRAMARK LLC	8/1/2026	186075	\$250.00	\$7,613.17		Aug 2026- District Invoice
INFRAMARK LLC	8/19/2026	187222	\$5.92	\$41.29		POSTAGE
SOUTHEAST WIRING SOLUTIONS INC	8/1/2026	20286742	\$119.89			Aug 2026- Access Control
WM CORPORATE SERVICES, INC.	7/29/2026	0272652-2206-0-ACH	\$509.67			AUGUST 2026 SERVICES
Monthly Contract Subtotal			\$20,390.98			
Variable Contract						
INFRAMARK LLC	7/21/2026	184651	\$12.48			POSTAGE
STANTEC CONSULTING SERVICES INC.	8/14/2026	2602357	\$198.00			Aug 2026- District Counsel
STRALEY ROBIN VERICKER	8/14/2026	28847	\$327.50			Aug 2026- District Counsel
Variable Contract Subtotal			\$537.98			
Utilities						
BOCC	8/17/2026	081726-9634760433-CK	\$272.95			WATER 07/17/26-08/17/26
CHARTER COMMUNICATIONS	7/19/2026	2543561071926-ACH	\$287.96			TV. INTERNET. VOICE 07/19/26-08/18/26
CHARTER COMMUNICATIONS	7/19/2026	2543561071926A-ACH	\$287.96			TV.INTERNET.VOICE 07/19/26-08/18/26

BELMOND RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
CHARTER COMMUNICATIONS	8/19/2026	2543561081926-ACH	\$292.96			TV.INTERNET.VOICE 08/19/26-09/18/26
TECO	8/18/2026	081826-28939-ACH	\$49.85			ELECTRIC 07/15/26-08/12/26
TECO	8/18/2026	081826-16975-ACH	\$1,252.46			STREETLIGHTS 07/15/26-08/12/26
TECO	8/18/2026	081826-39725-ACH	\$371.10			STREETLIGHTS 07/15/26-08/12/26
TECO	8/18/2026	081826-66985-ACH	\$3,571.85			STREETLIGHTS 07/15/26-08/12/26
TECO	8/18/2026	081826-14244-ACH	\$938.98			ELECTRIC 07/15/26-08/12/26
TECO	8/18/2026	081826-39324-ACH	\$24.28			ELECTRIC 07/15/26-08/12/26
TECO	8/18/2026	081826-46983-ACH	\$29.90		\$6,238.42	ELECTRIC 07/15/26-08/12/26
Utilities Subtotal			\$7,380.25			
Regular Services						
BLUE LIFE POOL SERVICE LLC	8/13/2026	25113	\$153.00			Aug 2026- Pool light wedge
COMPLETE I.T. CORP	7/9/2026	20657	\$510.50			July 2026- Key Cards
CUSHION SOLUTION INCORPORATED	7/11/2026	41575	\$1,690.00			July 2026- LOUNGE SLING REPLACEMENT
CUSHION SOLUTION INCORPORATED	8/11/2026	41838	\$240.00			Aug 2026- Sling Chairs- 2 additional total 14
DEMETRIUS BRITT	8/4/2026	DB-080426	\$200.00			BOARD 8/4/26
DOWN TO EARTH	7/31/2026	182905	\$54.00			July 2026- Irrigation repairs
DUVALL HEATING & AIR CONDITIONING DBA	8/19/2026	6645	\$190.00			Aug 2026- AC drain clearing
INFRAMARK LLC	7/21/2026	184651	\$204.99	\$217.47	\$217.47	July 2026- Office Supplies
INFRAMARK LLC	8/19/2026	187222	\$35.37			Aug 2026- Lockboxes
MARK TODD SCHROEPEL	8/4/2026	MS-080426	\$200.00			BOARD 8/4/26
NICOLE ADRIAN HUGHES	8/4/2026	NH-080426	\$200.00			BOARD 8/4/26
WILL MCPHERSON	8/4/2026	WP-080426	\$200.00			BOARD 8/4/26
ZEBADIAH RABSATT	8/4/2026	ZR-080426	\$200.00			BOARD 8/4/26
Regular Services Subtotal			\$4,077.86			

BELMOND RESERVE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			\$32,387.07			

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

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

Invoice



BILL TO
BELMOND RESERVE 13004 Willow grove drive Riverview, Fl 33579 Riverview, FL 33579 Estados Unidos

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24855	08/01/2026	\$1,200.00	08/31/2026	Net 30	

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

Ways to pay



View and pay

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	\$1,200.00

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



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

Invoice #	20892
Invoice Date	08-01-26
Balance Due	\$99.00

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

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



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



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

Invoice #	20582
Invoice Date	07-01-26
Balance Due	\$99.00

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

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



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



Page 60
Invoice: #182061
August 2026

Customer

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

Property / Project Address

Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, FL 33579

Wesley Chapel, FL 33544

Project/Job

Belmond Reserve CDD Contract (2026)
Estimate # 150451

Invoice Date

8/1/2026

Date Due

8/31/2026

Terms

Net 30

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#150451 - Belmond Reserve CDD Contract (2026) August 2026				\$8,874.33

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

<https://huntington.billeriq.com/ebpp/DownToEarth/>

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

INVOICE

Ēli Premier Services LLC

P.O. Box 18
Zephyrhills, Florida 33539
United States

Mobile: 813-415-1678

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

inframarkcms@payableslockbox.com

Invoice Number: 0117
Invoice Date: August 18, 2026
Payment Due: September 1, 2026
Amount Due (USD): \$570.00

Items	Quantity	Price	Amount
Amenity cleaning service	1	\$570.00	\$570.00

Total: \$570.00

Amount Due (USD): \$570.00

Notes / Terms
August cleaning service

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

Service Slip / Invoice

INVOICE: 122206417
DATE: 08/04/26
ORDER: 122206417

Bill-To: [3900904]
Belmond Reserve CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008
813-873-7300

Work Location: [3900904] 000-000-0000
At Cedarbrook
Belmond CDD Clubhouse
13004 Willow Grove Dr.
Riverview, FL 33579

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
08/04/26	02:38 PM		ICAYOTTE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	08/04/26	N/A	N/A	

Service	Description	Amount
PS	Pest Control Service	\$213.00

Hello Cedarbrook , Today's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: What I saw: today I saw spiderwebs and spider eggs around the perimeter of the clubhouse. I also inspected the playground and did not see any fire ants. I did also notice under the trees on the front right front left and in the back right that there is plant debris. This creates a food source and habitat for pests. Getting that cleaned up will eliminate that food source and habitat.What I did: I knocked down all the spiderwebs and spider eggs within reach. I also applied to all proper treatments to help prevent pest from entering the clubhouse.What to expect: due to the services I provided today you may notice dead or dying bugs for the next 3 to 5 daysIf you have any questions or concerns, please feel free to reach out to myself for the Office. Thank you, Ian.Curbside Call was completed. Yes. Lvm sent message Thank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in November 2026

SUBTOTAL	\$213.00
TAX	\$0.00
TOTAL	\$213.00
AMT. PAID	\$0.00
BALANCE	\$213.00


TECHNICIAN SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE

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

Service Slip / Invoice

INVOICE:122206418

DATE:08/04/26

ORDER:122206418

Bill-To: [3900904]
Belmond Reserve CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008
813-873-7300

Work Location: [3900904] 000-000-0000
At Cedarbrook
Belmond CDD Clubhouse
13004 Willow Grove Dr.
Riverview, FL 33579

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
08/04/26	02:38 PM		ICAYOTTE		
Purchase Order		Terms	Last Service	Map Code	Sub/Dev
		DUE UPON RECEIPT	08/04/26	N/A	N/A
					Time Out

Service	Description	Amount
MCS	Mosquito Control Service	\$107.20
Hello Cedarbrook . Today I inspected and performed a mosquito suppressant service. I treated the shrubs, trees and the perimeter of your home. This treatment will help control the mosquito population in your yard. During my inspection I found two potential issues, such as the pool and the lake out back both attract mosquitoes .Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in October 2026		
		SUBTOTAL\$107.20 TAX\$0.00 TOTAL\$107.20
		AMT. PAID\$0.00 BALANCE\$107.20


TECHNICIAN SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

186075

CUSTOMER ID

C2276

PO#**DATE**

8/1/2026

NET TERMS

Due On Receipt

DUE DATE

8/1/2026

Services provided for the Month of: August 2026

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

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

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

187222

CUSTOMER ID

C2276

PO#**DATE**

8/19/2026

NET TERMS

Due On Receipt

DUE DATE

8/19/2026

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Samantha Zanoni 6-10-26 AMAZON.COM : Belmond lockboxes: \$35.37	1	Ea	35.37		35.37
Postage	8	Ea	0.74		5.92
Subtotal					41.29

Subtotal

\$41.29

Tax

\$0.00

Total Due

\$41.29

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

6102 Portofino Way
Championsgate, FL 33896

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20286742	PROJ-0108	08/01/2026	08/31/2026	\$119.89	\$

To: BELMOND RESERVE CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607Remit To: Southeast Wiring Solutions, Inc.
6102 Portofino Way
Championsgate, FL 33896-----
Detach and return with your payment.

Customer Name	Customer #	Invoice #	Invoice Date	PO Number	Amount Due
BELMOND RESERVE CDD	PROJ-0108	20286742	08/01/2026		\$119.89

Description	QTY	Rate	Amount
<i>BELMOND AMENITY CENTER, 13004 WILLOW GROVE DRIVE RIVERVIEW, FL</i>			
ACCESS CONTROL MANAGEMENT, (08/01/2026 - 08/31/2026) :	1.00	119.89	119.89
SUBSCRIBER REMOTE ACCESS - \$59.95, SWS REMOTE ACCESS - \$59.95			

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

CONTACT US

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

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



INVOICE

Page 1 of 2

Customer ID:**28-13540-53000****Customer Name:**

BELMOND RESERVE

Service Period:

08/01/26-08/31/26

Invoice Date:

07/29/2026

Invoice Number:

0272652-2206-0

How to Contact Us**Visit wm.com/MyWM**

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

**Customer Service: (813) 621-3055****Your Payment is Due****Aug 28, 2026**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$509.67**

If payment is received after
08/28/2026: **\$ 522.41**

Previous Balance

509.67

+

Payments

(509.67)

+

Adjustments

0.00

+

**Current Invoice
Charges**

509.67

=

**Total Account
Balance Due****509.67****DETAILS OF SERVICE****Details for Service Location:****Belmond Reserve, 13004 Willow Grove Dr, Riverview FL 33579-6876****Customer ID: 28-13540-53000**

Description	Date	Ticket	Quantity	Amount
Lock Per Unit	08/01/26		1.00	34.56
Disposal 4 Yard Dumpster 1X Week	08/01/26		1.00	108.51
4 Yard Dumpster 1X Week	08/01/26		1.00	366.60
Total Current Charges				509.67



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



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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
07/29/2026	0272652-2206-0	28-13540-53000
Payment Terms	Total Due	Amount
Total Due by 08/28/2026	\$509.67	
If Received after 08/28/2026	\$522.41	

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

2206000281354053000002726520000005096700000050967 9

I0290C07

BELMOND RESERVE
2002 PAN AM CIR STE 300
TAMPA FL 33607

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

405-0336465-2206-1

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

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



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us		Your Payment Is Due		Your Total Due	
Visit wm.com/MyWM Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.		10/25/2022 If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.		\$123.45 If payment is received after 10/25/2022: \$128.45	
Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due	
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45	

DETAILS OF SERVICE					
Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106 2627			Customer ID: 21-51809-22222		
Description	Date	Ticket	Quantity	Amount	
35 Gallon Toner	10/01/22		1.00	86.00	
MN STATE SOLID WASTE TAX 9.75%				25.45	
COUNTY ENVIRONMENTAL CHARGE				12.00	
Total Current Charges				123.45	

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

New Payment Platform

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



Expanded payment options.

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

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

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

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

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

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

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or 800 Capitol St. Ste 3000, Houston TX 77002. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

184651

CUSTOMER ID

C2276

PO#**DATE**

7/21/2026

NET TERMS

Due On Receipt

DUE DATE

7/21/2026

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Samantha Zaroni- AMAZON MKTPL: \$174.10. Christina M Fowler-3-9-26 TRACTOR SUPPLY : \$30.89	1	Ea	204.99		204.99
Postage	16	Ea	0.78		12.48
Subtotal					217.47

Subtotal

\$217.47

Tax

\$0.00

Total Due

\$217.47

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Qty	Part	Amount
2-1/4IN SHACKLE	ADLJCS	
513654	1	24.99
		24.99
	Subtotal	24.99
	Tax	1.87
	Total	26.86

MasterCard - SALE 26.86
 *****2032 - EMV CHIP
 Authorization #: 042870
 Terminal ID : 001792334000200
 Cryptogram : 451191714E5D2903
 D : A0000000041010
 P : Mastercard
 M : NONE / 1E0300
 R : 0000008000 / TSI : EB00

I agree to pay the above amount according
 to my card issuer agreement.

Neighbor's Club makes Life Out Here more
 rewarding. Download the Tractor Supply
 mobile app, go to www.neighborsclub.com, or
 ask a team member to join or for more
 details on points earning, rewards and
 more.

As a member of Neighbor's Club, earn 5% in
 rewards when you use a TSC Store Card to
 make a purchase. Subject to credit
 approval. Learn more @
www.TractorSupply.com/TSCCard or see a
 team member for more details.

For our Returns Policy, visit
TractorSupply.com/returns

 Help a neighbor. Review your products.
www.tractorsupply.com/reviews

Enter Store #: 2334
 Enter Reference #: 02571165
 D ITEM COUNT = 1

Invoice Number	2602357
Invoice Date	August 14, 2026
Purchase Order	238202302
Customer Number	1874093
Project Number	238202302

Bill To

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

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Belmond Reserve CDD - General Consulting Services		
Project Manager	Waag, Tyson	For Period Ending	July 24, 2026
Current Invoice Total (USD)	198.00		

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

Top Task	2026	2026 FY Gen Cons
Low Task	2026	2026 FY Gen Cons

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 10	Waag, R Tyson (Tyson)	1.00	198.00	198.00
Subtotal Professional Services		<u>1.00</u>		<u>198.00</u>

Low Task Subtotal	2026 FY Gen Cons	198.00
-------------------	-------------------------	--------

Top Task Subtotal	2026 FY Gen Cons	198.00
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Total Fees & Disbursements	<u>198.00</u>
INVOICE TOTAL (USD)	198.00

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

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

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

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

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

Thank you.

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-06-16	238202302	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	REVIEW COMMUNITY MAPPING AND PLANS TO ASSIST WITH LOT SIZE QUESTIONS. PROVIDE RESPONSE TO DM.	
Total subTask 2026					1.00		\$198.00		
Total Top Task 2026					1.00		\$198.00		
Total Project 238202302					1.00		\$198.00		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 14, 2026

Client: 001542

Matter: 000001

Invoice #: 28847

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
7/6/2026	CAW	REVIEW AGENDA FOR JULY BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.4	\$130.00
7/20/2026	CAW	REVIEW RESOLUTION ADOPTING 2026/2027 BUDGET AND RESOLUTION IMPOSING ASSESSMENTS.	0.5	\$162.50
7/21/2026	AM	TRANSMIT RESOLUTION LEVYING O&M AND RESOLUTION ADOPTING FINAL BUDGET TO DISTRICT MANAGER'S OFFICE.	0.2	\$35.00
Total Professional Services			1.1	\$327.50

Total Services	\$327.50	
Total Disbursements	\$0.00	
Total Current Charges		\$327.50
Previous Balance		\$312.50
Less Payments		(\$312.50)
PAY THIS AMOUNT		\$327.50

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	08/17/2026	09/08/2026

Page 75

Summary of Account Charges

Previous Balance	\$368.61
Net Payments	\$0.00
Past Due Amount	\$368.61
Bill Adjustments	\$18.44
Total Account Charges	\$254.51

AMOUNT DUE	\$641.56
-------------------	-----------------

CURRENT BALANCE **\$272.95**
(\$368.61 PD CK# 1194)

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9634760433



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



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



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 11,8710
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE 09/08/2026

**Auto Pay Scheduled
DO NOT PAY**



0096347604330 00000641563



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	08/17/2026	09/08/2026
Service Address: 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702151774	07/17/2026	2028073	08/17/2026	2034476	6403 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$19.34
Water Base Charge	\$46.04
Water Usage Charge	\$7.17
Late Payment Charge	\$4.41
Total Service Address Charges	\$83.50



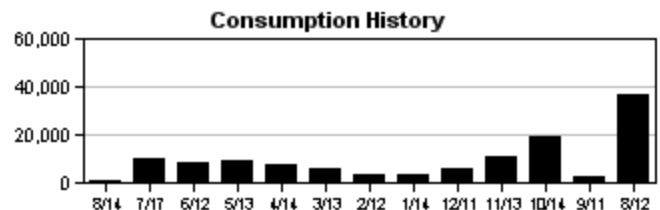
Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	08/17/2026	09/08/2026
Service Address: 13047 WILLOW GROVE DR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	07/17/2026	5114	08/14/2026	5123	900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$2.72
Water Base Charge	\$22.68
Water Usage Charge	\$1.01
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$6.36
Late Payment Charge	\$10.18
Total Service Address Charges	\$104.37





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	08/17/2026	09/08/2026

Service Address: 13098 WILLOW GROVE DR - COMM IRRIG MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702172008	07/16/2026	1762830	08/17/2026	1767390	4560 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$13.77
Water Base Charge	\$55.81
Water Usage Charge	\$5.11
Late Payment Charge	\$3.85
Total Service Address Charges	\$85.08



July 19, 2026
Invoice Number: 2543561071926
Account Number: **8337 12 029 2543561**
Security Code: XXXXXXXXXX
Service At: 13004 WILLOW GROVE DR
RIVERVIEW FL 33579-6876

Auto Pay Notice

Contact Us

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

Summary *Service from 07/19/26 through 08/18/26
details on following pages*

Previous Balance	292.76
Payments Received -Thank You!	-292.76
Adjustments	-5.00
Remaining Balance	-\$5.00
Spectrum Business™ TV	45.00
Spectrum Business™ Internet	180.00
Spectrum Business™ Voice	50.00
Other Charges	0.00
Taxes, Fees and Charges	17.96
Current Charges	\$292.96
<i>YOUR AUTO PAY WILL BE PROCESSED 08/06/26</i>	
Total Due by Auto Pay	\$287.96

NEWS AND INFORMATION

Important Information About Your Services

We're here to help you stay informed about your services. To view the current channel lineup available in your area, please visit business.spectrum.com/channel-lineup.

If you would like a printed or accessible copy mailed to your business, please call us at **1-855-743-2152**.



Telecommunications Relay Service (TRS)

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services. (TRS) TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at

<https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial **711** to be connected to a TRS Center.

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 07202026 NNNNNNNN 01 993929

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

July 19, 2026

BELMOND RESERVE CDD

Invoice Number: 2543561071926
Account Number: 8337 12 029 2543561
Service At: 13004 WILLOW GROVE DR
RIVERVIEW FL 33579-6876

Total Due by Auto Pay **\$287.96**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029254356100287961

Invoice Number: 2543561071926
 Account Number: 8337 12 029 2543561
 Security Code: XXXXXXXXXX

BELMOND RESERVE CDD

Contact Us

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

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Charge Details

Previous Balance		292.76
EFT Payment	07/06	-292.76

Payments received after 07/19/26 will appear on your next bill.

Adjustments

Reliability Credit - Adjustment	07/11	-5.00
Adjustments Total		-\$5.00

Remaining Balance		-\$5.00
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Service from 07/19/26 through 08/18/26

Spectrum Business™ TV

Spectrum Business TV Stream	45.00
\$45.00	

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

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

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

Spectrum Business Voice	50.00
\$50.00	

Phone number (813) 574-7540	\$0.00
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Spectrum Business™ Voice Continued

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	\$50.00
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Other Charges

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

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.39
State and Local Sales Tax	0.06
Federal Universal Service Fund	3.89
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	12.14
Taxes, Fees and Charges Total	\$17.96

Current Charges	\$292.96
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Total Due by Auto Pay	\$287.96
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Billing Information

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

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

Continued on the next page....

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

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



Invoice Number: 2543561071926
Account Number: 8337 12 029 2543561
Security Code: [REDACTED]

BELMOND RESERVE CDD**Contact Us**

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

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

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

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

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

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

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

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

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

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

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

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



Account Number:
Security Code:

BELMOND RESERVE CDD
8337 12 029 2543561

**Contact Us**

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

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**2026 Annual Customer Notice**

This Annual Customer Notice provides important information about Spectrum's video services. More detailed information, including Spectrum's Terms and Conditions of Service, is available at spectrum.com/policies/terms-of-service. The information in this notice does not modify or supersede any provisions of the Spectrum Terms and Conditions of Service or any other agreement between Spectrum and the customer. Customers with a commercial or business account may be subject to separate policies or procedures.

The Terms and Conditions of Service include a binding arbitration provision applicable to all customers and services. These terms can be found online at spectrum.com/policies/terms-of-service.

SPECTRUM RATES, CHANNEL LINE-UPS AND ADDITIONAL INFORMATION

Pricing for your area can be found at spectrum.com/ratecard. Channel line-ups are available at spectrum.net/channel for residential customers and spectrum.com/business/channel-lineup for business customers. For questions about this notice or to receive a paper copy of the rate card or channel lineup, call Spectrum Customer Service at 1-855-757-7328 (residential) or 1-800-314-7195 (business). In Hawaii, call 1-808-582-6100 (residential) or 1-808-582-6284 (business). More detailed information about the services, including Spectrum's Terms and Conditions of Service and notice procedures, is available upon request or by visiting spectrum.com/policies/terms-of-service. Customers may also contact Spectrum Customer Service by telephone at the numbers listed above, via our online "Chat With Us" service, or by visiting a Spectrum Store. User guides, help videos, troubleshooting steps and FAQs for Spectrum's products and services are available at spectrum.net/support (residential) or spectrumbusiness.net/support (business).

SPECTRUM TV® PRODUCTS AND SERVICES

Spectrum TV provides a variety of products, services, and programming to residential and business customers. Products, services, and pricing described in this notice are subject to change and may not be available in all Spectrum areas or to all business customers, and some of the policies, procedures and services described herein are not applicable in every area. Spectrum TV offers basic service, which includes over the air broadcast stations (for example, ABC, NBC, etc.) and may include public, educational and government access channels. Such programming varies by community. Where available, Spectrum TV may include: digital programming packages and tiers, HD programming, movies, sports programming, news, premium channels, an integrated guide, interactive services, On Demand and Pay-Per-View choices, DVR service and the Spectrum TV App. Information about Spectrum's video products and services can be found at spectrum.com/cable-tv/plans for residential and spectrum.com/business/small-business/tv.

SPECTRUM INSTALLATION & SERVICE MAINTENANCE POLICIES

Requests for Spectrum TV services may be made online at spectrum.com (residential) and spectrum.com/business/tv (business), or by telephone, or at a Spectrum Store. Installation and service call appointments are scheduled in advance, with four-hour appointment windows available. Customers will be offered a standard installation appointment the same day if the request is received before 5 p.m., otherwise next day; this, though timing may vary based on the service requested. If Spectrum cannot meet a scheduled commitment, Spectrum will attempt to notify you and reschedule. Someone at least 18 years of age with a government-issued picture ID must be present during any installation or repair. Spectrum requires its technicians to display identification during visits. At a customer's request, Spectrum can relocate Spectrum equipment within the home at a mutually agreed-upon time, and a charge

may apply. Spectrum also offers a self-installation option with a kit and step-by-step instructions. For more information, visit spectrum.net/page/self-installation-help (residential) or spectrumbusiness.net/installhelp (business). Customer service is available 24/7. Calls may be monitored or recorded for quality assurance. There is no charge for service calls due to issues with Spectrum's distribution system. A service charge may apply for issues arising from customer equipment or premises, third-party actions or unauthorized tampering with our equipment.

HOW TO USE SPECTRUM TV SERVICES

Customers can access Spectrum TV using Spectrum-issued receivers, Xumo devices, and other compatible devices. For a list of devices compatible with the Spectrum TV App, visit spectrum.com/cable-tv/spectrum-tv-app for residential. Customers may receive Spectrum Receiver(s) and remote(s), along with instructions and guidance on how to access the video services. For more information visit spectrum.net/support/category/tv for residential and spectrumbusiness.net/support/category/tv for business customers. For customer account information and other features available, visit spectrum.net for residential and spectrumbusiness.net for business customers.

REMOTE CONTROLS: The Spectrum-issued remote control works with the Spectrum Receiver and can be programmed to control the TV and other devices. Visit spectrum.net/remotes for residential and spectrumbusiness.net/support/remote/spectrum-guide-remote for business customers and Xumo spectrum.net/xumoremote (residential) spectrumbusiness.net/xumoremotes (business) for a complete list of remote controls and instructions.

ADDITIONAL EQUIPMENT: For more information about CableCARDs, visit spectrum.net/support/tv/about-cablecards for residential and spectrumbusiness.net/support/tv/cablecard-information for business customers.

PARENTAL CONTROLS: A parental control feature is available to prevent children from watching certain programming based on the customer's preference. For more information, visit spectrum.net/support/internet/about-parental-controls for residential and spectrumbusiness.net/parentalcontrol for business customers.

ACCESSIBILITY FEATURES: For customers who are deaf or hard of hearing, Spectrum supports certain capabilities, such as pass-through of closed captioning, Caller ID on TV, hearing aid compatible mobile devices, Text Telephone Relay (TTY) and Telecommunications Relay Service (TRS). American Sign Language (ASL) support is available in select retail stores. For customers who are blind or have low vision, Spectrum offers braille and large-print billing materials and support documentation, as well as large-button remotes for Spectrum Guide. Audio description, guide narration, and other accessibility features are supported on Spectrum Guide, Xumo and the Spectrum TV Application. The availability of certain accessibility features may vary depending upon your service area. Spectrum's web and mobile applications are screen-reader friendly for customers who use Text-to-speech (TTS) programs. The Spectrum Access application offers additional accessibility features and is available to Spectrum customers. In-store and mobile customer support representatives are guided on how to assist customers with the accessibility features of their mobile devices. For more information about specialized customer support regarding the accessibility of Spectrum's products and services, including installation, dial 844-762-1301 or visit spectrum.com/choose-spectrum/access. This page can also be accessed by visiting spectrum.com, scrolling to the bottom, and selecting "Accessibility" from the available hyperlink options. Further information regarding Spectrum's accessibility and Disability Support is available at spectrum.net/page/accessibility.

Account Number:
Security Code:

BELMOND RESERVE CDD
8337 12 029 2543561



Contact Us

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

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BILLING PROCEDURES

PAYMENT OF CHARGES: Customers will be billed monthly, for services to be received and in arrears for actual charges incurred for Pay-Per-View, On Demand, per event programming where such charges are based on actual usage, plus pro-rata charges, if any, for periods not previously billed. Bills might not be issued for accounts with a zero balance. Billing may commence on or after the earlier to occur of (a) the activation of any service or device, (b) confirmed delivery of service equipment, (c) 8 days after customer pickup or shipment by Spectrum of devices or equipment. Customer shall pay all monthly charges and all applicable fees and taxes by the due date as listed on the Spectrum monthly bill(s), which may be sent by multiple, separate invoices and/or exclusively by online presentation depending on respective service subscription. Payment methods, including credit cards, debit cards and bank accounts, will be stored for future use by the customer. It is the customer's obligation to review bills as presented. For a full description of all billing terms and conditions that apply to the Spectrum services, visit spectrum.com/policies/terms-of-service. Additional fees may apply if a Spectrum Customer Service Representative's assistance is needed to process the transaction.

SPECTRUM 30-DAY SERVICE GUARANTEE: For new Spectrum TV residential customers (those who have not been Spectrum customers within the prior 90 days) may qualify for a refund or credit if not fully satisfied with the service. Current customers adding a new level of subscription service qualify to receive a refund/credit only on those newly added services not subscribed to within the previous 90 days. Such refund is valid for Spectrum TV customers who pay for their first month of new or upgraded monthly recurring subscription services. Pay-Per-View and other non-recurring subscription purchases are not refundable nor are any related installation fees that may apply. Spectrum TV customers are limited to one refund or credit per household for a maximum of 30 days of service. For additional restrictions, visit spectrum.com/policies/guarantee-new.

For information about the 30-Day Service Guarantee for business customers, please visit the Spectrum Business money-back guarantee page at business.spectrum.com/guarantee. Separately, for information concerning purchased equipment returns, visit spectrum.com/policies/terms-of-service/returnpolicy for residential and spectrumbusiness.net/returningpolicy for business customers.

SERVICE BUNDLE DISCOUNTS: Spectrum reserves the right to offer, and customer may elect to subscribe to, a combination of Spectrum services for which a bundle discount applies ("Bundled Services"). In the event the customer terminates any service component of such Bundled Services or Spectrum terminates such service component based on customer's failure to comply with the terms of service, Spectrum reserves the right to revert the pricing of the remaining service(s) to the applicable undiscounted price for such service(s).

MONTHLY SUBSCRIPTION SERVICES: Subject to restrictions under applicable law, if any, and without affecting the "Spectrum Residential Customer Guarantee" and "Spectrum Business Customer Guarantee", customer shall be responsible for the full monthly charge (without proration) for services that are offered on a monthly subscription basis to which the customer has subscribed, regardless of customer's termination of such monthly service prior to the conclusion of the respective subscription month.

CORRESPONDENCE: Please do not mail written correspondence with your bill statement. Contact Spectrum Customer Service with any additional needs..

LATE FEE: Customers can avoid incurring late fees by paying their monthly bill in a timely manner that ensures Spectrum receives payment by the due date. If a customer's account is past due, the customer may be charged an applicable late fee in addition to the past due balance. If the customer's account remains unpaid, the service(s) may be suspended or disconnected.

PAYMENTS (ONLINE AND BY PHONE): The payment functionality on Spectrum's website and payment-by-phone service is provided for the exclusive personal use of Spectrum customers. No payment processor may use this website to effect a payment in the name of a customer without authorization in writing from Spectrum.

Any attempt to do so will be considered an unauthorized interference with the intended operation of the website or phone systems and may result in Spectrum's failure to process or accept such payment.

BILLING DISPUTES: Customers must notify Spectrum of disputed items within sixty (60) days after the due date on a customer billing statement, or longer as required by applicable law. Failure to pay charges billed (including checks returned for insufficient funds) may result in discontinuance of service, the removal of all Spectrum equipment, and/or imposition of a late payment or service charge. If the customer has more than one account (residential and/or business) served by Spectrum, all Spectrum-provided services at all locations may be subject to suspension or discontinuance of service in the event any one account remains unpaid, and Spectrum may apply any funds received from the customer first to such delinquent account(s). Should the customer wish to resume a service after any suspension, the customer may be subject to a reconnection fee. Should the customer wish to resume a service after termination of service, Spectrum may charge an installation fee and/or service activation fee. These fees are in addition to all past due charges and other fees. In the event collection activities are required, an additional collection charge may be imposed.

DISRUPTION OF SERVICE: Spectrum endeavors to respond to and resolve customer service outages within 24 hours of being reported. Unless otherwise required under applicable law, credits are not available for disruptions of service that are beyond Spectrum's reasonable control, not reasonably foreseeable by Spectrum or in any way caused by the customer. Spectrum will otherwise provide the customer with the proportionate credit for qualifying outages of two or more consecutive hours, after the interruption is reported to us and the customer has requested a credit within 60 days after the conclusion of such service outage. Such credit shall not exceed the customer's monthly recurring charges for service at the time of the service outage and shall exclude all one-time, nonrecurring, and per view/use charges, as well as governmental, franchise, regulatory, or other similar required or permissible fees, surcharges, or taxes. In no event shall Spectrum be liable for any failure or interruption of program transmissions or service resulting in part or entirely from circumstances beyond Spectrum's reasonable control (e.g., actions by programmers). Except where specifically prohibited by law, the outage credit described herein is the sole and exclusive remedy for a service interruption. State-specific service outage credit policies are outlined below:

- **Connecticut:** If a customer experiences a video service outage of more than 24 consecutive hours in order to receive a credit for such outage, the customer must notify Spectrum of such outage. Spectrum will provide a proportionate credit, provided such service interruption is not caused by the customer.
- **Maine:** If a video service outage occurs for 6 or more consecutive hours in a 30-day period, Spectrum will, upon request, provide a customer with a pro rata credit or rebate.
- **Massachusetts:** If a video service outage occurs for more than 24 consecutive hours and Spectrum is aware of such outage, Spectrum will provide a proportionate credit, provided such interruption is not caused by the customer.
- **New Jersey:** If a video service outage or other loss of service occurs for 6 or more consecutive hours, Spectrum will provide a credit in one-day increments to eligible customers who request a credit from Spectrum, or notify the New Jersey Office of Cable Television and Telecommunications, within thirty (30) days of such outage or loss of service, except when restoration of video service within 6 hours is outside of Spectrum's control and Spectrum restores video service within 6 hours once restoration of video service is within its control.
- **New York:** If a video service outage occurs affecting more than 100 customers for less than 24 hours, Spectrum will provide a credit equal to one day of Spectrum video service charges to eligible customers who request a credit. If a video service outage was in part caused by loss of commercial power, the credit period will begin 24 hours after restoration of commercial power.



Account Number: **BELMOND RESERVE CDD**
 8337 12 029 2543561
 Security Code: XXXXXXXXXX

Contact Us

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

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• Vermont: If a video service outage occurs for 24 or more consecutive hours and Spectrum is aware of such outage at the time of such outage, Spectrum will provide an appropriate rate credit, calculated consistently with state law.

• West Virginia: If video service is interrupted for more than 24 consecutive hours, upon request Spectrum will provide a credit or refund representing the proportionate share of such service not received in the billing period, provided such interruption is not caused by the customer.

TERMINATION OF SERVICE/DISCONNECTED ACCOUNT: A customer may terminate service at a Spectrum office in person, by written notice, by telephone, or as otherwise required under applicable law. Refunds or credits, if necessary, will be issued after the return of any Spectrum-owned equipment. Spectrum reserves the right to terminate the customer's service based on delinquent status or any misuse of service. Spectrum will make reasonable efforts, which may include but not limited to written notices, phone calls, text messages, emails, Internet or browser messages and home visits, to contact the customer about a pending suspension or disconnection resulting from an unpaid balance. In the event the customer's account has been disconnected for nonpayment, the customer may be liable for all reconnect and/or installation fees, past due balance(s), and the first month of reconnected service in advance, in addition to any other applicable charges. If the account remains unpaid, it may be forwarded to a third-party collection agency for collections, and the customer's credit report may be negatively impacted. Upon termination, Spectrum may charge additional fees on any unpaid balance and reserves any and all other rights it has under the terms and conditions of the customer's service agreement with Spectrum and otherwise under applicable law with respect to billing for service and unreturned equipment. Further, the customer understands and agrees that Spectrum reserves the right to charge customer's payment method on file at the time of service in the amount of ongoing rental fees, any outstanding balance, and/or any unreturned equipment charges, in accordance with applicable law.

COMPLAINT PROCEDURES

Should a customer have any complaint regarding quality of service, equipment malfunctions, or similar matters, first contact Spectrum Customer Service (available 24 hours a day) at 1-855-757-7328 for residential and 1-800-314-7195 for business customers (in Hawaii, call 1-808-582-6100 for residential and 1-808-582-6284 for business). If a complaint remains unresolved, the customer may elect to mail a complaint to **Spectrum, Attention: Customer Complaint, 2 Digital Place, 4th floor, Simpsonville, SC 29681** or, where applicable, consult the franchise authority or contact the state agencies listed below. States listed below also provide contact information

• Connecticut: In the event an issue is not resolved with Spectrum's Customer Care Representatives, customers may request a confidential, nonbinding mediation with Spectrum and a designated member of the Public Utilities Regulatory Authority, who shall serve as the mediator. If the mediation is unsuccessful, the customer may file a complaint at portal.ct.gov/PURA/Consumer-Services/File-a-Complaint and/or contact the Authority at 1-800-382-4586 (toll-free within CT) or 1-860-827-2622 (outside CT).

• Hawaii: Customers may request assistance from the Hawaii Department of Commerce and Consumer Affairs, Cable Television Division by mail at P.O. Box 541, Honolulu, Hawaii 96809, by email at cabletv@dcca.hawaii.gov, or by phone at 1-808-586-2620 (Oahu), 1-808-974-4000 ext. 62620 (Hawaii), 1-808-984-2400 ext. 62620 (Maui), or 1-808-274-3141 ext. 62620 (Kauai).

• Maine: Customers may communicate their views and complaints to the Attorney General or the municipality identified on the monthly statement. The Department of the Attorney General has responsibility to investigate and resolve customer complaints or complaints raised by the municipality under 30-A MRSA §3008 concerning matters other than program choices and rates. The Dept. of Attorney General, Consumer Protection Division may be contacted at 1-207-626-8800; Office of the Maine AG: Contact the Consumer Protection Division; or in writing at 6 State House Station, Augusta, ME 04330.

• Massachusetts: Customers who are unsatisfied with the handling of a cable services complaint may contact Consumer Division of the Department of Telecommunications and Cable (DTC) toll free at 1-800-392-6066 or may write to that Dept. at One Federal Street, Suite 0740, Boston MA 02110-2012.

• Michigan: Customers may request assistance from the Michigan Public Service Commission at 1-800-292-9555 or at michigan.gov/mpsc.

• New Hampshire: Customers may request assistance from the Consumer Protection & Antitrust Bureau, Office of the Attorney General, 1 Granite Place South, Concord, NH 03301; Phone: (603) 271-3643; Fax: (603) 271-2110.

• New Jersey: Customers may request assistance from the Complaint Officer for their municipality. The Complaint Office for all municipalities, except Palisades Park and Englewood is the State of New Jersey Board of Public Utilities, Office of Cable Television & Telecommunications, 44 S. Clinton Avenue, 1st Floor, Post Office Box 350, Trenton, NJ 08625. Customers may also call 1-800-624-0331. For the Borough of Palisades Park, customers may contact the Complaint Officer at 275 Broad Avenue, Palisades Park, NJ 07650. For the City of Englewood, customers may contact the City Administrator at the Englewood Municipal Building, 2-10 N. Van Brunt Street, Englewood, NJ 07631.

• New York: Customers may request assistance from the New York Department of Public Service. They may be contacted at dps.ny.gov, Phone: 1-800-342-3377, Hearing/Speech Impaired: TDD 1-800-662-1220, Fax: 518-472-8502, Mail: Office of Consumer Services, New York State Department of Public Service, Empire State Plaza, Agency Building 3, Albany, NY 12223-1350.

• North Carolina: Customers may request assistance from the Consumer Protection Division of the Attorney General's Office of the State of North Carolina at ncdoj.gov/cable.

• Vermont: Customers may request assistance from the Vermont Department of Public Service Consumer Hotline and file complaints regarding billing, service quality, PEG access programming and other concerns by calling 1-800-622-4496, sending an email to PSD.consumer@vermont.gov or writing 112 State Street, Montpelier, VT 05620-2601. Assistance is available Monday through Friday, except state holidays, between the hours of 7:45 a.m. and 4:30 p.m. TTY/TDD number is 1-800-734-8390. Feedback can be provided to The Public Utility Commission by calling 1-802-828-2358 or in writing to the Commission at 112 State Street, Montpelier, VT 05620-2601.

• West Virginia: In the event an issue, other than those associated with programming, channel selection or rates, is not resolved with Spectrum's Customer Care Representatives, you may contact the Public Service Commission in writing at: PSC of West Virginia, P.O. Box 812, Charleston, WV 25323. Please include the name and address of the cable operator, a clear and concise statement of the facts involved and remedy sought. A complaint form is available upon request. If the Commission cannot resolve your complaint informally, you may request a formal hearing before the Commission. You may reach the Commission by phone at 1-800-344-5113; or via the PSC website: <https://www.psc.state.wv.us>. You may also contact the FCC Cable Services Bureau, 445 12th St., S.W., Room 3-C 830, Washington, DC 20554; phone 202-418-7200; website www.fcc.gov.

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Account Number:
Security Code:

BELMOND RESERVE CDD
8337 12 029 2543561

**Contact Us**

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

8633 2390 DY RP 19 07202026 NNNNNNNN 01 993929

Annual Notice of Your Rights Regarding the National Do Not Call Registry

- You have a right to give or revoke notification of your objection to receiving telephone solicitations via the National Do Not Call Registry.
- Telephone numbers placed on the National Do Not Call Registry will remain on it permanently due to the Do-Not-Call Improvement Act of 2007.
For more information see <https://www.ftc.gov/opa/2008/04/dncfyi.shtm>.
- Registration is free and will not expire. Cell phones can also be registered.
- To obtain more information or to register online, contact <https://www.donotcall.gov> or call **1-888-382-1222**; to register by TTY call **1-866-290-4236**.



Aviso anual sobre sus derechos con respecto al Registro Nacional No Llame

- Usted tiene derecho a otorgar o revocar la notificación de su objeción a recibir llamadas telefónicas de mercadeo a través del Registro Nacional No Llame.
- Los números de teléfono que se encuentran en el Registro Nacional No Llame permanecerán en él de manera permanente conforme la Ley para la Mejora del Registro No Llame de 2007. Para más información, visite <https://www.ftc.gov/opa/2008/04/dncfyi.shtm>.
- La inscripción es gratis y no vencerá. También se pueden registrar teléfonos móviles.
- Para obtener más información o inscribirse en línea, visite <https://www.donotcall.gov> o llame al **1-888-382-1222**; registrarse por TTY, llame al **1-866-290-4236**.



Account Number:
Security Code:

BELMOND RESERVE CDD
8337 12 029 2543561
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Contact Us

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

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July 19, 2026
Invoice Number: 2543561071926
Account Number: **8337 12 029 2543561**
Security Code: 
Service At: 13004 WILLOW GROVE DR
RIVERVIEW FL 33579-6876

Auto Pay Notice

Contact Us

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

Summary *Service from 07/19/26 through 08/18/26
details on following pages*

Previous Balance	292.76
Payments Received -Thank You!	-292.76
Adjustments	-5.00
Remaining Balance	-\$5.00
Spectrum Business™ TV	45.00
Spectrum Business™ Internet	180.00
Spectrum Business™ Voice	50.00
Other Charges	0.00
Taxes, Fees and Charges	17.96
Current Charges	\$292.96
<i>YOUR AUTO PAY WILL BE PROCESSED 08/06/26</i>	
Total Due by Auto Pay	\$287.96

NEWS AND INFORMATION

Important Information About Your Services

We're here to help you stay informed about your services. To view the current channel lineup available in your area, please visit business.spectrum.com/channel-lineup.

If you would like a printed or accessible copy mailed to your business, please call us at **1-855-743-2152**.



Telecommunications Relay Service (TRS)

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services. (TRS) TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial **711** to be connected to a TRS Center.

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 07202026 NNNNNNNN 01 993929

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

July 19, 2026

BELMOND RESERVE CDD

Invoice Number: 2543561071926
Account Number: 8337 12 029 2543561
Service At: 13004 WILLOW GROVE DR
RIVERVIEW FL 33579-6876

Total Due by Auto Pay **\$287.96**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029254356100287961

Invoice Number: 2543561071926
 Account Number: 8337 12 029 2543561
 Security Code: XXXXXXXXXX

BELMOND RESERVE CDD

Contact Us

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

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Charge Details

Previous Balance		292.76
EFT Payment	07/06	-292.76

Payments received after 07/19/26 will appear on your next bill.

Adjustments

Reliability Credit - Adjustment	07/11	-5.00
Adjustments Total		-\$5.00

Remaining Balance		-\$5.00
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Service from 07/19/26 through 08/18/26

Spectrum Business™ TV

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

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

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

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

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

Phone number (813) 574-7540	\$0.00
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Spectrum Business™ Voice Continued

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	\$50.00
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Other Charges

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

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.39
State and Local Sales Tax	0.06
Federal Universal Service Fund	3.89
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	12.14
Taxes, Fees and Charges Total	\$17.96

Current Charges	\$292.96
------------------------	-----------------

Total Due by Auto Pay	\$287.96
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Billing Information

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

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

Continued on the next page....

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

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



Invoice Number: 2543561071926
Account Number: 8337 12 029 2543561
Security Code: XXXXXXXXXX

BELMOND RESERVE CDD**Contact Us**

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

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

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

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

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

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

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

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

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

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

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



Account Number:
Security Code:

BELMOND RESERVE CDD
8337 12 029 2543561

**Contact Us**

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**2026 Annual Customer Notice**

This Annual Customer Notice provides important information about Spectrum's video services. More detailed information, including Spectrum's Terms and Conditions of Service, is available at spectrum.com/policies/terms-of-service. The information in this notice does not modify or supersede any provisions of the Spectrum Terms and Conditions of Service or any other agreement between Spectrum and the customer. Customers with a commercial or business account may be subject to separate policies or procedures.

The Terms and Conditions of Service include a binding arbitration provision applicable to all customers and services. These terms can be found online at spectrum.com/policies/terms-of-service.

SPECTRUM RATES, CHANNEL LINE-UPS AND ADDITIONAL INFORMATION

Pricing for your area can be found at spectrum.com/ratecard. Channel line-ups are available at spectrum.net/channel for residential customers and spectrum.com/business/channel-lineup for business customers. For questions about this notice or to receive a paper copy of the rate card or channel lineup, call Spectrum Customer Service at 1-855-757-7328 (residential) or 1-800-314-7195 (business). In Hawaii, call 1-808-582-6100 (residential) or 1-808-582-6284 (business). More detailed information about the services, including Spectrum's Terms and Conditions of Service and notice procedures, is available upon request or by visiting spectrum.com/policies/terms-of-service. Customers may also contact Spectrum Customer Service by telephone at the numbers listed above, via our online "Chat With Us" service, or by visiting a Spectrum Store. User guides, help videos, troubleshooting steps and FAQs for Spectrum's products and services are available at spectrum.net/support (residential) or spectrumbusiness.net/support (business).

SPECTRUM TV® PRODUCTS AND SERVICES

Spectrum TV provides a variety of products, services, and programming to residential and business customers. Products, services, and pricing described in this notice are subject to change and may not be available in all Spectrum areas or to all business customers, and some of the policies, procedures and services described herein are not applicable in every area. Spectrum TV offers basic service, which includes over the air broadcast stations (for example, ABC, NBC, etc.) and may include public, educational and government access channels. Such programming varies by community. Where available, Spectrum TV may include: digital programming packages and tiers, HD programming, movies, sports programming, news, premium channels, an integrated guide, interactive services, On Demand and Pay-Per-View choices, DVR service and the Spectrum TV App. Information about Spectrum's video products and services can be found at spectrum.com/cable-tv/plans for residential and spectrum.com/business/small-business/tv.

SPECTRUM INSTALLATION & SERVICE MAINTENANCE POLICIES

Requests for Spectrum TV services may be made online at spectrum.com (residential) and spectrum.com/business/tv (business), or by telephone, or at a Spectrum Store. Installation and service call appointments are scheduled in advance, with four-hour appointment windows available. Customers will be offered a standard installation appointment the same day if the request is received before 5 p.m., otherwise next day; this, though timing may vary based on the service requested. If Spectrum cannot meet a scheduled commitment, Spectrum will attempt to notify you and reschedule. Someone at least 18 years of age with a government-issued picture ID must be present during any installation or repair. Spectrum requires its technicians to display identification during visits. At a customer's request, Spectrum can relocate Spectrum equipment within the home at a mutually agreed-upon time, and a charge

may apply. Spectrum also offers a self-installation option with a kit and step-by-step instructions. For more information, visit spectrum.net/page/self-installation-help (residential) or spectrumbusiness.net/installhelp (business). Customer service is available 24/7. Calls may be monitored or recorded for quality assurance. There is no charge for service calls due to issues with Spectrum's distribution system. A service charge may apply for issues arising from customer equipment or premises, third-party actions or unauthorized tampering with our equipment.

HOW TO USE SPECTRUM TV SERVICES

Customers can access Spectrum TV using Spectrum-issued receivers, Xumo devices, and other compatible devices. For a list of devices compatible with the Spectrum TV App, visit spectrum.com/cable-tv/spectrum-tv-app for residential. Customers may receive Spectrum Receiver(s) and remote(s), along with instructions and guidance on how to access the video services. For more information visit spectrum.net/support/category/tv for residential and spectrumbusiness.net/support/category/tv for business customers. For customer account information and other features available, visit spectrum.net for residential and spectrumbusiness.net for business customers.

REMOTE CONTROLS: The Spectrum-issued remote control works with the Spectrum Receiver and can be programmed to control the TV and other devices. Visit spectrum.net/remotes for residential and spectrumbusiness.net/support/remote/spectrum-guide-remote for business customers and Xumo spectrum.net/xumoremote (residential) spectrumbusiness.net/xumoremotes (business) for a complete list of remote controls and instructions.

ADDITIONAL EQUIPMENT: For more information about CableCARDS, visit spectrum.net/support/tv/about-cablecards for residential and spectrumbusiness.net/support/tv/cablecard-information for business customers.

PARENTAL CONTROLS: A parental control feature is available to prevent children from watching certain programming based on the customer's preference. For more information, visit spectrum.net/support/internet/about-parental-controls for residential and spectrumbusiness.net/parentalcontrol for business customers.

ACCESSIBILITY FEATURES: For customers who are deaf or hard of hearing, Spectrum supports certain capabilities, such as pass-through of closed captioning, Caller ID on TV, hearing aid compatible mobile devices, Text Telephone Relay (TTY) and Telecommunications Relay Service (TRS). American Sign Language (ASL) support is available in select retail stores. For customers who are blind or have low vision, Spectrum offers braille and large-print billing materials and support documentation, as well as large-button remotes for Spectrum Guide. Audio description, guide narration, and other accessibility features are supported on Spectrum Guide, Xumo and the Spectrum TV Application. The availability of certain accessibility features may vary depending upon your service area. Spectrum's web and mobile applications are screen-reader friendly for customers who use Text-to-speech (TTS) programs. The Spectrum Access application offers additional accessibility features and is available to Spectrum customers. In-store and mobile customer support representatives are guided on how to assist customers with the accessibility features of their mobile devices. For more information about specialized customer support regarding the accessibility of Spectrum's products and services, including installation, dial 844-762-1301 or visit spectrum.com/choose-spectrum/access. This page can also be accessed by visiting spectrum.com, scrolling to the bottom, and selecting "Accessibility" from the available hyperlink options. Further information regarding Spectrum's accessibility and Disability Support is available at spectrum.net/page/accessibility.



Account Number: BELMOND RESERVE CDD
 Security Code: 8337 12 029 2543561

Contact Us

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

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BILLING PROCEDURES

PAYMENT OF CHARGES: Customers will be billed monthly, for services to be received and in arrears for actual charges incurred for Pay-Per-View, On Demand, per event programming where such charges are based on actual usage, plus pro-rata charges, if any, for periods not previously billed. Bills might not be issued for accounts with a zero balance. Billing may commence on or after the earlier to occur of (a) the activation of any service or device, (b) confirmed delivery of service equipment, (c) 8 days after customer pickup or shipment by Spectrum of devices or equipment. Customer shall pay all monthly charges and all applicable fees and taxes by the due date as listed on the Spectrum monthly bill(s), which may be sent by multiple, separate invoices and/or exclusively by online presentation depending on respective service subscription. Payment methods, including credit cards, debit cards and bank accounts, will be stored for future use by the customer. It is the customer's obligation to review bills as presented. For a full description of all billing terms and conditions that apply to the Spectrum services, visit spectrum.com/policies/terms-of-service. Additional fees may apply if a Spectrum Customer Service Representative's assistance is needed to process the transaction.

SPECTRUM 30-DAY SERVICE GUARANTEE: For new Spectrum TV residential customers (those who have not been Spectrum customers within the prior 90 days) may qualify for a refund or credit if not fully satisfied with the service. Current customers adding a new level of subscription service qualify to receive a refund/credit only on those newly added services not subscribed to within the previous 90 days. Such refund is valid for Spectrum TV customers who pay for their first month of new or upgraded monthly recurring subscription services. Pay-Per-View and other non-recurring subscription purchases are not refundable nor are any related installation fees that may apply. Spectrum TV customers are limited to one refund or credit per household for a maximum of 30 days of service. For additional restrictions, visit spectrum.com/policies/guarantee-new.

For information about the 30-Day Service Guarantee for business customers, please visit the Spectrum Business money-back guarantee page at business.spectrum.com/guarantee. Separately, for information concerning purchased equipment returns, visit spectrum.com/policies/terms-of-service/returnpolicy for residential and spectrumbusiness.net/returningpolicy for business customers.

SERVICE BUNDLE DISCOUNTS: Spectrum reserves the right to offer, and customer may elect to subscribe to, a combination of Spectrum services for which a bundle discount applies ("Bundled Services"). In the event the customer terminates any service component of such Bundled Services or Spectrum terminates such service component based on customer's failure to comply with the terms of service, Spectrum reserves the right to revert the pricing of the remaining service(s) to the applicable undiscounted price for such service(s).

MONTHLY SUBSCRIPTION SERVICES: Subject to restrictions under applicable law, if any, and without affecting the "Spectrum Residential Customer Guarantee" and "Spectrum Business Customer Guarantee", customer shall be responsible for the full monthly charge (without proration) for services that are offered on a monthly subscription basis to which the customer has subscribed, regardless of customer's termination of such monthly service prior to the conclusion of the respective subscription month.

CORRESPONDENCE: Please do not mail written correspondence with your bill statement. Contact Spectrum Customer Service with any additional needs..

LATE FEE: Customers can avoid incurring late fees by paying their monthly bill in a timely manner that ensures Spectrum receives payment by the due date. If a customer's account is past due, the customer may be charged an applicable late fee in addition to the past due balance. If the customer's account remains unpaid, the service(s) may be suspended or disconnected.

PAYMENTS (ONLINE AND BY PHONE): The payment functionality on Spectrum's website and payment-by-phone service is provided for the exclusive personal use of Spectrum customers. No payment processor may use this website to effect a payment in the name of a customer without authorization in writing from Spectrum.

Any attempt to do so will be considered an unauthorized interference with the intended operation of the website or phone systems and may result in Spectrum's failure to process or accept such payment.

BILLING DISPUTES: Customers must notify Spectrum of disputed items within sixty (60) days after the due date on a customer billing statement, or longer as required by applicable law. Failure to pay charges billed (including checks returned for insufficient funds) may result in discontinuance of service, the removal of all Spectrum equipment, and/or imposition of a late payment or service charge. If the customer has more than one account (residential and/or business) served by Spectrum, all Spectrum-provided services at all locations may be subject to suspension or discontinuance of service in the event any one account remains unpaid, and Spectrum may apply any funds received from the customer first to such delinquent account(s). Should the customer wish to resume a service after any suspension, the customer may be subject to a reconnection fee. Should the customer wish to resume a service after termination of service, Spectrum may charge an installation fee and/or service activation fee. These fees are in addition to all past due charges and other fees. In the event collection activities are required, an additional collection charge may be imposed.

DISRUPTION OF SERVICE: Spectrum endeavors to respond to and resolve customer service outages within 24 hours of being reported. Unless otherwise required under applicable law, credits are not available for disruptions of service that are beyond Spectrum's reasonable control, not reasonably foreseeable by Spectrum or in any way caused by the customer. Spectrum will otherwise provide the customer with the proportionate credit for qualifying outages of two or more consecutive hours, after the interruption is reported to us and the customer has requested a credit within 60 days after the conclusion of such service outage. Such credit shall not exceed the customer's monthly recurring charges for service at the time of the service outage and shall exclude all one-time, nonrecurring, and per view/use charges, as well as governmental, franchise, regulatory, or other similar required or permissible fees, surcharges, or taxes. In no event shall Spectrum be liable for any failure or interruption of program transmissions or service resulting in part or entirely from circumstances beyond Spectrum's reasonable control (e.g., actions by programmers). Except where specifically prohibited by law, the outage credit described herein is the sole and exclusive remedy for a service interruption. State-specific service outage credit policies are outlined below:

- Connecticut: If a customer experiences a video service outage of more than 24 consecutive hours in order to receive a credit for such outage, the customer must notify Spectrum of such outage. Spectrum will provide a proportionate credit, provided such service interruption is not caused by the customer.
- Maine: If a video service outage occurs for 6 or more consecutive hours in a 30-day period, Spectrum will, upon request, provide a customer with a pro rata credit or rebate.
- Massachusetts: If a video service outage occurs for more than 24 consecutive hours and Spectrum is aware of such outage, Spectrum will provide a proportionate credit, provided such interruption is not caused by the customer.
- New Jersey: If a video service outage or other loss of service occurs for 6 or more consecutive hours, Spectrum will provide a credit in one-day increments to eligible customers who request a credit from Spectrum, or notify the New Jersey Office of Cable Television and Telecommunications, within thirty (30) days of such outage or loss of service, except when restoration of video service within 6 hours is outside of Spectrum's control and Spectrum restores video service within 6 hours once restoration of video service is within its control.
- New York: If a video service outage occurs affecting more than 100 customers for less than 24 hours, Spectrum will provide a credit equal to one day of Spectrum video service charges to eligible customers who request a credit. If a video service outage was in part caused by loss of commercial power, the credit period will begin 24 hours after restoration of commercial power.



Account Number: **BELMOND RESERVE CDD**
8337 12 029 2543561
Security Code: XXXXXXXXXX

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- Vermont: If a video service outage occurs for 24 or more consecutive hours and Spectrum is aware of such outage at the time of such outage, Spectrum will provide an appropriate rate credit, calculated consistently with state law.

- West Virginia: If video service is interrupted for more than 24 consecutive hours, upon request Spectrum will provide a credit or refund representing the proportionate share of such service not received in the billing period, provided such interruption is not caused by the customer.

TERMINATION OF SERVICE/DISCONNECTED ACCOUNT: A customer may terminate service at a Spectrum office in person, by written notice, by telephone, or as otherwise required under applicable law. Refunds or credits, if necessary, will be issued after the return of any Spectrum-owned equipment. Spectrum reserves the right to terminate the customer's service based on delinquent status or any misuse of service. Spectrum will make reasonable efforts, which may include but not limited to written notices, phone calls, text messages, emails, Internet or browser messages and home visits, to contact the customer about a pending suspension or disconnection resulting from an unpaid balance. In the event the customer's account has been disconnected for nonpayment, the customer may be liable for all reconnect and/or installation fees, past due balance(s), and the first month of reconnected service in advance, in addition to any other applicable charges. If the account remains unpaid, it may be forwarded to a third-party collection agency for collections, and the customer's credit report may be negatively impacted. Upon termination, Spectrum may charge additional fees on any unpaid balance and reserves any and all other rights it has under the terms and conditions of the customer's service agreement with Spectrum and otherwise under applicable law with respect to billing for service and unreturned equipment. Further, the customer understands and agrees that Spectrum reserves the right to charge customer's payment method on file at the time of service in the amount of ongoing rental fees, any outstanding balance, and/or any unreturned equipment charges, in accordance with applicable law.

COMPLAINT PROCEDURES

Should a customer have any complaint regarding quality of service, equipment malfunctions, or similar matters, first contact Spectrum Customer Service (available 24 hours a day) at 1-855-757-7328 for residential and 1-800-314-7195 for business customers (in Hawaii, call 1-808-582-6100 for residential and 1-808-582-6284 for business). If a complaint remains unresolved, the customer may elect to mail a complaint to **Spectrum, Attention: Customer Complaint, 2 Digital Place, 4th floor, Simpsonville, SC 29681** or, where applicable, consult the franchise authority or contact the state agencies listed below. States listed below also provide contact information

- Connecticut: In the event an issue is not resolved with Spectrum's Customer Care Representatives, customers may request a confidential, nonbinding mediation with Spectrum and a designated member of the Public Utilities Regulatory Authority, who shall serve as the mediator. If the mediation is unsuccessful, the customer may file a complaint at portal.ct.gov/PURA/Consumer-Services/File-a-Complaint and/or contact the Authority at 1-800-382-4586 (toll-free within CT) or 1-860-827-2622 (outside CT).

- Hawaii: Customers may request assistance from the Hawaii Department of Commerce and Consumer Affairs, Cable Television Division by mail at P.O. Box 541, Honolulu, Hawaii 96809, by email at cabletv@dcca.hawaii.gov, or by phone at 1-808-586-2620 (Oahu), 1-808-974-4000 ext. 62620 (Hawaii), 1-808-984-2400 ext. 62620 (Maui), or 1-808-274-3141 ext. 62620 (Kauai).

- Maine: Customers may communicate their views and complaints to the Attorney General or the municipality identified on the monthly statement. The Department of the Attorney General has responsibility to investigate and resolve customer complaints or complaints raised by the municipality under 30-A MRSA §3008 concerning matters other than program choices and rates. The Dept. of Attorney General, Consumer Protection Division may be contacted at 1-207-626-8800; Office of the Maine AG: Contact the Consumer Protection Division; or in writing at 6 State House Station, Augusta, ME 04330.

- Massachusetts: Customers who are unsatisfied with the handling of a cable services complaint may contact Consumer Division of the Department of Telecommunications and Cable (DTC) toll free at 1-800-392-6066 or may write to that Dept. at One Federal Street, Suite 0740, Boston MA 02110-2012.

- Michigan: Customers may request assistance from the Michigan Public Service Commission at 1-800-292-9555 or at michigan.gov/mpsc.

- New Hampshire: Customers may request assistance from the Consumer Protection & Antitrust Bureau, Office of the Attorney General, 1 Granite Place South, Concord, NH 03301; Phone: (603) 271-3643; Fax: (603) 271-2110.

- New Jersey: Customers may request assistance from the Complaint Officer for their municipality. The Complaint Office for all municipalities, except Palisades Park and Englewood is the State of New Jersey Board of Public Utilities, Office of Cable Television & Telecommunications, 44 S. Clinton Avenue, 1st Floor, Post Office Box 350, Trenton, NJ 08625. Customers may also call 1-800-624-0331. For the Borough of Palisades Park, customers may contact the Complaint Officer at 275 Broad Avenue, Palisades Park, NJ 07650. For the City of Englewood, customers may contact the City Administrator at the Englewood Municipal Building, 2-10 N. Van Brunt Street, Englewood, NJ 07631.

- New York: Customers may request assistance from the New York Department of Public Service. They may be contacted at dps.ny.gov, Phone: 1-800-342-3377, Hearing/Speech Impaired: TDD1-800-662-1220, Fax: 518-472-8502, Mail: Office of Consumer Services, New York State Department of Public Service, Empire State Plaza, Agency Building 3, Albany, NY 12223-1350.

- North Carolina: Customers may request assistance from the Consumer Protection Division of the Attorney General's Office of the State of North Carolina at ncdoj.gov/cable.

- Vermont: Customers may request assistance from the Vermont Department of Public Service Consumer Hotline and file complaints regarding billing, service quality, PEG access programming and other concerns by calling 1-800-622-4496, sending an email to PSD.consumer@vermont.gov or writing 112 State Street, Montpelier, VT 05620-2601. Assistance is available Monday through Friday, except state holidays, between the hours of 7:45 a.m. and 4:30 p.m. TTY/TDD number is 1-800-734-8390. Feedback can be provided to The Public Utility Commission by calling 1-802-828-2358 or in writing to the Commission at 112 State Street, Montpelier, VT 05620-2601.

- West Virginia: In the event an issue, other than those associated with programming, channel selection or rates, is not resolved with Spectrum's Customer Care Representatives, you may contact the Public Service Commission in writing at: PSC of West Virginia, P.O. Box 812, Charleston, WV 25323. Please include the name and address of the cable operator, a clear and concise statement of the facts involved and remedy sought. A complaint form is available upon request. If the Commission cannot resolve your complaint informally, you may request a formal hearing before the Commission. You may reach the Commission by phone at 1-800-344-5113; or via the PSC website: <https://www.psc.state.wv.us>. You may also contact the FCC Cable Services Bureau, 445 12th St., S.W., Room 3-C 830, Washington, DC 20554; phone 202-418-7200; website www.fcc.gov.

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Account Number:
Security Code:

BELMOND RESERVE CDD
8337 12 029 2543561

**Contact Us**

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

8633 2390 DY RP 19 07202026 NNNNNNNN 01 993929

Annual Notice of Your Rights Regarding the National Do Not Call Registry

- You have a right to give or revoke notification of your objection to receiving telephone solicitations via the National Do Not Call Registry.
- Telephone numbers placed on the National Do Not Call Registry will remain on it permanently due to the Do-Not-Call Improvement Act of 2007.
For more information see <https://www.ftc.gov/opa/2008/04/dncfyi.shtm>.
- Registration is free and will not expire. Cell phones can also be registered.
- To obtain more information or to register online, contact <https://www.donotcall.gov> or call **1-888-382-1222**; to register by TTY call **1-866-290-4236**.



Aviso anual sobre sus derechos con respecto al Registro Nacional No Llame

- Usted tiene derecho a otorgar o revocar la notificación de su objeción a recibir llamadas telefónicas de mercadeo a través del Registro Nacional No Llame.
- Los números de teléfono que se encuentran en el Registro Nacional No Llame permanecerán en él de manera permanente conforme la Ley para la Mejora del Registro No Llame de 2007. Para más información, visite <https://www.ftc.gov/opa/2008/04/dncfyi.shtm>.
- La inscripción es gratis y no vencerá. También se pueden registrar teléfonos móviles.
- Para obtener más información o inscribirse en línea, visite <https://www.donotcall.gov> o llame al **1-888-382-1222**; registrarse por TTY, llame al **1-866-290-4236**.



Account Number:
Security Code:

BELMOND RESERVE CDD
8337 12 029 2543561
■■■■■



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 19 07202026 NNNNNNNN 01 993929



August 19, 2026
Invoice Number: 2543561081926
Account Number: **8337 12 029 2543561**
Security Code: XXXXXXXXXX
Service At: 13004 WILLOW GROVE DR
RIVERVIEW FL 33579-6876

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling **1-877-401-6420**.

Summary *Service from 08/19/26 through 09/18/26
details on following pages*

Previous Balance	287.96
Payments Received -Thank You!	-287.96
Remaining Balance	\$0.00
Spectrum Business™ TV	45.00
Spectrum Business™ Internet	180.00
Spectrum Business™ Voice	50.00
Other Charges	0.00
Taxes, Fees and Charges	17.96
Current Charges	\$292.96
<i>YOUR AUTO PAY WILL BE PROCESSED 09/06/26</i>	
Total Due by Auto Pay	\$292.96



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 08202026 NNNNNNNN 01 994281

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

August 19, 2026

BELMOND RESERVE CDD

Invoice Number: 2543561081926
Account Number: 8337 12 029 2543561
Service At: 13004 WILLOW GROVE DR
RIVERVIEW FL 33579-6876

Total Due by Auto Pay **\$292.96**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029254356100292961

Invoice Number: 2543561081926
 Account Number: 8337 12 029 2543561
 Security Code: XXXXXXXXXX

BELMOND RESERVE CDD

Contact Us

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

8633 2390 DY RP 19 08202026 NNNNNNNN 01 994281

Charge Details

Previous Balance		287.96
EFT Payment	08/06	-287.96
Remaining Balance		\$0.00

Payments received after 08/19/26 will appear on your next bill.

Service from 08/19/26 through 09/18/26

Spectrum Business™ TV

Spectrum Business TV Stream	45.00
	\$45.00

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

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

Spectrum Business Voice	50.00
	\$50.00

Phone number (813) 574-7540

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

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

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.39
State and Local Sales Tax	0.06
Federal Universal Service Fund	3.89
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	12.14
Taxes, Fees and Charges Total	\$17.96

Current Charges **\$292.96**

Total Due by Auto Pay **\$292.96**

Billing Information

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

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

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

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

Continued on the next page....

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

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

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



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

Statement Date: August 18, 2026 Page 96

Amount Due: \$49.85

Due Date: September 08, 2026

Account #: 221008528939

DO NOT PAY. Your account will be drafted on September 08, 2026

Account Summary

Current Service Period: July 15, 2026 - August 12, 2026

Previous Amount Due \$60.29

Payment(s) Received Since Last Statement -\$60.29

Current Month's Charges \$49.85

Amount Due by September 08, 2026 \$49.85

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

Your Energy Insight



Your average daily kWh used was **53.33% lower** than the same period last year.

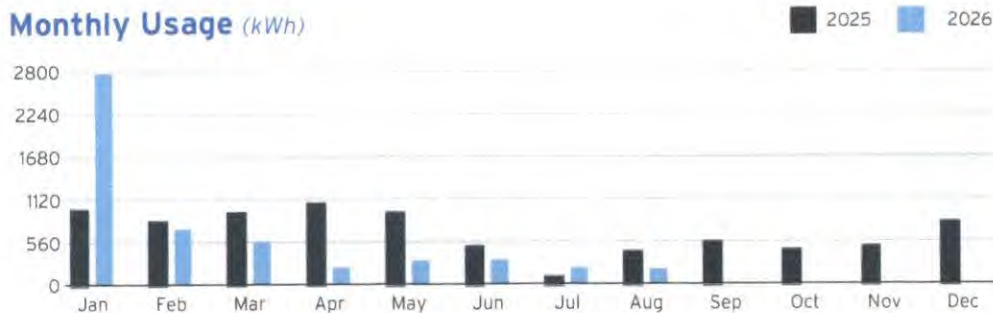


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Is your business STORM-READY?

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.

TampaElectric.com/StormCenter



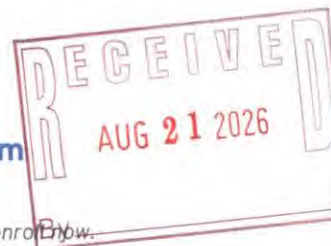
To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

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

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



Account #: 221008528939

Due Date: September 08, 2026

Amount Due: \$49.85

Payment Amount: \$ _____

658791935906

Your account will be drafted on September 08, 2026

00000940 FTECO108192602312510 00000 02 00000000 8042 007

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

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

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



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

Account #: 221008528939
Statement Date: August 18, 2026
Charges Due: September 08, 2026

Meter Read

Meter Location: WELL

Service Period: Jul 15, 2026 - Aug 12, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000551211	08/12/2026	55,345	55,130	215 kWh	1	29 Days

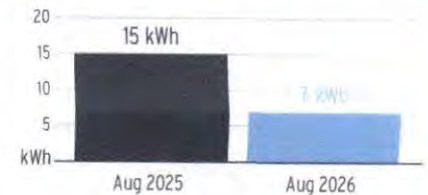
Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Energy Charge	215 kWh @ \$0.09202/kWh	\$19.78
	Fuel Charge	215 kWh @ \$0.03516/kWh	\$7.56
	Storm Protection Charge	215 kWh @ \$0.00568/kWh	\$1.22
	Clean Energy Transition Mechanism	215 kWh @ \$0.00418/kWh	\$0.90
	Florida Gross Receipt Tax		\$1.25
	Electric Service Cost		\$49.85

Total Current Month's Charges

\$49.85

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: August 18, 2026

Amount Due: \$1,252.46

Due Date: September 08, 2026

Account #: 221008516975

DO NOT PAY. Your account will be drafted on September 08, 2026

Account Summary

Current Service Period: July 15, 2026 - August 12, 2026

Previous Amount Due	\$1,258.94
Payment(s) Received Since Last Statement	-\$1,258.94

Current Month's Charges	\$1,252.46
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Amount Due by September 08, 2026	\$1,252.46
---	-------------------

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



Scan here to view
your account online.



**Is your business
STORM-READY?**

Get tips, outage and restoration info,
planning and safety resources, plus
answers to storm questions.

TampaElectric.com/StormCenter

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



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

Account #: 221008516975

Due Date: September 08, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,252.46

Payment Amount: \$ _____

658791935905

Your account will be
drafted on September 08, 2026

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

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

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

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

Account #: 221008516975
Statement Date: August 18, 2026
Charges Due: September 08, 2026

Service Period: Jul 15, 2026 - Aug 12, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	513 kWh @ \$0.03411/kWh	\$17.50
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03452/kWh	\$17.71
Storm Protection Charge	513 kWh @ \$0.00574/kWh	\$2.94
Clean Energy Transition Mechanism	513 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge		\$0.00
Florida Gross Receipt Tax		\$0.98

Lighting Charges **\$1252.46**

Total Current Month's Charges

\$1,252.46

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 18, 2026

Amount Due: \$371.10

Due Date: September 08, 2026

Account #: 221008339725

DO NOT PAY. Your account will be drafted on September 08, 2026

Account Summary

Current Service Period: July 15, 2026 - August 12, 2026

Previous Amount Due	\$373.02
Payment(s) Received Since Last Statement	-\$373.02

Current Month's Charges	\$371.10
--------------------------------	-----------------

Amount Due by September 08, 2026	\$371.10
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



**Is your business
STORM-READY?**

Get tips, outage and restoration info,
planning and safety resources, plus
answers to storm questions.

TampaElectric.com/StormCenter

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



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

Account #: 221008339725

Due Date: September 08, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$371.10

Payment Amount: \$ _____

658791935902

Your account will be
drafted on September 08, 2026

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

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

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

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

Account #: 221008339725
Statement Date: August 18, 2026
Charges Due: September 08, 2026

Service Period: Jul 15, 2026 - Aug 12, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	152 kWh @ \$0.03411/kWh	\$5.18
Fixture & Maintenance Charge	8 Fixtures	\$132.88
Lighting Pole / Wire	8 Poles	\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03452/kWh	\$5.25
Storm Protection Charge	152 kWh @ \$0.00574/kWh	\$0.87
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge		\$0.00
Florida Gross Receipt Tax		\$0.29
Lighting Charges		\$371.10

Total Current Month's Charges

\$371.10

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 18, 2026 Page 102

Amount Due: \$3,571.85

Due Date: September 08, 2026

Account #: 221008266985

DO NOT PAY. Your account will be drafted on September 08, 2026

Account Summary

Current Service Period: July 15, 2026 - August 12, 2026

Previous Amount Due \$3,590.30

Payment(s) Received Since Last Statement -\$3,590.30

Current Month's Charges \$3,571.85

Amount Due by September 08, 2026 \$3,571.85

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



Scan here to view
your account online.



Is your business
STORM-READY?

Get tips, outage and restoration info,
planning and safety resources, plus
answers to storm questions.

TampaElectric.com/StormCenter

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



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

Account #: 221008266985

Due Date: September 08, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,571.85

Payment Amount: \$ _____

658791935901

Your account will be
drafted on September 08, 2026

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

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

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



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

Account #: 221008266985
Statement Date: August 18, 2026
Charges Due: September 08, 2026

Service Period: Jul 15, 2026 - Aug 12, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1463 kWh @ \$0.03411/kWh	\$49.90
Fixture & Maintenance Charge	77 Fixtures	\$1278.97
Lighting Pole / Wire	77 Poles	\$2180.64
Lighting Fuel Charge	1463 kWh @ \$0.03452/kWh	\$50.50
Storm Protection Charge	1463 kWh @ \$0.00574/kWh	\$8.40
Clean Energy Transition Mechanism	1463 kWh @ \$0.00043/kWh	\$0.63
Storm Surcharge		\$0.00
Florida Gross Receipt Tax		\$2.81

Lighting Charges

\$3571.85

Total Current Month's Charges

\$3,571.85

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com

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

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

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

Statement Date: August 18, 2026 Page 104

Amount Due: \$938.98

Due Date: September 08, 2026

Account #: 221008514244

DO NOT PAY. Your account will be drafted on September 08, 2026

Account Summary

Current Service Period: July 15, 2026 - August 12, 2026

Previous Amount Due	\$1,208.63
Payment(s) Received Since Last Statement	-\$1,208.63

Current Month's Charges	\$938.98
-------------------------	----------

Amount Due by September 08, 2026	\$938.98
----------------------------------	----------

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

Your Energy Insight



Your average daily kWh used was **10.24% higher** than the same period last year.



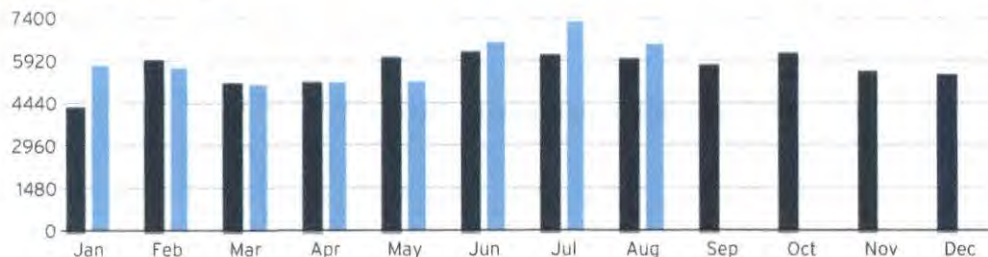
Your average daily kWh used was **1.31% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

2025 2026



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



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

Account #: 221008514244

Due Date: September 08, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$938.98

Payment Amount: \$ _____

658791935904

Your account will be
drafted on September 08, 2026

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

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

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



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

Account #: 221008514244
Statement Date: August 18, 2026
Charges Due: September 08, 2026

Meter Read

Service Period: Jul 15, 2026 - Aug 12, 2026

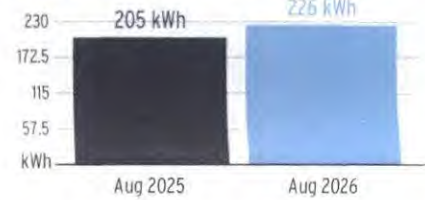
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000838830	08/12/2026	12,345	5,804		6,541 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Energy Charge	6,541 kWh @ \$0.09202/kWh	\$601.90
	Fuel Charge	6,541 kWh @ \$0.03516/kWh	\$229.98
	Storm Protection Charge	6,541 kWh @ \$0.00568/kWh	\$37.15
	Clean Energy Transition Mechanism	6,541 kWh @ \$0.00418/kWh	\$27.34
	Florida Gross Receipt Tax		\$23.47
	Electric Service Cost		\$938.98

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

Total Current Month's Charges

\$938.98

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Amount Due: \$24.28

Due Date: September 08, 2026

Account #: 221008539324

DO NOT PAY. Your account will be drafted on September 08, 2026

Account Summary

Current Service Period: July 15, 2026 - August 12, 2026

Previous Amount Due \$29.46

Payment(s) Received Since Last Statement -\$29.46

Current Month's Charges \$24.28

Amount Due by September 08, 2026 \$24.28

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

Your Energy Insight

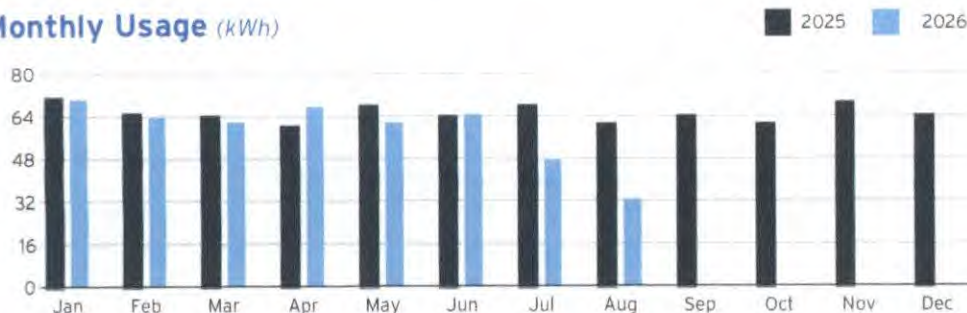
 Your average daily kWh used was **50% lower** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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

**Is your business
STORM-READY?**

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.

TampaElectric.com/StormCenter

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Pay your bill online at TampaElectric.com

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

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

Account #: 221008539324

Due Date: September 08, 2026

Amount Due: \$24.28

Payment Amount: \$ _____

658791935907

Your account will be
drafted on September 08, 2026

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

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

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



Service For:
13207 RHODINE RD
RIVERVIEW, FL 33579

Account #: 221008539324
Statement Date: August 18, 2026
Charges Due: September 08, 2026

Meter Read

Meter Location: ENTRY

Service Period: Jul 15, 2026 - Aug 12, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000337420	08/12/2026	2,934	2,901	33 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	33 kWh @ \$0.09202/kWh	\$3.04
Fuel Charge	33 kWh @ \$0.03516/kWh	\$1.16
Storm Protection Charge	33 kWh @ \$0.00568/kWh	\$0.19
Clean Energy Transition Mechanism	33 kWh @ \$0.00418/kWh	\$0.14
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.28

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

Total Current Month's Charges

\$24.28

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Ways To Pay Your Bill



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Tampa, FL 33631-3318
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Credit or Debit Card

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



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813-223-0800 (Hillsborough)
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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 15, 2026 Page 108

Amount Due: \$29.90

Due Date: September 08, 2026

Account #: 221008446983

DO NOT PAY. Your account will be drafted on September 08, 2026

Account Summary

Current Service Period: July 15, 2026 - August 12, 2026

Previous Amount Due	\$38.86
Payment(s) Received Since Last Statement	-\$38.86

Current Month's Charges	\$29.90
-------------------------	---------

Amount Due by September 08, 2026	\$29.90
----------------------------------	---------

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

Your Energy Insight



Your average daily kWh used was **66.67% lower** than the same period last year.



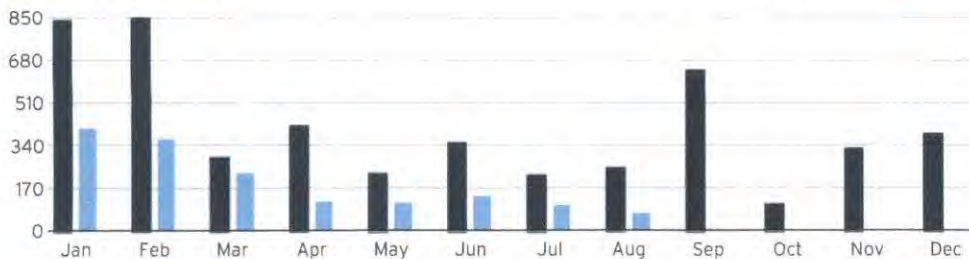
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

2025 2026



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

Is your business **STORM-READY?**

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.

TampaElectric.com/StormCenter



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

Account #: 221008446983

Due Date: September 08, 2026



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

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

Amount Due: \$29.90

Payment Amount: \$ _____

658791935903

Your account will be drafted on September 08, 2026

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2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

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



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

Account #: 221008446983
Statement Date: August 18, 2026
Charges Due: September 08, 2026

Meter Read

Service Period: Jul 15, 2026 - Aug 12, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852710	08/12/2026	34,927	34,854	73 kWh	1	29 Days

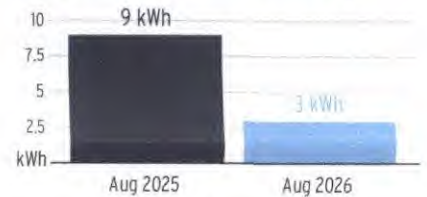
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	73 kWh @ \$0.09202/kWh	\$6.72
Fuel Charge	73 kWh @ \$0.03516/kWh	\$2.57
Storm Protection Charge	73 kWh @ \$0.00568/kWh	\$0.41
Clean Energy Transition Mechanism	73 kWh @ \$0.00418/kWh	\$0.31
Florida Gross Receipt Tax		\$0.75
Electric Service Cost		\$29.90

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

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Total Current Month's Charges

\$29.90

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Tampa, FL 33601-0111

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877-588-1010

Energy-Saving Programs:

813-275-3909

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

Invoice



BILL TO
BELMOND RESERVE 13004 Willow grove drive Riverview, Fl 33579 Riverview, FL 33579 Estados Unidos

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
25113	08/13/2026	\$153.00	09/12/2026	Net 30	

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

Ways to pay



SUBTOTAL	153.00
TAX	0.00
TOTAL	153.00
BALANCE DUE	\$153.00

View and pay

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



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

Invoice #	20657
Invoice Date	07-09-26
Balance Due	\$510.50

Item	Description	Unit Cost	Quantity	Line Total
Notes	== ship to == 523 Jameson Rd Lithia Fl 33547	\$0.00	1.0	\$0.00
(none)	CDVI CS25 Standard Clamshell Proximity Card, 25-Pack	\$123.00	4.0	\$492.00
(none)	Shipping UPS	\$18.50	1.0	\$18.50

Subtotal	\$510.50
Tax	\$0.00
Invoice Total	\$510.50
Payments	\$0.00
Credits	\$0.00
Balance Due	\$510.50



Invoice Ticket

Ticket Date	Thu 07-09-26 03:23 PM
Ticket #	13268
Subject	cdvi cards - ordered 100 total cards

Ticket Issue

Initial Issue Thu 07-09-26 03:23 PM Thomas Giella	ordered cards
---	---------------

Ticket Comments

Date	Comment
Initial Issue Thu 07-09-26 03:23 PM Thomas Giella	ordered cards

Invoice

Date	Invoice #
7/11/2026	41575

Bill To
Belmond Reserve Attn: Samantha Zanoni 13004 Willow Grove Drive Riverview, FL 33579 656-237-8299

Ship To
Belmond Reserve Attn: Samantha Zanoni 13004 Willow Grove Drive Riverview, FL 33579 656-237-8299

Customer Phone	Customer Fax	S.O. No.	P.O. No.	Terms		
656-237-8299		41941				
Item	Description	Ordered	Invoiced	Rate	Amount	
Non-Inventory Item	Lounge Sling Replacement	12	12	120.00	1,440.00T	
	Sling Fabric TBD Match the current color as best as possible					
Pick-up & Delivery	Pick-up & Delivery	1	1	250.00	250.00	
	Sales Tax			7.50%	108.00	
		Total				\$1,798.00
		Payments/Credits				\$0.00
		Balance Due				\$1,798.00

Invoice

Date	Invoice #
8/11/2026	41838

Bill To
<i>Belmond Reserve</i> <i>Attn: Samantha Zaroni</i> <i>13004 Willow Grove Drive</i> <i>Riverview, FL 33579</i> <i>656-237-8299</i>

Ship To
<i>Belmond Reserve</i> <i>Attn: Samantha Zaroni</i> <i>13004 Willow Grove Drive</i> <i>Riverview, FL 33579</i> <i>656-237-8299</i>

Customer Phone	Customer Fax	S.O. No.	P.O. No.	Terms		
656-237-8299		41941				
Item	Description	Ordered	Invoiced	Rate	Amount	
Non-Inventory Item	Lounge Sling Replacement FT-138 - Tropical		2	120.00	240.00T	
Pick-up & Delivery	Pick-up & Delivery Sales Tax		0	250.00 7.50%	0.00 18.00	
		Total				\$258.00
		Payments/Credits				\$0.00
		Balance Due				\$258.00

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: August 4, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

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



Page 116
Invoice: #182905
July 2026

Customer

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

Property / Project Address

Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, FL 33579

Wesley Chapel, FL 33544

Project/Job

Invoice Irrigation Form 07.30.2026
Estimate # 154143

Invoice Date

7/31/2026

Date Due

8/15/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#154143 - Invoice Irrigation Form 07.30.2026				\$54.00
LCE006: Irrigation Repairs				\$54.00
6" Irrigation Spray Head Repaired/Replaced/ Relocated (Kit)	Each	1.00	\$40.00	\$40.00
Drip Line (Kit)	Foot	2.00	\$2.50	\$5.00
Drip Line Fittings (Kit)	Each	3.00	\$3.00	\$9.00

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

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

To make payment by **ACH (electronic check)** or
credit card, please click the link below. There is
no fee for ACH payments, and a **3% processing**
fee for credit card payments.

<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$54.00
Sales Tax	\$0.00
Total	\$54.00
Credits/Payments	(\$0.00)
Balance Due	\$54.00

Irrigation Service Report

General Information

Technician: Jortiz

Customer: Belmond Reserve CDD

Branch: Tampa

Report Type: July inspection

Controller Name: 12160 Shining Willow St

Date: July 30, 2026

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Rain Bird ESP-TM2

POC Info: Reclaimed

Pump Status Type: Pump Start

[illegible]

Irrigation Zones

Attribute	9	10	11	12	13	14	15
Zone Type	Spray	Drip	Spray	Drip	Drip	Bubbler	Spray
Program Type							
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 10 mins	0 hrs 30 mins	0 hrs 10 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	Yes	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 2 2. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	16	17
Zone Type	Rotor	None
Program Type		
Run Time Schedule	None	None
Run Days	None	None
Power Type	Hardwire	Hardwire
Zone Faults	No	Yes
Zone Runtime	0 hrs 40 mins	0 hrs 25 mins
Checked Filters	No	No
Clogged Nozzles	No	No
Head Adjusted	No	No
Billable Repairs	No	No
Proposed Repairs	No	No
Zone Repair Items	No repair items available	No repair items available

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Jortiz

Customer: Belmond Reserve CDD

Branch: Tampa

Report Type: July inspection

Controller Name: Timer by tennis court

Date: July 30, 2026

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Rain Bird ESP-TM2

POC Info: Reclaimed

Pump Status Type: Pump Start

Irrigation Zones

Attribute	1	2	3	4	5
Zone Type	Drip	Spray	Rotor	Rotor	Drip
Program Type					
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No
Zone Runtime	0 hrs 40 mins	0 hrs 30 mins	1 hrs 0 mins	1 hrs 0 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	No	No	No
Billable Repairs	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No
Zone Repair Items	No repair items available	Billable Items: Notes: Just cap a spray 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1	No repair items available	No repair items available	No repair items available

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments: Those photos are from zone #2



CHECK LIST		
☐ COMPRESSOR		
☐ SUCTION _____		PSI
☐ HEAD _____		PSI
☐ VOLTS _____		AMPS
☐ ELECTRICAL CONNECTIONS		
☐ CONTACTS TIGHT & CLEAN		
☐ OIL LEVEL & CONDITION		
☐ CONDENSER COIL		
☐ CLEAN COIL & CHECK PIN		
☐ ENT _____	F	LVG _____ F
☐ REFRIGERANT		
☐ LEAK ☐ CHARGE		
☐ FAN AND MOTOR		
☐ VOLTS _____		AMPS _____
☐ ELECTRICAL CONNECTIONS		
☐ CONTACTS TIGHT & CLEAN		
☐ FAN PULLYS (ADJUST BELT)		
☐ CHK LUBE BEARINGS & MOTOR		
☐ EVAPORATOR COIL		
☐ CLEAN COIL & CHECK PIN		
☐ ENT DB _____	F	LVG DB _____ F
☐ ENT WB _____	F	LVG DB _____ F
☐ CONDENSATE AREAS		
☐ INSPECT & CLEAN DRAIN PAN		
☐ INSPECT & CLEAN DRAIN		
☐ AIR FILTERS		
☐ CLEANED ☐ REPLACED		
FILTER SIZE _____		
☐ HEATING ASSEMBLY		
☐ BURNER & HEAR EXCHANGER		
☐ FUEL SUPPLY & PRESSURE		
☐ PILOT ASSEMBLY		
☐ FLAME ADJUSTMENT		
☐ PRIMARY RELAY & FLUE		
☐ FAN & LIGHT SWITCH OPER		
☐ BLOWER ASSEMBLY		
☐ RV VALVE		
☐ STRIP HEAT		
☐ DEFROST CYCLE		
☐ ELECTRICAL COMPTS		
☐ RELAYS ☐ CONTRACTORS		
☐ OVERLOAD ☐ PRESSURE SWITCH		
☐ THERMOSTAT		
☐ O.K. ☐ REPLACE		
☐ RELOCATE		
TOTAL SUMMARY		
TOTAL MATERIALS		
TOTAL LABOR		
TOTAL CHARGE		
TAX		
TOTAL	\$ 190.00	

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: August 4, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

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BELMOND RESERVE
Community Development District

Payment Register by Bank Account

For the Period from 8/1/26 to 8/31/26

(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	1168	08/07/26	Vendor	BLUE LIFE POOL SERVICE LLC		***Voided Voided****			\$0.00
Check	1169	08/07/26	Vendor	COMPLETE I.T. CORP		***Voided Voided****			\$0.00
Check	1170	08/07/26	Vendor	COMPLETE I.T. CORP		***Voided Voided****			\$0.00
Check	1171	08/07/26	Vendor	CUSHION SOLUTION INCORPORATED		***Voided Voided****			\$0.00
Check	1172	08/07/26	Vendor	DEMETRIUS BRITT		***Voided Voided****			\$0.00
Check	1173	08/07/26	Vendor	DOWN TO EARTH		***Voided Voided****			\$0.00
Check	1174	08/07/26	Vendor	ELI PREMIER SERVICES LLC		***Voided Voided****			\$0.00
Check	1175	08/07/26	Vendor	INFRAMARK LLC		***Voided Voided****			\$0.00
Check	1176	08/07/26	Vendor	MARK TODD SCHROEPEL		***Voided Voided****			\$0.00
Check	1177	08/07/26	Vendor	NICOLE ADRIAN HUGHES		***Voided Voided****			\$0.00
Check	1178	08/07/26	Vendor	SOUTHEAST WIRING SOLUTIONS INC		***Voided Voided****			\$0.00
Check	1179	08/07/26	Vendor	WILL MCPHERSON		***Voided Voided****			\$0.00
Check	1180	08/07/26	Vendor	ZEBADIAH RABSATT		***Voided Voided****			\$0.00
Check	1181	08/07/26	Vendor	BLUE LIFE POOL SERVICE LLC	24855	Aug 2026- Pool	Pool Maintenance - Contract	001-534078-53908	\$1,200.00
Check	1182	08/07/26	Vendor	COMPLETE I.T. CORP	20657	July 2026- Key Cards	Key Card Distribution	001-549903-51301	\$510.50
Check	1183	08/07/26	Vendor	COMPLETE I.T. CORP	20892	Aug 2026- Email Accounts	Supervisor Email Accounts	001-549140-51301	\$99.00
Check	1184	08/07/26	Vendor	CUSHION SOLUTION INCORPORATED	41575	July 2026- LOUNGE SLING REPLACEMENT	Amenity R&M	001-546015-57202	\$1,690.00
Check	1185	08/07/26	Vendor	DEMETRIUS BRITT	DB-080426	BOARD 8/4/26	Supervisor Fees	001-511100-51101	\$200.00
Check	1186	08/07/26	Vendor	DOWN TO EARTH	182905	July 2026- Irrigation repairs	Irrigation Maintenance	001-546930-53908	\$54.00
Check	1187	08/07/26	Vendor	ELI PREMIER SERVICES LLC	0108	July 2026- Janitorial	Contracts-Janitorial Services	001-534026-53908	\$690.00
Check	1188	08/07/26	Vendor	INFRAMARK LLC	184651	June 2026- Office Supplies	POSTAGE	001-541024-51301	\$12.48
Check	1188	08/07/26	Vendor	INFRAMARK LLC	184651	June 2026- Office Supplies	July 2026- Office Supplies	001-546015-57202	\$204.99
Check	1189	08/07/26	Vendor	MARK TODD SCHROEPEL	MS-080426	BOARD 8/4/26	Supervisor Fees	001-511100-51101	\$200.00
Check	1190	08/07/26	Vendor	NICOLE ADRIAN HUGHES	NH-080426	BOARD 8/4/26	Supervisor Fees	001-511100-51101	\$200.00
Check	1191	08/07/26	Vendor	SOUTHEAST WIRING SOLUTIONS INC	20286742	Aug 2026- Access Control	Security Monitoring Services	001-534174-57202	\$119.89
Check	1192	08/07/26	Vendor	WILL MCPHERSON	WP-080426	BOARD 8/4/26	Supervisor Fees	001-511100-51101	\$200.00
Check	1193	08/07/26	Vendor	ZEBADIAH RABSATT	ZR-080426	BOARD 8/4/26	Supervisor Fees	001-511100-51101	\$200.00
Check	1194	08/19/26	Vendor	BOCC	071726-60433-ACH	July 2026- Water	July 2026- Water	001-543018-53150	\$368.61
Check	1195	08/26/26	Vendor	BOCC		***Voided Voided****			\$0.00
Check	1196	08/26/26	Vendor	BOCC	081726-9634760433-CK	WATER 07/17/26-08/17/26	Water - Waste	001-543018-53150	\$272.95
Manual Che	300148	08/04/26	Vendor	WM CORPORATE SERVICES, INC.	0272652-2206-0-ACH	AUGUST 2026 SERVICES	Garbage Dumpster - Rental/Collection	001-534098-53908	\$509.67
Manual Che	300149	08/24/26	Vendor	TECO	081826-28939-ACH	ELECTRIC 07/15/26-08/12/26	Electric Utility Services	001-543041-53150	\$49.85
Manual Che	300150	08/24/26	Vendor	TECO	081826-16975-ACH	STREETLIGHTS 07/15/26-08/12/26	Street Lights	001-543062-53150	\$1,252.46
Manual Che	300151	08/24/26	Vendor	TECO	081826-39725-ACH	STREETLIGHTS 07/15/26-08/12/26	Street Lights	001-543062-53150	\$371.10
Manual Che	300152	08/24/26	Vendor	TECO	081826-66985-ACH	STREETLIGHTS 07/15/26-08/12/26	Street Lights	001-543062-53150	\$3,571.85
Manual Che	300153	08/24/26	Vendor	TECO	081826-14244-ACH	ELECTRIC 07/15/26-08/12/26	Electric Utility Services	001-543041-53150	\$938.98
Manual Che	300154	08/24/26	Vendor	TECO	081826-39324-ACH	ELECTRIC 07/15/26-08/12/26	Electric Utility Services	001-543041-53150	\$24.28
Manual Che	300155	08/24/26	Vendor	TECO	081826-46983-ACH	ELECTRIC 07/15/26-08/12/26	Electric Utility Services	001-543041-53150	\$29.90
Manual Che	300156	08/25/26	Vendor	CHARTER COMMUNICATIONS	2543561081926-ACH	TV.INTERNET.VOICE 08/19/26-09/18/26	Internet Services	001-541036-53150	\$292.96
Account Total									\$13,263.47











Belmond Reserve CDD September 2026

Field Inspection Report

Tuesday, September 22 2026

Prepared For Board Of Supervisors

14 Issues Identified

14 Issues Incomplete

Christy Fowler

Inframark



Issue 1

Assigned To: Down 2 Earth

Location: Hayes Clan Cul-de-sac –
Landscape Island

Observation: Plant material within the island requires separation and detailing. Palm fronds on the Bismarck Palm require pruning.

Recommendation: Separate and detail plant material and prune the Bismarck Palm as needed.

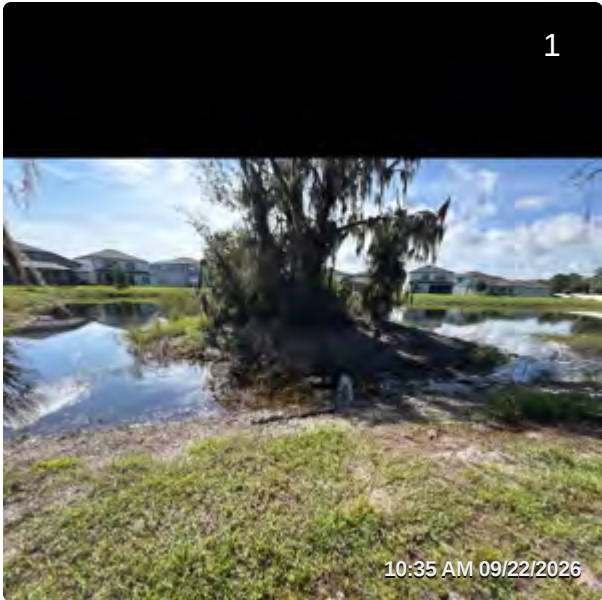
Issue 2

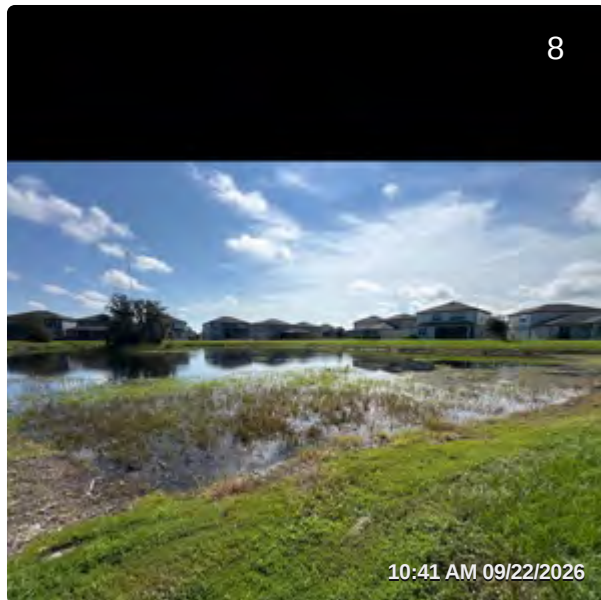
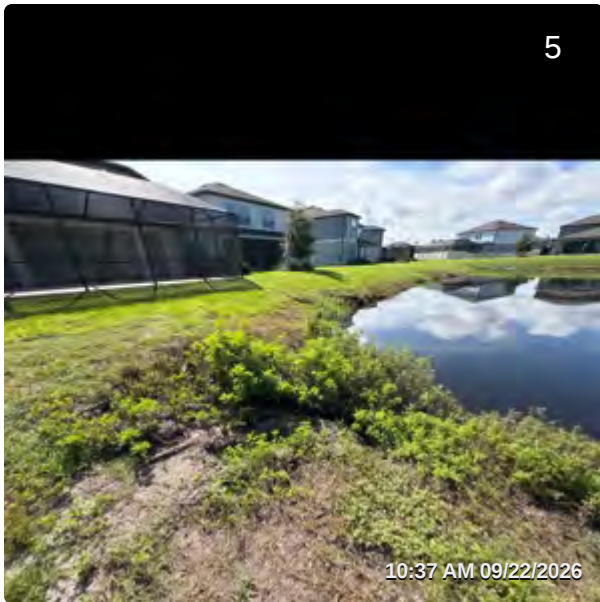
Assigned To: Board/Down to Earth/ Aquatic Weed Control

Location: Pond B (OSW 13)

Observation: Tires are present within the pond area. Bank erosion noted and aquatic weed growth were also observed. The areas notated in Red are pushing out into the access areas.

Recommendation: Remove tires/debris, treat aquatic weeds, and address/monitor the areas of erosion. Push back the overgrown vegetation to maintain access. - Would the board like a proposal for tire removal?





Issue 3

Assigned To: Down 2 Earth

Location: Playground

Observation: Areas of exposed soil were observed within the playground mulch surface.

Recommendation: Redistribute playground mulch to provide adequate coverage.

Issue 4

Assigned To: Down 2 Earth

Location: Pickleball Area

Observation: The adjacent pond area has not been mowed. Valve boxes are covered and need to be exposed. Landscape beds also require plant separation and general cleanup.

Recommendation: Complete mowing, expose valve boxes, and detail the landscape beds.





Issue 5

Assigned To: Down 2 Earth

Location: Landscape Area Adjacent to Fence

Observation: Shrubs have not been pruned recently and are growing into/over the fence.

Recommendation: Prune shrubs back from the fence and restore a maintained appearance.

Issue 6

Assigned To: Board/Down 2 Earth/Aquatic Weed Control

Location: Pond E – Behind Sage Hollow

Observation: Debris is present along the CDD property/fence line, and torpedo grass requires treatment. Fence materials and a picnic table belonging to homeowners are located on CDD property. Fallen limbs remain around the trees, and mowing/detailing around the trees is needed. This item has been noted on several previous reports.

Recommendation: Treat torpedo grass, remove debris and fallen limbs, and complete mowing/detailing around the trees. Address homeowner items located on CDD property.- Would HOA like to notify homeowners to remove? Would the board like proposals to remove?



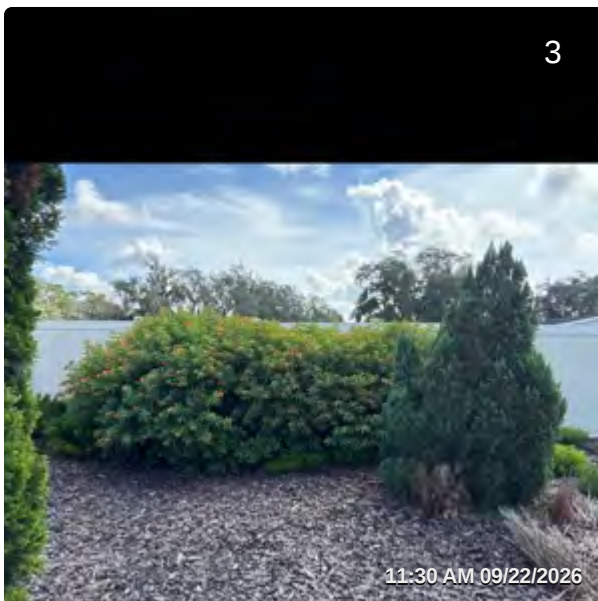
Issue 7

Assigned To: Down 2 Earth

Location: East Side Monument

Observation: Weeds are present within the landscape bed. Fountain grass is dead, and shrubs are overgrown and require pruning.

Recommendation: Remove weeds and dead fountain grass and prune overgrown shrubs.



Issue 8

Assigned To: Down 2 Earth

Location: West Side Monument

Observation: A landscape light is broken, and weeds and dead fountain grasses

are present within the monument bed.

Recommendation: Repair/replace the broken light and remove weeds and grasses from the landscape bed.



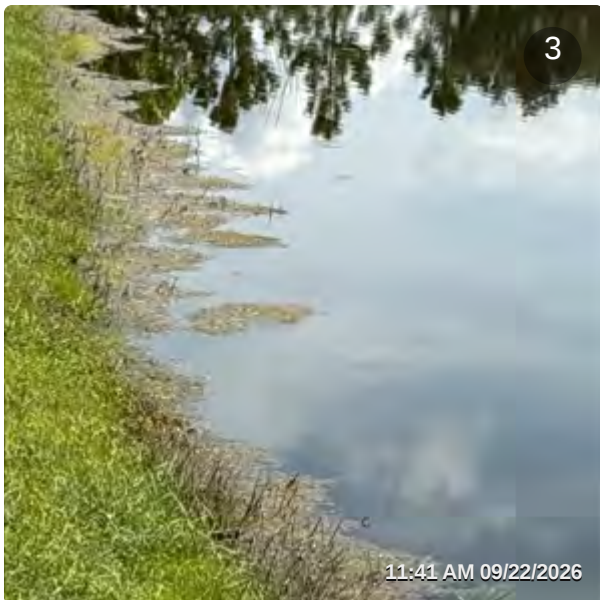
Issue 9

Assigned To: Down 2 Earth

Location: Pond Area

Observation: Mowing around the pond was not completed. Notice was received that the area was too wet and the landscape team would return to complete mowing; however, during the inspection, the area did not appear or feel overly saturated.

Recommendation: Landscape team to return and complete mowing around the pond.



Issue 10

Assigned To: Down 2 Earth

Location: Pocket Park

Observation: Dead branches are present within the trees in the pocket park.

Recommendation: Remove dead branches from the trees.



Issue 11

Assigned To: Down 2 Earth

Location: David Baker Rd. & Orchid Ash St. – Open Area

Observation: The open area was not serviced during the landscape maintenance cycle.

Recommendation: Landscape team to return and complete service of the area.





Issue 12

Assigned To: Board

Location: Orchid Ash St. & David Baker Rd.

Observation: Vehicles were parked within the area at the time of inspection.
- Making the board aware.

Issue 13

Assigned To: Aquatic Weed Control

Location: Pond H

Observation: Vegetation and algae growth are present and require treatment.

Recommendation: Aquatics team to treat vegetation and algae as appropriate.



Issue 14

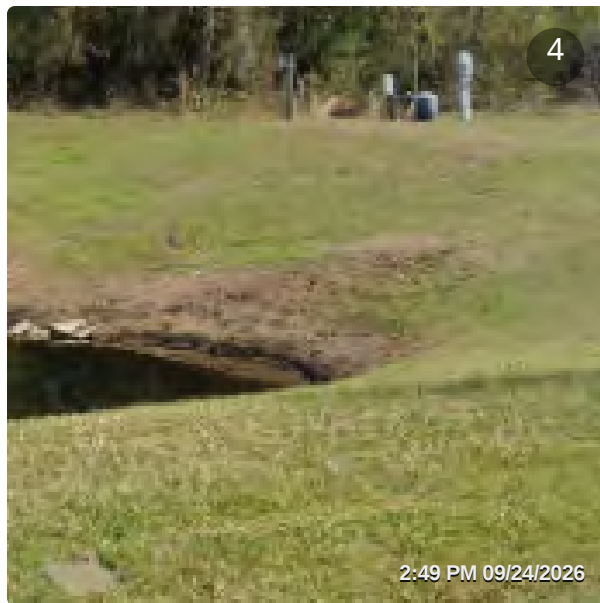
Assigned To: Board / Down 2 Earth

Location: South End of FPM Area 1 – Near Lift Station

Observation: Significant erosion is present and appears to be progressing through FPM Area 1 near the lift station. The report also references a February 2025 Google Earth image for comparison. Valve boxes within the area is

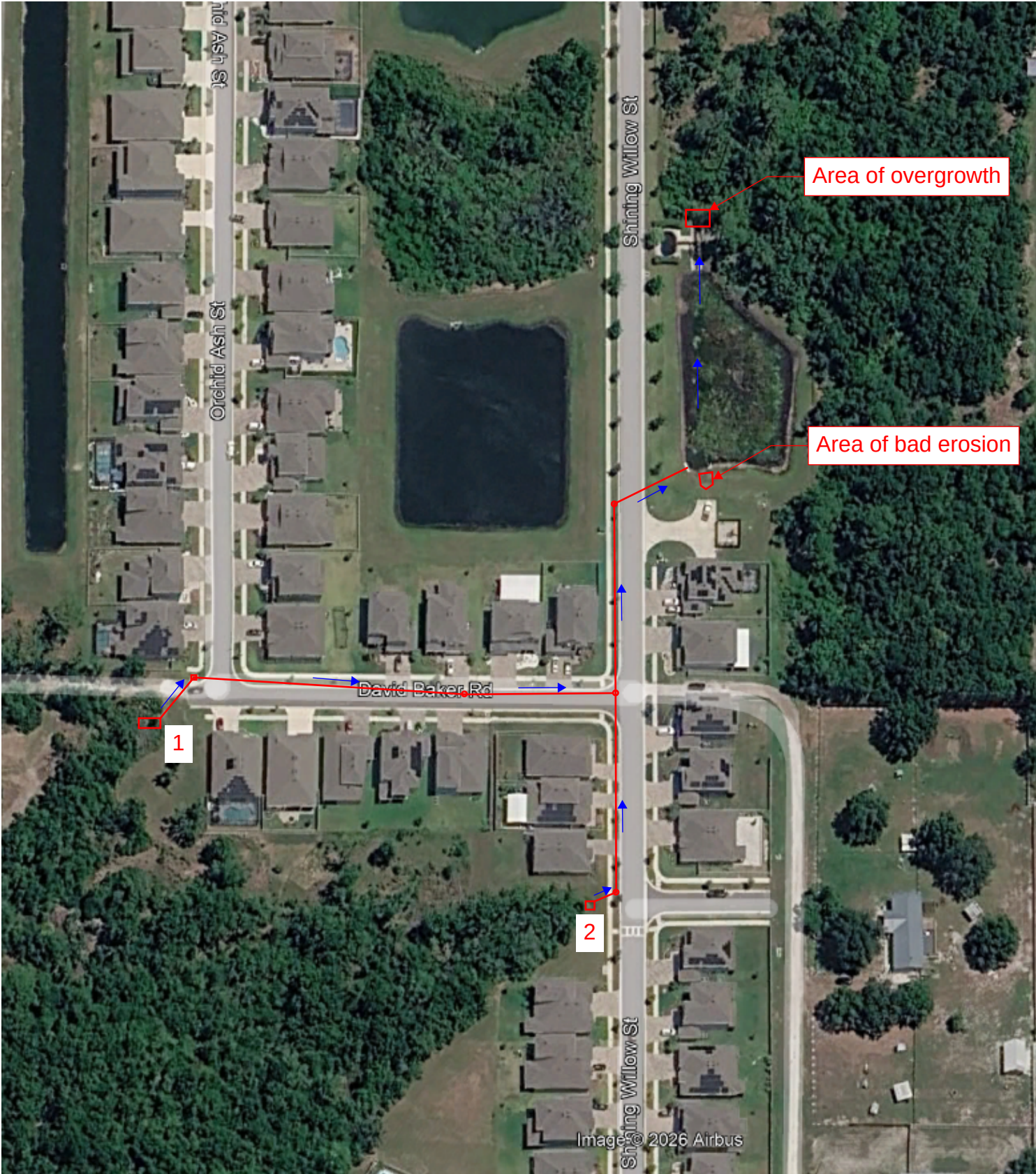
broken.

Recommendation: Recommend review by the District Engineer to evaluate the erosion and determine appropriate corrective action. Landscape team to replace the broken valve cover.





Wetland Conservation Drainage System



Drainage Structure 1:



Drainage Structure 2:



Area of erosion:



Area of overgrowth:

