INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Belmond Reserve Community Development District

November 3, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Belmond Reserve
Community Development District

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

Staff:
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, November 3, 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 2027-02; Canvassing and Certifying the Results of the Landowner Election ..... Page 4
   - **B.** Consideration of Resolution 2027-03; Designation of Officers ..... Page 5
   - **C.** Consideration of FIA Egis Workers Comp Insurance Proposal ..... Page 6
   - **D.** Ratification of Inframark Stucco Monument Proposal ..... Page 8
   - **E.** Ratification of Inframark Parking Lot Striping Proposal ..... Page 10
   - **F.** Discussion on Community Vandalism ..... Page 14
5. **Consent Agenda**
   - **A.** Consideration of Meeting Minutes October 6, 2026 ..... Page 15
   - **B.** Review of Financial Snapshot ..... Page 19
   - **C.** Review of Cash Flow ..... Page 20
   - **D.** Review of September 2026 Financial Statements ..... Page 21
   - **E.** Acceptance of September 2026 Check Register ..... Page 28
   - **F.** Consideration of September 2026 O&M Report ..... Page 29
6. **Staff Reports**
   - **A.** Aquatics Report ..... Page 83
   - **B.** Landscape
     - **i.** Consideration of Covepark Landscape Monuments Landscaping Proposal ..... Page 89
   - **C.** Field Inspection Report ..... Page 91
   - **D.** District Engineer
     - **i.** RFQ for Engineering Services (under separate cover)
   - **E.** District Counsel
   - **F.** District Manager
     - **i.** Consideration of Inframark District Management Services Proposal ..... Page 123
     - **ii.** Consideration of Vesta District Management Services Proposal ..... Page 135
     - **iii.** Consideration of Rizzetta District Management Services Proposal ..... Page 182

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, December 1, 2026, at 11:00 a.m.

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' MEETING FOR THE ELECTION OF SUPERVISORS, DESIGNATING SEAT NUMBERS, AND DESIGNATING TERMS OF OFFICE.

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, there shall be a meeting of the landowners of the District held every 2 years after the establishment of the District for the purpose of electing individuals to serve on the Board of Supervisors of the District (the "**Board**"); and

WHEREAS, the landowners meeting was properly noticed and held on November 3, 2026, and the Board desires to canvass and certify the results of the landowners' election, designate the seat numbers assigned to each Board member, and designate terms of office.

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

Section 1. Incorporation of Recitals. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. Canvassing and Certifying the Election Results, Designating Seat Numbers, Designating Terms of Office.

a. All valid ballots cast in the election are accurately counted and included in the final election results shown below.
b. The election results are hereby canvassed and certified, and the individuals listed below are found to have been duly elected as Board members.
c. The seat number assigned to each Board member is designated as shown below.
d. The designated term of office (commenced immediately upon election until the subsequent election in November of the year shown below) for each Board member is shown below.

Name of Board member	# of Votes	Seat #	Term of Office
		5	2030

Passed and Adopted on November 3, 2026.

Attested By:

Belmond Reserve
Community Development District

_____
Print Name:_____
☐Secretary/☐Assistant Secretary

_____
Print Name:_____
☐Chair/☐Vice Chair of the Board of Supervisors

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desire to designate the Officers of the District per *Section 190.006(6), Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
_____	Secretary
_____	Treasurer
_____	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on November 3, 2026.

Attest:

Belmond Reserve
Community Development District

_____
Name: _____
☐Secretary/☐Assistant Secretary

_____
Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

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.

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**
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC100126455

TYPE OF INSURANCE

Part A	**Workers Compensation** • **Benefits: FL Statutory (Medical, Disability, Death)**

Part B	**Employers Liability:** • **$1,000,000- Each Accident** • **$1,000,000- Disease- Policy Limit** • **$1,000,000- Disease- Each Employee**

Class Code	Description	Payroll	Rate	Premium
9015	Building or Property Management--All Other Employees	$18,000	2.57	$462.60
Total Manual Premium				$462.60
Increased ELL 1M/1M/1M				$120.00
				$582.60
Workplace Safety Credit – 2%				$0.00
Drug Free Workplace Credit – 5%				$0.00
Experience Modification				
Standard Premium				$582.60
Expense Constant				$160.00
Terrorism				$1.80
Policy Total				**$850.00**

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

BELMOND RESERVE CDD

Cedarbrook Entry Monuments

Sand-finish stucco + exterior paint

TWO MONUMENTS | APPROX. 165 SF UPPER FINISH AREA

October 7, 2026



Concept rendering of one representative monument. Apply the selected finish to both monuments. Final color and detailing are subject to District approval.

TOTAL PROJECT INVESTMENT

$11,900.00

Complete scope for both monuments

Labor, materials, removal, paint and cleanup

Restore the upper finish, refresh the white capstones and red sign panels, and clean the existing stone veneer and lettering for a coordinated entrance appearance.

Scope & project terms

Prepared for Belmond Reserve CDD

Project coordination: James Butler / Nate Montagna

01

Protection & tile removal

Protect the work area, landscaping and existing sign components. Remove and dispose of the upper tile finish from both monument faces.

02

Surface preparation

Inspect and prepare the exposed substrate; remove loose residue and perform routine patching. Retain the existing monument structure and stacked-stone veneer.

03

Sand-finish stucco

Install a compatible bonded stucco system over the prepared upper faces, including reinforcement and edge accessories where required. Produce a uniform sand-float texture.

04

Primer & finish coats

Allow required curing and verify coating readiness. Apply compatible masonry primer and two coats of premium exterior paint in the District-approved color.

05

Capstones, signage & stone

Prepare and repaint existing white capstones and red Cedarbrook sign panels. Protect and clean the existing lettering; carefully clean stone veneer and monument bases.

06

Cleanup & final review

Remove construction debris, complete finish detailing and review the completed restoration. Includes ordinary material delivery and disposal.

SCHEDULE

Mobilize within 3-5 business days after approval and color selection, subject to materials and weather. Allow 4-6 working days over approximately 2-3 weeks, including curing and the paint return visit.

BASIS & WARRANTY

Scope is limited to the existing upper tile fields and related exposed edge returns; rear-face resurfacing is excluded. Final dimensions and substrate suitability will be verified before work. Includes a one-year workmanship warranty; structural movement, impact and concealed deterioration are excluded.

EXCLUSIONS

Structural rebuilding, major concealed substrate repairs, new signage or lettering, electrical work, landscape or irrigation replacement, permits and engineering are excluded. Added work requires prior written authorization.

Authorized representative / signature

Date

INFRAMARK

BELMOND RESERVE CDD

PARKING LOT RESTRIPING SCOPE OF WORK

Complete Labor + Material Proposal

PREPARED FOR
Belmond Reserve CDD
Attn: Alba Sanchez

PROJECT LOCATION
Willow Grove Drive
Existing parking lot

PROPOSAL DATE
October 7, 2026
Valid for 30 days

41	2	$2,360
TOTAL PARKING SPACES	NO-PARKING AREAS	TOTAL INVESTMENT
38 standard + 3 handicap	Hatched access aisles	

Refresh existing parking stall lines, handicap symbols and hatched access aisles.

CLEAR PROJECT DELIVERY

PLAN · PREPARE · RESTRIPE · REVIEW · CLOSEOUT

INFRAMARK

PROJECT OVERVIEW

Inframark proposes to furnish the labor, materials and equipment required to refresh the existing parking lot markings at Belmond Reserve CDD on Willow Grove Drive, as outlined below.

38	3	2
STANDARD SPACES	HANDICAP SPACES	NO-PARKING AREAS

SCOPE OF WORK

- Prepare marking areas by sweeping or blowing away loose dirt and debris.
- Repaint existing parking stall lines using commercial-grade traffic marking paint.
- Restore three handicap spaces, including blue-and-white pavement symbols.
- Repaint two hatched access aisles / no-parking areas.
- Provide setup, temporary protection of wet markings, final review and cleanup.

PROJECT INVESTMENT

DESCRIPTION	QTY	RATE	AMOUNT
Standard parking spaces	38	$45.00	$1,710.00
Handicap spaces, including symbols	3	$60.00	$180.00
Hatched access / no-parking areas	2	$60.00	$120.00
Preparation, mobilization and setup	1	$350.00	$350.00

TOTAL PROJECT INVESTMENT **$2,360.00**

PROJECT COORDINATION

- Scheduling will be coordinated with property management, weather permitting. Pricing includes one mobilization with the parking lot cleared of vehicles before work begins.
- Pricing is based on 41 total parking spaces: 38 standard and 3 handicap, plus 2 hatched access / no-parking areas. Existing markings will be verified on site before work.

ASSUMPTIONS & EXCLUSIONS

- Scope is limited to repainting existing pavement markings. Sealcoating, pavement repairs, new signs and layout changes are excluded.
- Changes to the scope or price require written approval. The attached photo rendering illustrates the proposed appearance; quantities are governed by this proposal.
- Proposal is valid for 30 days. Invoiced upon completion; ACH payment preferred.

ACCEPTANCE & AUTHORIZATION

CLIENT	ATTENTION	INVESTMENT
Belmond Reserve CDD	**Alba Sanchez**	**$2,360.00**

By signing below, the authorized representative accepts the scope of work, project investment and terms stated in this proposal and authorizes Inframark to proceed.

AUTHORIZED REPRESENTATIVE

TITLE

SIGNATURE

DATE

PROPOSED APPEARANCE

Belmond Reserve CDD | Willow Grove Drive



Concept rendering only. Scope and quantities are governed by the proposal.

Outlook

Important information to note concerning Vandelism

From Alba Sanchez <albasanchez@azuria.com>
Date Mon 10/19/2026 12:49 PM
To Tabitha Blackwelder <tblackwelder@azuria.com>
Cc angietaveras@yahoo.com <angietaveras@yahoo.com>

Board Members,

It is important to note that this past weekend, **Supervisor Rabsatt** had to contact the Hillsborough County Sheriff's Office regarding incidents of vandalism that occurred both Friday and Saturday.

On Saturday, Supervisor Rabsatt was on-site when law enforcement arrived to ensure the juveniles were escorted off the property and that their parents were contacted, as the individuals were under the age of 18.

One concern for the Board to consider is the potential damage to the sink. It was reported that the juveniles stomped on the sink, and it may now require reattachment or additional repairs. We should assess the condition of the sink to determine whether damage occurred and what corrective action may be necessary.

Recommended Course of Action

I recommend that the District formally place Triple Creek CDD on notice that individuals reportedly associated with its subdivision have engaged in conduct resulting in damage, or potential damage, to Southfork East CDD property. The District should also make clear that any substantiated damages and associated repair costs may be subject to recoupment, as appropriate.

The most effective approach would be to coordinate with District Counsel and request that counsel communicate directly with Triple Creek CDD's legal counsel. This would allow the matter to be formally documented, establish a record of the reported incidents, and communicate the District's position regarding responsibility for any verified damages.

Taking this step will help ensure that the incidents are appropriately documented and that the District preserves its ability to pursue reimbursement for any confirmed repair costs, as supported by the facts and applicable law.

Please let me know if the Board would like to proceed with this recommendation so we can coordinate with counsel on the appropriate next steps. **Please do not respond to all - you can email me separately**

@Tabitha Blackwelder please add this to the agenda for formal discussion

Thank you,
Alba Sanchez

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, October 6, 2026, and called to order at 11:00 a.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

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

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

Alba Sanchez	District Manager, Inframark
Mark Vega	Sr. District Manager, Inframark
Cari Webster	District Counsel, Straley Robin Vericker *(via Teams)*
Christy Fowler	Field Services, Inframark
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. Sanchez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Approving Agenda**

> On MOTION by Mr. Britt, seconded by Mr. Schroeppel, with all in favor, the motion to approve the October 6, 2026, meeting agenda as presented carried. 5-0

THIRD ORDER OF BUSINESS **Public Comments**

A resident voiced concerns regarding the front entrance monuments.

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2027-01; Designation of Officer

> On MOTION by Mr. Rabsatt, seconded by Ms. Hughes, with all in favor, the motion to adopt Resolution 2027-01; Designation of Officer carried. 5-0

B. Ratification of FIA Egis Insurance Proposal

> On MOTION by Ms. Hughes, seconded by Mr. Britt, with all in favor, the motion to ratify the FIA Egis Insurance Proposal carried. 5-0

Mr. Vega reached out to Egis and requested a walkthrough of the District to coincide with the renewal of the contract.

C. Consideration of FY2026 Completed Goals and Objectives

This item was not addressed during the meeting.

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting Held on September 1, 2026

B. Discussion of Cash Flow

C. Review Financial Snapshot

D. Review of August 2026 Financial Statements

E. Review of August 2026 O&M Report

F. Acceptance of August 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 September 1, 2026, Meeting Minutes, Cash Flow, Financial Snapshot, August 2026 Financial Statements, August O&M Report, and August 2026 Check Register carried. 5-0

> On MOTION by Mr. McPherson, seconded by Ms. Hughes, with all in favor, the motion to approve the month-to-month Egis Insurance Premium Finance Agreement in the amount of $19,931.00, Down Payment of $1,674.20 carried. 5-0

The Egis Insurance Premium Finance Agreement will consist of the down payment of $1,674.20 followed by eleven installments of $1,781.35. The first installment is due on November 1, 2026.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Aquatics Report

The Board had no questions regarding the aquatics report.

B. Landscape

Delfino, a representative from Down To Earth Landscaping, provided a high-level overview of the landscape concerns within the District and answered the Board's questions.

C. Field Inspection Report

Ms. Fowler presented a high-level overview of inspections conducted of the landscape and pond areas and answered the Board's questions.

D. District Engineer

i. Review of Wetland Drainage for David Baker Rd. & Shinning Willow St.

No action was taken on the Wetland Drainage for David Baker Rd. & Shinning Willow St.

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, with all in favor, the motion to go out with an RFQ for District Engineering Services carried. 5-0

Mr. Vega will publish the advertisement and attend the November 3, 2026, meeting to go over any proposals received with the Board.

E. District Counsel

Ms. Webster was instructed by the Board to conduct an unofficial RFP with the names of management companies provided by the Board. They wish to gauge interest in the position and pricing of other companies. The Board honored a ninety-day agreement to allow Inframark to correct concerns and bring all deliverables to the table within that timeframe.

F. District Manager

Ms. Sanchez had no further updates for the Board.

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

Mr. Rabsatt requested copies of all the spending resolutions on file.

The Board wishes to establish an advisory group for the Community Beautification projects and has appointed Ms. Hughes to be liaison between the advisory group and the Board.

Ms. Sanchez will work on acquiring proposals for the parking lot striping project and monument rendering and execution for the November 3, 2026, meeting. A TECO energy audit will be requested, and all spending resolutions will be forwarded to the Board for review before the next meeting.

EIGHTH ORDER OF BUSINESS **Public Comments**

The sign on the bulletin board states the area is open from dusk to 9 p.m. and it should match all the other posted signage which states from dusk to dawn. The onsite manager was asked to make the adjustments.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Britt, seconded by Mr. McPherson, with all in favor, the motion to adjourn the meeting at 1:06 p.m. carried. 5-0

_____ _____

Secretary / Assistant Secretary Chairperson / Vice Chairperson

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

Cash Flow Projection

10/19/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	87,922.58	3.56%
MM Account - Valley National Bank	74,097.10	3.56%
Less: Current Outstanding AP	(22,519.69)	
Estimated Cash Available Today	139,499.99	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	139,499.99	
Projections:		
Monthly Average Spend - Oct-Sep	*37,500.00*	
Total Monthly Average Spend	37,500.00	
Average Spend to YE	-	
Expected Cash Flow at YE (9/30/26)	**139,499.99**	
Average Spend 1st QTR FY27 (2 mos avg spend)	75,000.00	
Expected Need through 1st QTR FY27	**64,499.99**	

**tax roll revenue for the new FY is received in December*

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Belmond Reserve Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
ASSETS						
Cash In Bank	$ 110,644	$ -	$ -	$ -	$ -	$ 110,644
Investments:						
Money Market Account	74,097	-	-	-	-	74,097
Prepayment Account	-	103	60	-	-	163
Reserve Fund	-	296,150	17,335	-	-	313,485
Revenue Fund	-	338,437	36,548	-	-	374,985
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	-	-	-	-	688,633	688,633
Amount To Be Provided	-	-	-	-	9,118,367	9,118,367
TOTAL ASSETS	**$ 184,741**	**$ 634,690**	**$ 53,943**	**$ 6,900,655**	**$ 9,807,000**	**$ 17,581,029**
LIABILITIES						
Accounts Payable	$ 33,180	$ -	$ -	$ -	$ -	$ 33,180
Bonds Payable	-	-	-	-	9,807,000	9,807,000
TOTAL LIABILITIES	**33,180**	**-**	**-**	**-**	**9,807,000**	**9,840,180**
FUND BALANCES						
Restricted for:						
Debt Service	-	634,690	53,943	-	-	688,633
Unassigned:	151,561	-	-	6,900,655	-	7,052,216
TOTAL FUND BALANCES	**151,561**	**634,690**	**53,943**	**6,900,655**	**-**	**7,740,849**
TOTAL LIABILITIES & FUND BALANCES	**$ 184,741**	**$ 634,690**	**$ 53,943**	**$ 6,900,655**	**$ 9,807,000**	**$ 17,581,029**

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 8,611	$ 8,611	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	-	825	825	0.00%
TOTAL REVENUES	**551,424**	**595,014**	**43,590**	**107.90%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	9,820	2,180	81.83%
ProfServ-Trustee Fees	4,500	8,512	(4,012)	189.16%
Disclosure Report	8,200	7,200	1,000	87.80%
District Counsel	10,000	9,106	894	91.06%
District Engineer	4,000	3,755	245	93.88%
District Manager	36,000	36,000	-	100.00%
Accounting Services	4,500	4,500	-	100.00%
Auditing Services	6,400	8,450	(2,050)	132.03%
Website Compliance	1,500	495	1,005	33.00%
Postage, Phone, Faxes, Copies	250	595	(345)	238.00%
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	1,676	824	67.04%
Supervisor Email Accounts	1,200	694	506	57.83%
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	3,084	(84)	102.80%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	122,282	122,259	23	99.98%
Utility Services				
Internet Services	2,400	3,178	(778)	132.42%
Water - Waste	10,000	4,402	5,598	44.02%
Electric Utility Services	7,000	17,683	(10,683)	252.61%
Street Lights	65,000	58,643	6,357	90.22%
Total Utility Services	84,400	83,906	494	99.41%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Field Management	12,000	12,000	-	100.00%
Waterway Management Services	5,000	-	5,000	0.00%
Contracts-Janitorial Services	6,500	7,010	(510)	107.85%
Contracts-Aquatic Control	13,200	13,044	156	98.82%
Pool Maintenance - Contract	15,000	16,160	(1,160)	107.73%
Garbage Dumpster - Rental/Collection	3,500	5,216	(1,716)	149.03%
Landscaping - R&M	25,000	15,854	9,146	63.42%
Pool Treatments and Other R&M	3,000	1,135	1,865	37.83%
Landscaping - Mulch	5,000	3,621	1,379	72.42%
Landscape Maintenance - Contract	115,000	99,776	15,224	86.76%
Landscaping - Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	7,500	18,432	(10,932)	245.76%
Access Control R&M	2,000	589	1,411	29.45%
Dog Waste Station Service & Supplies	2,400	1,320	1,080	55.00%
Total Other Physical Environment	217,100	194,157	22,943	89.43%
Clubhouse				
Security Monitoring Services	1,320	1,189	131	90.08%
Onsite Staff	65,000	40,772	24,228	62.73%
Amenity R&M	10,000	7,920	2,080	79.20%
Total Clubhouse	76,320	49,881	26,439	65.36%
Reserves				
Capital Reserves	51,322	-	51,322	0.00%
Total Reserves	51,322	-	51,322	0.00%
TOTAL EXPENDITURES & RESERVES	**551,424**	**450,203**	**101,221**	**81.64%**
Excess (deficiency) of revenues Over (under) expenditures	-	144,811	144,811	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**6,750**		
FUND BALANCE, ENDING		**$ 151,561**		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2020 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 25,273	$ 25,273	0.00%
Special Assmnts- Tax Collector	590,813	648,020	57,207	109.68%
TOTAL REVENUES	**590,813**	**673,293**	**82,480**	**113.96%**
EXPENDITURES				
Debt Service				
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	-	69,465	69,465	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**565,225**		
FUND BALANCE, ENDING		**$ 634,690**		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2023 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 2,124	$ 2,124	0.00%
Special Assmnts- Tax Collector	34,645	14,258	(20,387)	41.15%
TOTAL REVENUES	**34,645**	**16,382**	**(18,263)**	**47.29%**
EXPENDITURES				
Debt Service				
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	-	(21,466)	(21,466)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**75,409**		
FUND BALANCE, ENDING		**$ 53,943**		

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 2907
Statement No. 09-26
Statement Date 09/30/2026

G/L Account No. 101002 Balance	110,644.15	**Statement Balance**	117,180.72
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	117,180.72
Subtotal	110,644.15	**Outstanding Checks**	-6,536.57
Negative Adjustments	0.00	**Ending Balance**	110,644.15
Ending G/L Balance	110,644.15		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/25/2026	Payment	300158	TECO	Inv: 091726-39324-ACH			-24.80
09/25/2026	Payment	300159	TECO	Inv: 091726-14244-ACH			-978.47
09/25/2026	Payment	300160	TECO	Inv: 091726-28939-ACH			-51.09
09/25/2026	Payment	300161	TECO	Inv: 091726-16975-ACH			-1,252.46
09/25/2026	Payment	300162	TECO	Inv: 091726-39725-ACH			-371.10
09/25/2026	Payment	300163	TECO	Inv: 091726-46983-ACH			-30.01
09/25/2026	Payment	300164	TECO	Inv: 091726-66985-ACH			-3,571.85
09/28/2026	Payment	300165	BOCC	Inv: 091726-60433-ACH			-256.79
Total Outstanding Checks							-6,536.57

BELMOND RESERVE
Community Development District

Payment Register by Bank Account

For the Period from 9/1/26 to 9/30/26

(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	1197	09/02/26	Vendor	COMPLETE I.T. CORP	20582	July 2026- Email Accounts	Supervisor Email Accounts	001-549140-51301	$99.00
Check	1198	09/16/26	Vendor	BUSINESS OBSERVER INC DBA	26-03314H	legal advertisement August 2026	legal	001-548002-51301	$100.63
Manual Che	300157	09/02/26	Vendor	WM CORPORATE SERVICES, INC.	0280539-2206-9-ACH	SEPT 2026 SERVICES	Garbage Dumpster - Rental/Collection	001-534098-53908	$509.67
Manual Che	300158	09/25/26	Vendor	TECO	091726-39324-ACH	ELECTRIC 08/13/26-09/11/26	Electric Utility Services	001-543041-53150	$24.80
Manual Che	300159	09/25/26	Vendor	TECO	091726-14244-ACH	ELECTRIC 08/13/26-09/11/26	Electric Utility Services	001-543041-53150	$978.47
Manual Che	300160	09/25/26	Vendor	TECO	091726-28939-ACH	ELECTRIC 08/13/26-09/11/26	Electric Utility Services	001-543041-53150	$51.09
Manual Che	300161	09/25/26	Vendor	TECO	091726-16975-ACH	STEEETLIGHTS 08/13/26-09/11/26	Street Lights	001-543062-53150	$1,252.46
Manual Che	300162	09/25/26	Vendor	TECO	091726-39725-ACH	STEEETLIGHTS 08/13/26-09/11/26	Street Lights	001-543062-53150	$371.10
Manual Che	300163	09/25/26	Vendor	TECO	091726-46983-ACH	ELECTRIC 08/13/26-09/11/26	Electric Utility Services	001-543041-53150	$30.01
Manual Che	300164	09/25/26	Vendor	TECO	091726-66985-ACH	STREETLIGHTS 08/13/26-09/11/26	Street Lights	001-543062-53150	$3,571.85
Manual Che	300165	09/28/26	Vendor	BOCC	091726-60433-ACH	water sewage Sept 2026	utility	001-543018-53150	$256.79
								Account Total	**$7,245.87**

Total Amount Paid	**$7,245.87**

BELMOND RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	9/1/2026	25310	$1,200.00			Sept 2026- Pool Contract
COMPLETE I.T. CORP	9/1/2026	21219	$99.00			Sept 2026- Supervisor emails
HOMETEAM PEST DEFENSE INC	8/4/2026	122206418	$107.20			Aug 2026- Pest Control
INFRAMARK LLC	9/1/2026	188578	$375.00			Sept 2026- ACCOUNTING SERVICES
INFRAMARK LLC	9/1/2026	188578	$600.00			Sept 2026- DISSEMINATION SERVICES
INFRAMARK LLC	9/1/2026	188578	$3,000.00			Sept 2026- DISTRICT MGMT
INFRAMARK LLC	9/1/2026	188578	$1,000.00			Sept 2026- FIELD MGMT
INFRAMARK LLC	9/1/2026	188578	$2,388.17			Sept 2026- PERSONNEL SERVICES
INFRAMARK LLC	9/1/2026	188578	$250.00	$7,613.17		Sept 2026- WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	9/23/2026	189663	$68.93			DISTRICT INVOICE NOV 2024
SOUTHEAST WIRING SOLUTIONS INC	9/1/2026	20287402	$119.89			Sept 2026- ACCESS CONTROL MANAGEMENT
TECO	9/17/2026	091726-39324-ACH	$24.80			ELECTRIC 08/13/26-09/11/26
WM CORPORATE SERVICES, INC.	8/27/2026	0280539-2206-9-ACH	$509.67			SEPT 2026 SERVICES
Monthly Contract Subtotal			**$9,742.66**			
Utilities						
BOCC	9/17/2026	091726-60433-ACH	$256.79			utility
TECO	9/17/2026	091726-66985-ACH	$3,571.85			STREETLIGHTS 08/13/26-09/11/26
TECO	9/17/2026	091726-46983-ACH	$30.01			ELECTRIC 08/13/26-09/11/26
TECO	9/17/2026	091726-14244-ACH	$978.47			ELECTRIC 08/13/26-09/11/26
TECO	9/17/2026	091726-28939-ACH	$51.09			ELECTRIC 08/13/26-09/11/26
TECO	9/17/2026	091726-39725-ACH	$371.10		$5,027.32	STEEETLIGHTS 08/13/26-09/11/26
TECO	9/17/2026	091726-16975-ACH	$1,252.46			STEEETLIGHTS 08/13/26-09/11/26
Utilities Subtotal			**$6,511.77**			

BELMOND RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
AQUATIC WEED CONTROL INC	9/1/2026	1143786	$1,087.00			NOV. 2024
BUSINESS OBSERVER INC DBA	9/11/2026	26-03314H	$100.63			legal
DEMETRIUS BRITT	9/1/2026	DB-090126	$200.00			BOARD 09/01/2026
DOWN TO EARTH	9/1/2026	184767	$616.70			grass
EGIS INSURANCE	9/19/2026	34302	$19,931.00			FY 2027 INSURANCE POLICY RENEWAL
ELI PREMIER SERVICES LLC	9/18/2026	0125	$570.00			janitorial services
INFRAMARK LLC	8/31/2026	1170093	$250.00			DISTRICT INVOICE NOV 2024
INFRAMARK LLC	9/23/2026	189663	$455.78	$524.71	$524.71	DISTRICT INVOICE NOV 2024
MARK TODD SCHROEPPEL	9/1/2026	MS-090126	$200.00			BOARD 09/01/2026
NICOLE ADRIAN HUGHES	9/1/2026	NH-090126	$200.00			BOARD 09/01/2026
STRALEY ROBIN VERICKER	9/16/2026	29015	$260.00			legal
WILL MCPHERSON	9/1/2026	WM-090126	$200.00			BOARD 09/01/2026
ZEBADIAH RABSATT	9/1/2026	ZR-090126	$200.00			BOARD 09/01/2026
Regular Services Subtotal			**$24,271.11**			
TOTAL			**$40,525.54**			

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
25310	09/01/2026	$1,200.00	10/01/2026	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 #	21219
Invoice Date	09-01-26
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**



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	Time Out
	DUE UPON RECEIPT	08/04/26	N/A	N/A	

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

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
188578	9/1/2026
CUSTOMER ID	**NET TERMS**
C2276	Due On Receipt
PO#	**DUE DATE**
	9/1/2026

BILL TO

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

Services provided for the Month of: September 2026

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

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

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

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

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

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

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
189663	9/23/2026
CUSTOMER ID	**NET TERMS**
C2276	Due On Receipt
PO#	**DUE DATE**
	9/23/2026

BILL TO

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

Services provided for the Month of: August 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson 7-21-26 GODADDY : email renewal: $68.93	1	Ea	68.93		68.93
Mail notices sent on 6-29-26	1	Ea	455.78		455.78
Subtotal					**524.71**

Subtotal	$524.71
Tax	$0.00
Total Due	$524.71

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

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

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

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

Invoice



6102 Portofino Way
Championsgate, FL 33896

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20287402	**PROJ-0108**	**09/01/2026**	**10/01/2026**	**$119.89**	**$**

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

Remit 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**	**20287402**	**09/01/2026**		**$119.89**

Description	QTY	Rate	Amount
BELMOND AMENITY CENTER, 13004 WILLOW GROVE DRIVE RIVERVIEW, FL			
ACCESS CONTROL MANAGEMENT, (09/01/2026 - 09/30/2026) : SUBSCRIBER REMOTE ACCESS - $59.95, SWS REMOTE ACCESS - $59.95	1.00	119.89	119.89

Sub Total:	119.89
Total Sales Tax:	0.00
Invoice Total:	119.89
Payments/Credits Applied:	(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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

BELMOND RESERVE CDD
13207 RHODINE RD
RIVERVIEW, FL 33579

Statement Date: September 15, 2026

Amount Due:	**$24.80**

Due Date: October 08, 2026
Account #: 221008539324

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

Account Summary

Current Service Period: August 13, 2026 - September 11, 2026

Previous Amount Due	$24.28
Payment(s) Received Since Last Statement	-$24.28
Current Month's Charges	**$24.80**
Amount Due by October 08, 2026	**$24.80**

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 **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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008539324
Due Date: October 08, 2026

Amount Due:	**$24.80**

Payment Amount: $ _____

636569864061

Your account will be drafted on October 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.

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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TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
13207 RHODINE RD
RIVERVIEW, FL 33579

Account #: 221008539324
Statement Date: September 17, 2026
Charges Due: October 08, 2026

Meter Read

Meter Location: ENTRY

Service Period: Aug 13, 2026 - Sep 11, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000337420	09/11/2026	2,966	2,934	32 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*32 kWh @ $0.09202/kWh*	$2.94
Fuel Charge	*32 kWh @ $0.03516/kWh*	$1.13
Storm Protection Charge	*32 kWh @ $0.00568/kWh*	$0.18
Clean Energy Transition Mechanism	*32 kWh @ $0.00418/kWh*	$0.13
Florida Gross Receipt Tax		$0.62
Electric Service Cost		**$24.80**

Total Current Month's Charges **$24.80**

Avg kWh Used Per Day



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

Ways To Pay Your Bill

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

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

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

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

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.

INVOICE

Customer ID:	**28-13540-53000**
Customer Name:	BELMOND RESERVE
Service Period:	09/01/26-09/30/26
Invoice Date:	08/27/2026
Invoice Number:	0280539-2206-9

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. **Customer Service: (813) 621-3055**	**Sep 26, 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.	**$509.67** If payment is received after 09/26/2026: **$ 522.41**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
509.67		(509.67)		0.00		509.67		**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	09/01/26		1.00	34.56
Disposal 4 Yard Dumpster 1X Week	09/01/26		1.00	108.51
4 Yard Dumpster 1X Week	09/01/26		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

SEP 01 2026

Invoice Date	Invoice Number	Customer ID *(Include with your payment)*
08/27/2026	0280539-2206-9	**28-13540-53000**
Payment Terms	**Total Due**	**Amount**
Total Due by 09/26/2026	$509.67	
If Received after 09/26/2026	$522.41	

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

2206000281354053000002805390000005096700000050967 8

0032564 015 0.820 **SNGLP T1 0 7237 33607 -L04-P32596-I1 0290C 16

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

Printed on recycled paper.

405-0336485-2206-1

0032564-0000001-0034245

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	09/17/2026	10/08/2026

Hillsborough County Florida

S-Page 1 of 3

Summary of Account Charges

Previous Balance	$641.56
Net Payments - Thank You	$-641.56
Total Account Charges	**$256.79**
AMOUNT DUE	**$256.79**

Important Message

This account has ACH payment method

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

Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **9634760433**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

THANK YOU!

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

2,529 0

DUE DATE	10/08/2026

Auto Pay Scheduled
DO NOT PAY

00963476043300000256792

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	09/17/2026	10/08/2026

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	08/17/2026	2034476	09/17/2026	2041363	6887 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$20.80
Water Base Charge	$46.04
Water Usage Charge	$7.71
Total Service Address Charges	**$81.09**



Hillsborough County Florida

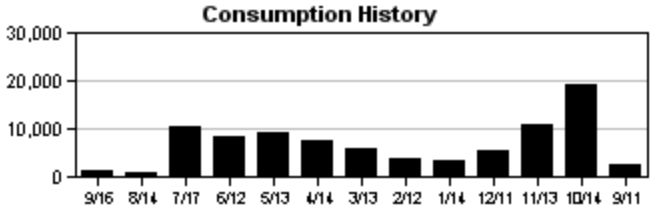
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	09/17/2026	10/08/2026

Service Address: 13047 WILLOW GROVE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	08/14/2026	5123	09/16/2026	5136	1300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$3.93
Water Base Charge	$22.68
Water Usage Charge	$1.46
Sewer Base Charge	$54.88
Sewer Usage Charge	$9.19
Total Service Address Charges	**$98.68**



Hillsborough County Florida

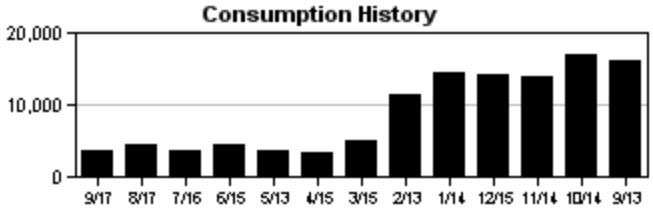
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	09/17/2026	10/08/2026

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	08/17/2026	1767390	09/17/2026	1770932	3542 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$10.70
Water Base Charge	$55.81
Water Usage Charge	$3.97
Total Service Address Charges	**$77.02**



TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

Statement Date: September 15, 2026

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

Amount Due:	**$3,571.85**

Due Date: October 08, 2026
Account #: 221008266985

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

Account Summary

Current Service Period: August 13, 2026 - September 11, 2026

Previous Amount Due	$3,571.85
Payment(s) Received Since Last Statement	-$3,571.85
Current Month's Charges	**$3,571.85**
Amount Due by October 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.



DON'T TOUCH DOWNED POWER LINES OR POLES.

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

TampaElectric.com/PowerLineSafety

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

00000008-0000170-Page 11 of 30

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008266985
Due Date: October 08, 2026

Amount Due:	**$3,571.85**
Payment Amount: $ _____	

635335308744

Your account will be drafted on October 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.

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008266985
Statement Date: September 17, 2026
Charges Due: October 08, 2026

Service Period: Aug 13, 2026 - Sep 11, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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
Florida Gross Receipt Tax		$2.81
Lighting Charges		**$3571.85**

Total Current Month's Charges **$3,571.85**

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

Credit or Debit Card
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Phone
Toll Free:
866-689-6469

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 17, 2026

Amount Due:	**$30.01**

Due Date: October 08, 2026
Account #: 221008446983

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

Account Summary

Current Service Period: August 13, 2026 - September 11, 2026

Previous Amount Due	$29.90
Payment(s) Received Since Last Statement	-$29.90
Current Month's Charges	**$30.01**
Amount Due by October 08, 2026	**$30.01**

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 90.48% lower than the same period last year.

Your average daily kWh used was 33.33% lower than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*





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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008446983
Due Date: October 08, 2026

Amount Due:	**$30.01**

Payment Amount: $ _____

636569864057

Your account will be drafted on October 08, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008446983
Statement Date: September 17, 2026
Charges Due: October 08, 2026

Meter Read

Service Period: Aug 13, 2026 - Sep 11, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852710	09/11/2026	34,996		34,927		69 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*69 kWh @ $0.09202/kWh*	$6.35
Fuel Charge	*69 kWh @ $0.03516/kWh*	$2.43
Storm Protection Charge	*69 kWh @ $0.00568/kWh*	$0.39
Clean Energy Transition Mechanism	*69 kWh @ $0.00418/kWh*	$0.29
Florida Gross Receipt Tax		$0.75
Electric Service Cost		**$30.01**

Total Current Month's Charges **$30.01**

Avg kWh Used Per Day



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Phone
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866-689-6469

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888-223-0800 (All Other Counties)
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Power Outage:
877-588-1010
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813-275-3909

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 1[illegible], 2026

Amount Due:	**$978.47**

Due Date: October 08, 2026
Account #: 221008514244

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

Account Summary

Current Service Period: August 13, 2026 - September 11, 2026

Previous Amount Due	$938.98
Payment(s) Received Since Last Statement	-$938.98
Current Month's Charges	**$978.47**
Amount Due by October 08, 2026	**$978.47**

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

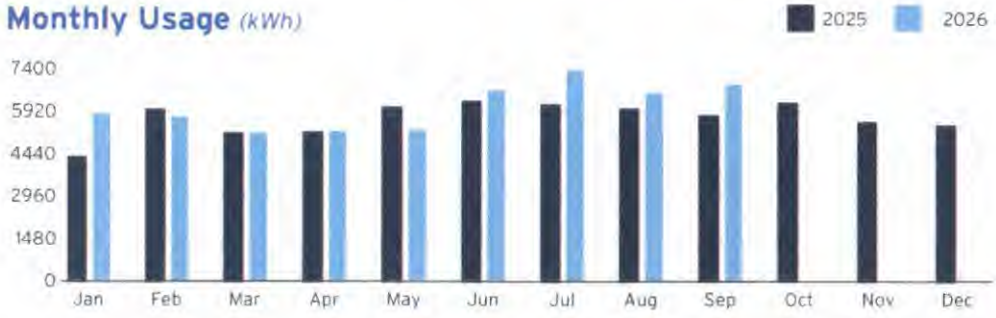
Your Energy Insight

Your average daily kWh used was **18.85% higher** than the same period last year.

Your average daily kWh used was **.44% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*





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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008514244
Due Date: October 08, 2026

Amount Due:	**$978.47**

Payment Amount: $ _____

636569864058

Your account will be drafted on October 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.

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008514244
Statement Date: September 17, 2026
Charges Due: October 08, 2026

Meter Read

Service Period: Aug 13, 2026 - Sep 11, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000838830	09/11/2026	19,162		12,345		6,817 kWh	1	30 Days

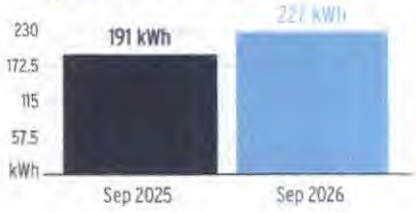
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*6,817 kWh @ $0.09202/kWh*	$627.30
Fuel Charge	*6,817 kWh @ $0.03516/kWh*	$239.69
Storm Protection Charge	*6,817 kWh @ $0.00568/kWh*	$38.72
Clean Energy Transition Mechanism	*6,817 kWh @ $0.00418/kWh*	$28.50
Florida Gross Receipt Tax		$24.46
Electric Service Cost		**$978.47**

Total Current Month's Charges **$978.47**

Avg kWh Used Per Day



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

Ways To Pay Your Bill

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Credit or Debit Card
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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 15, 2026

Amount Due:	**$51.09**

Due Date: October 08, 2026
Account #: 221008528939

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

Account Summary

Current Service Period: August 13, 2026 - September 11, 2026

Previous Amount Due	$49.85
Payment(s) Received Since Last Statement	-$49.85
Current Month's Charges	**$51.09**
Amount Due by October 08, 2026	**$51.09**

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

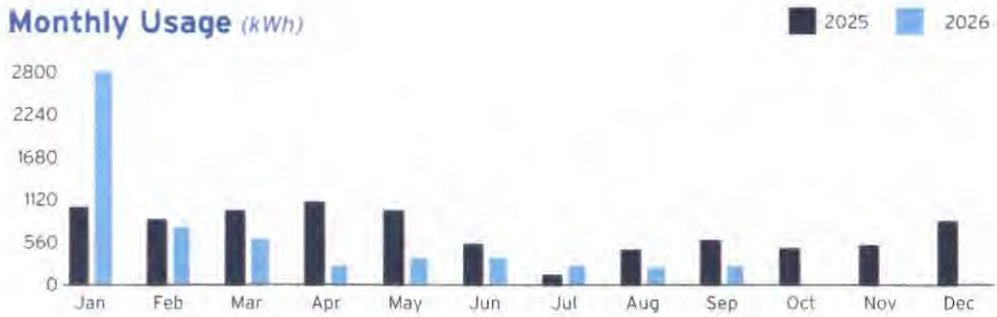
Your Energy Insight

Your average daily kWh used was 61.11% 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)*



DON'T TOUCH DOWNED POWER LINES OR POLES.

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



TampaElectric.com/PowerLineSafety

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008528939
Due Date: October 08, 2026

Amount Due:	**$51.09**
Payment Amount: $ _____	

636569864060

Your account will be drafted on October 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.

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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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008528939
Statement Date: September 17, 2026
Charges Due: October 08, 2026

Meter Read

Meter Location: WELL

Service Period: Aug 13, 2026 - Sep 11, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551211	09/11/2026	55,564		55,345		219 kWh	1	30 Days

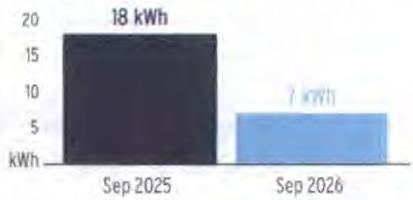
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*219 kWh @ $0.09202/kWh*	$20.15
Fuel Charge	*219 kWh @ $0.03516/kWh*	$7.70
Storm Protection Charge	*219 kWh @ $0.00568/kWh*	$1.24
Clean Energy Transition Mechanism	*219 kWh @ $0.00418/kWh*	$0.92
Florida Gross Receipt Tax		$1.28
Electric Service Cost		**$51.09**

Total Current Month's Charges **$51.09**

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: September 17, 2026

Amount Due:	**$371.10**

Due Date: October 08, 2026
Account #: 221008339725

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

Account Summary

Current Service Period: August 13, 2026 - September 11, 2026

Previous Amount Due	$371.10
Payment(s) Received Since Last Statement	-$371.10
Current Month's Charges	**$371.10**
Amount Due by October 08, 2026	**$371.10**

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

00000008-0000166-Page 3 of 30

Scan here to view your account online.



DON'T TOUCH DOWNED POWER LINES OR POLES.

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

TampaElectric.com/PowerLineSafety

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

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

RECEIVED
SEP 24 2026
By

Account #: 221008339725
Due Date: October 08, 2026

Amount Due:	**$371.10**

Payment Amount: $ _____

635335308745

Your account will be drafted on October 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.

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008339725
Statement Date: September 17, 2026
Charges Due: October 08, 2026

Service Period: Aug 13, 2026 - Sep 11, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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
Florida Gross Receipt Tax		$0.29
Lighting Charges		**$371.10**

Total Current Month's Charges **$371.10**

000000000-0000156-Page 4 of 30

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

Ways To Pay Your Bill

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

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

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

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

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 12, 2026

Amount Due:	**$1,252.46**

Due Date: October 08, 2026
Account #: 221008516975

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

Account Summary

Current Service Period: August 13, 2026 - September 11, 2026

Previous Amount Due	$1,252.46
Payment(s) Received Since Last Statement	-$1,252.46
Current Month's Charges	**$1,252.46**
Amount Due by October 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.



DON'T TOUCH DOWNED POWER LINES OR POLES.

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TampaElectric.com/PowerLineSafety

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00000008-0000178-Page 27 of 30

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221008516975
Due Date: October 08, 2026

Amount Due:	**$1,252.46**
Payment Amount: $ _____	

636569864059

Your account will be drafted on October 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.

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008516975
Statement Date: September 17, 2026
Charges Due: October 08, 2026

Service Period: Aug 13, 2026 - Sep 11, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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
Florida Gross Receipt Tax		$0.98
Lighting Charges		**$1252.46**

Total Current Month's Charges **$1,252.46**

00000008-0000178-Page 28 of 30

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

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888-223-0800 (All Other Counties)

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7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
9/1/2026	1143786

Bill To
Belmond Reserve CDD c/o Inframark 2005 Pan Am Cir, Ste 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/1/2026

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

Thank you for your business.

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

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-03314H **Date 09/11/2026**

Attn:
Belmond Reserve CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-03314H **Notice of Regular Board Meeting Schedule Fiscal Year 2026 2027** **RE:** Belmond Reserve CDD Board of Supervisors Meetings at 11:00 AM **Published:** 9/11/2026	$100.63

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$100.63**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE
The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2026/2027
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Belmond Reserve Community Development District has scheduled their Regular Board Meetings for FY 2026/2027 to be held on the first Tuesday of every month at **The Belmond Reserve Clubhouse** located at: **13004 Willow Grove Drive Riverview, FL 33579 at 11:00a.m.**

FISCAL YEAR 2026/2027

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

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and location to be specified on the record at the meeting without further publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Alba Sanchez, District Manager
September 11, 2026 26-03314H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE
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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: September 1st 2026

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

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

Approved for payment:

Samantha Zanoni
District Manager Signature

9/1/2026
Date

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

REVISED 9/2/2026 15:58

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

Invoice: #184767
September 2026

Customer
Belmond Reserve CDD

210 North University Drive
Suite 702
Coral Springs, FL 33071

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

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Belmond Reserve F&P Contract (2026) Estimate # 150452	9/1/2026	10/1/2026	Net 30	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#150452 - Belmond Reserve F&P Contract (2026) September 2026				**$616.70**

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	$616.70
Sales Tax	$0.00
Total	**$616.70**
Credits/Payments	($0.00)
Balance Due	**$616.70**

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

INVOICE

egis Insurance & Risk Advisors

Customer	Belmond Reserve Community Development District
Acct #	993
Date	09/19/2026
Customer Service	Kristina Rudez
Page	1 of 1

Belmond Reserve Community Development District
c/o Inframark
2005 Pan Am Cricle Ste 300
Tampa, FL 33607

Payment Information	
Invoice Summary	$ 19,931.00
Payment Amount	
Payment for:	Invoice#34302
100126455	

Thank You

Please detach and return with payment

Customer: Belmond Reserve Community Development District

Invoice	Effective	Transaction	Description	Amount
34302	10/01/2026	Renew policy	Policy #100126455 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2026	19,931.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 19,931.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
09/19/2026

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.

	Valuation	**Coinsurance**
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		
Coverage	**Deductibles**	**Limit**
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 Srubs 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	Limit	Deductible
Forgery and Alteration	Not Included	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.

<u>Cyber Liability sublimit included under POL/EPLI</u>

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

FLORIDA INSURANCE ALLIANCE

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: _____ _____
Signature Print Name

Witness By: _____ _____
Signature Print Name

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

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

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: _____

Name: _____

Title: _____

FLORIDA INSURANCE ALLIANCE

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 13004 Willow Grove Dr. Riverview FL 33579	2022 Joisted masonry	10/01/2026 10/01/2027	$424,663 $38,453	$463,116
2	Pool - In ground 13004 Willow Grove Dr. Riverview FL 33579	2022 Below ground liquid storage tank / pool	10/01/2026 10/01/2027	$434,434	$434,434
3	Playground 13004 Willow Grove Drive Riverview FL 33579	2022 Non combustible	10/01/2026 10/01/2027	$40,974	$40,974
4	PVC Fencing Various Riverview FL 33579	2022 Non combustible	10/01/2026 10/01/2027	$105,063	$105,063
5	Irrigation Equipment Various Riverview FL 33579	2022 Electrical equipment	10/01/2026 10/01/2027	$104,012	$104,012
6	Entrance Monumnent 13004 Willow Grove Drive Riverview FL 33579	2022 Non combustible	10/01/2026 10/01/2027	$115,569	$115,569
7	Pickleball Court 13004 Willow Grove Drive Riverview FL 33579	2022 Non combustible	10/01/2026 10/01/2027	$40,974	$40,974

Total:	Building Value	Contents Value	Insured Value
	$1,265,689	$38,453	$1,304,142

Sign: _____ Print Name: _____ Date: _____

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:	0125
Invoice Date:	September 18, 2026
Payment Due:	October 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
September cleaning service

Powered by wave

INFRAMARK

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

Client ID Number	

Invoice Number	**1170093**
Invoice Date	**8/31/2026**
Due Date	**9/30/2026**

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	**$250.00**

Subtotal	**$250.00**
Sales Tax	**$0.00**
Total	**$250.00**

Please Pay This Amount

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

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

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

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

INFRAMARK, LLC

01 Sep 2026 12:15:53PM CST

DISTRICT : BELMOND RESERVE CDD

Go Green! Think before you print.

INVOICE NO. 1170093 - DETAIL

INVOICE DATE: 8/31/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	8/31/2026	4677381	BLRCDD District Area	General Maintenance; Bellmond Reserve Pickleball Court	$0.00	$0.00	$250.00	$0.00	$250.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$250.00**	**$0.00**	**$250.00**	
				BWO Total	**$0.00**	**$0.00**	**$250.00**	**$0.00**	**$250.00**	
				Invoice Total	**$0.00**	**$0.00**	**$250.00**	**$0.00**	**$250.00**	

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: September 1st 2026

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

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

Approved for payment:

Samantha Zanoni
District Manager Signature

9/1/2026
Date

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

REVISED 9/2/2026 15:58

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: September 1st 2026

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

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

Approved for payment:

Samantha Zanoni — District Manager Signature

9/1/2026 — Date

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

REVISED 9/2/2026 15:58

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

September 16, 2026
Client: 001542
Matter: 000001
Invoice #: 29015

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
8/3/2026	CAW	REVIEW AGENDA FOR AUGUST BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.4	$130.00
8/31/2026	CAW	REVIEW AGENDA FOR SEPTEMBER BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.4	$130.00
		Total Professional Services	0.8	$260.00

September 16, 2026
Client: 001542
Matter: 000001
Invoice #: 29015

Total Services	$260.00	
Total Disbursements	$0.00	
Total Current Charges		$260.00
Previous Balance		$327.50
PAY THIS AMOUNT		**$587.50**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
28847	August 14, 2026	$327.50	$0.00	$0.00	$0.00	$587.50
				Total Remaining Balance Due		**$587.50**

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$260.00	$327.50	$0.00	$0.00

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: September 1st 2026

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

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

Approved for payment:

Samantha Zanoni — District Manager Signature

9/1/2026 — Date

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

REVISED 9/2/2026 15:58

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Belmond Reserve

Board Meeting Date: September 1st 2026

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

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

Approved for payment:

Samantha Zanoni
District Manager Signature

9/1/2026
Date

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

REVISED 9/2/2026 15:58

AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1367 Customer: BELMOND RESERVE CDD

Technician: Jarvis

Date: 10/19/2026 Time: 02:27 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Pond 1	x		x						
2	x		x						
3	x		x						
4	x		x						
5			x						
6			x						
7	x		x						
8	x		x						

CLARITY
- ☒ < I'
- ☐ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
- ☐ None
- ☒ Slight
- ☐ Visible

METHOD
- ☒ ATV
- ☐ Airboat
- ☐ Backpack
- ☐ Boat
- ☐ Truck

CARP PROGRAM
- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL
- ☐ High
- ☐ Normal
- ☒ Low

WEATHER
- ☐ Clear
- ☒ Cloudy
- ☒ Windy
- ☐ Rainy

FISH and WILDLIFE OBSERVATIONS
- ☒ Alligator
- ☐ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☐ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☐ Herons
- ☒ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☒ Turtles
- ☐ Woodstork
- ☐ _____
- ☐ _____

NATIVE WETLAND HABITAT MAINTENANCE
- ☒ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☒ Bulrush
- ☐ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☒ Gulf Spikerush
- ☐ Lily

Beneficial Vegetation Notes:
- ☐ Naiad
- ☐ Pickerelweed
- ☒ Soft Rush
- ☐ _____
- ☐ _____


pond 3


pond 2


pond 1


pond 8


pond 7


pond 4


pond 5


pond 6


trash collected

AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1367 Customer: BELMOND RESERVE CDD

Technician: Jarvis

Date: 10/19/2026 Time: 03:33 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Pond 9	x		x						

The banks of pond 6 are experiencing dangerous levels of erosion.

CLARITY
- ☒ < I'
- ☐ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
- ☐ None
- ☒ Slight
- ☐ Visible

METHOD
- ☒ ATV
- ☐ Airboat
- ☐ Backpack
- ☐ Boat
- ☐ Truck

CARP PROGRAM
- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL
- ☐ High
- ☒ Normal
- ☐ Low

WEATHER
- ☐ Clear
- ☒ Cloudy
- ☒ Windy
- ☐ Rainy

FISH and WILDLIFE OBSERVATIONS
- ☒ Alligator
- ☐ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☐ Coots
- ☒ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☐ Herons
- ☒ Ibis
- ☐ Osprey
- ☐ Otter
- ☒ Snakes
- ☒ Turtles
- ☐ Woodstork
- ☐ _____
- ☐ _____

NATIVE WETLAND HABITAT MAINTENANCE
- ☒ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☒ Bulrush
- ☐ Chara
- ☒ Cordgrass
- ☐ Golden Canna
- ☐ Gulf Spikerush
- ☐ Lily

Beneficial Vegetation Notes:
- ☐ Naiad
- ☒ Pickerelweed
- ☒ Soft Rush
- ☐ _____
- ☐ _____


pond 9


pond 6 erosion example

ESTIMATE

COVEPARK LANDSCAPE LLC
PO Box 945
Ellenton, FL 34222

coveparklandscape@gmail.com
+1 (941) 981-2165
www.coveparklandscape.com

Bill to
Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, Fl 33579

Ship to
Belmond Reserve CDD
13004 Willow Grove Drive
Riverview, Fl 33579

Estimate details
Estimate no.: 1554
Estimate date: 06/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			East Monument			
2.		**3 gallon Plant installation**	Emerald Blanket	6	$23.00	$138.00
3.		**3 gallon Plant installation**	Foxtail Fern	3	$23.00	$69.00
4.		**1 Gallon Plant**	Multi-color Orange Lantana	8	$15.00	$120.00
5.		**3 gallon Plant installation**	Society Garlic	10	$23.00	$230.00
6.		**3 gallon Plant installation**	Hellen Bougainvillea	6	$36.00	$216.00
7.		**3 gallon Plant installation**	Loropetalum	3	$24.00	$72.00
8.		**15 Gallon**	Spineless Blue Agave	2	$275.00	$550.00
9.		**3 gallon Plant installation**	Red Fountain Grass	6	$24.00	$144.00
10.		**Sod**	St Augustine (Floratam)	5	$600.00	$3,000.00
11.		**Brown River Rock 1in-3in per yard**	1-3 inch	3	$615.00	$1,845.00
12.			West Monument			
13.		**3 gallon Plant installation**	Emerald Blanket	6	$23.00	$138.00
14.		**3 gallon Plant installation**	Foxtail Fern	3	$23.00	$69.00
15.		**1 Gallon Plant**	Multi-color Orange Lantana	8	$15.00	$120.00

16.	**3 gallon Plant installation**	Society Garlic	10	$23.00	$230.00
17.	**3 gallon Plant installation**	Hellen Bougainvillea	6	$36.00	$216.00
18.	**3 gallon Plant installation**	Loropetalum	3	$24.00	$72.00
19.	**3 gallon Plant installation**	Red Fountain Grass	6	$24.00	$144.00
20.	**15 Gallon**	Spineless Blue Agave	2	$275.00	$550.00
21.	**Sod**	St Augustine (Floratam)	4	$600.00	$2,400.00
22.	**Removal of undesired plantings**	Included	1	$0.00	$0.00
23.	**Brown River Rock 1in-3in per yard**	1-3 inch	3	$615.00	$1,845.00
24.		This proposal does not include mulch as there is an abundance of mulch present.			
25.		Weed barrier will be added under the rock at no charge to keep the rock from sinking into the ground.			

Total **$12,168.00**

Deposit due $6,084.00

Accepted date

Accepted by



Belmond Reserve CDD October 2026

Field Inspection Report

Tuesday, October 6 2026

Prepared For Board Of Supervisors

13004 Willow Grove Road

12 Issues Identified

12 Issues Incomplete

Christy Fowler

Inframark

Outstanding Items from previous report

Item 1 Pruning (plant separation) in the island of Hays Clan

Item 4 Pruning around the pickleball courts.

Item 5 Pruning the shrubs off the fence line clubhouse area

Item 6 the pond behind Sage Hollow has no improvement

Item 7 and Item 8 Dead fountain grass at the monuments.

The dead grasses have been outstanding for well over 6 months

The pool area still has freeze damage remaining from February's weather on the Carrisa

Issue 1

Assigned To: Down to Earth

Clubhouse – Parking Lot

Observation: Tree limbs are extending into the area surrounding a parking lot light fixture, potentially obstructing illumination.

Recommendation: Prune tree limbs to provide adequate clearance around the light fixture.



Issue 2

Assigned To: Down to Earth

Trash and dumped landscape debris in the cul-de-sac at the end of Hayes clan


1
27.8181976
-82.2743375
12:49 PM 10/21/2026


2
27.8138152
-82.274335
12:49 PM 10/21/2026



Issue 3

Assigned To: Down to Earth

Pool Deck, Pool Pump Area & Landscape Beds

Observation: Weed growth is present within the pool deck pavers and pool equipment area. Carissa shrubs within the surrounding landscape beds continue to exhibit dead foliage and damage from the previous winter's freezing temperatures.

Recommendation: Remove weeds from the pool deck and equipment area. Prune and clean out freeze-damaged Carissa to remove dead plant material.


1
27.8170552
-82.2730571
12:56 PM 10/21/2026


2
27.8171211
-82.2729103
12:56 PM 10/21/2026



Issue 4

Assigned To: Board

Pool Area – Lounge Chairs

Observation: Seven pool lounge chairs have visible damage and require attention.

Recommendation: Repair or replace.



Issue 5

Assigned To: Down to Earth

Amenity Center – Landscape Beds and Pool Perimeter

Observation: Multiple areas throughout the amenity center landscape beds contain declining or missing plant material, leaving noticeable gaps. Additional plant decline and dead ornamental grasses were observed near the pool perimeter and surrounding landscape areas.

Recommendation: Remove dead plant material and evaluate the affected beds for replacement plantings to restore a consistent landscape appearance.


1
27.8168326
-82.2729578
1:00 PM 10/21/2026


2
27.8168404
-82.2728208
1:01 PM 10/21/2026

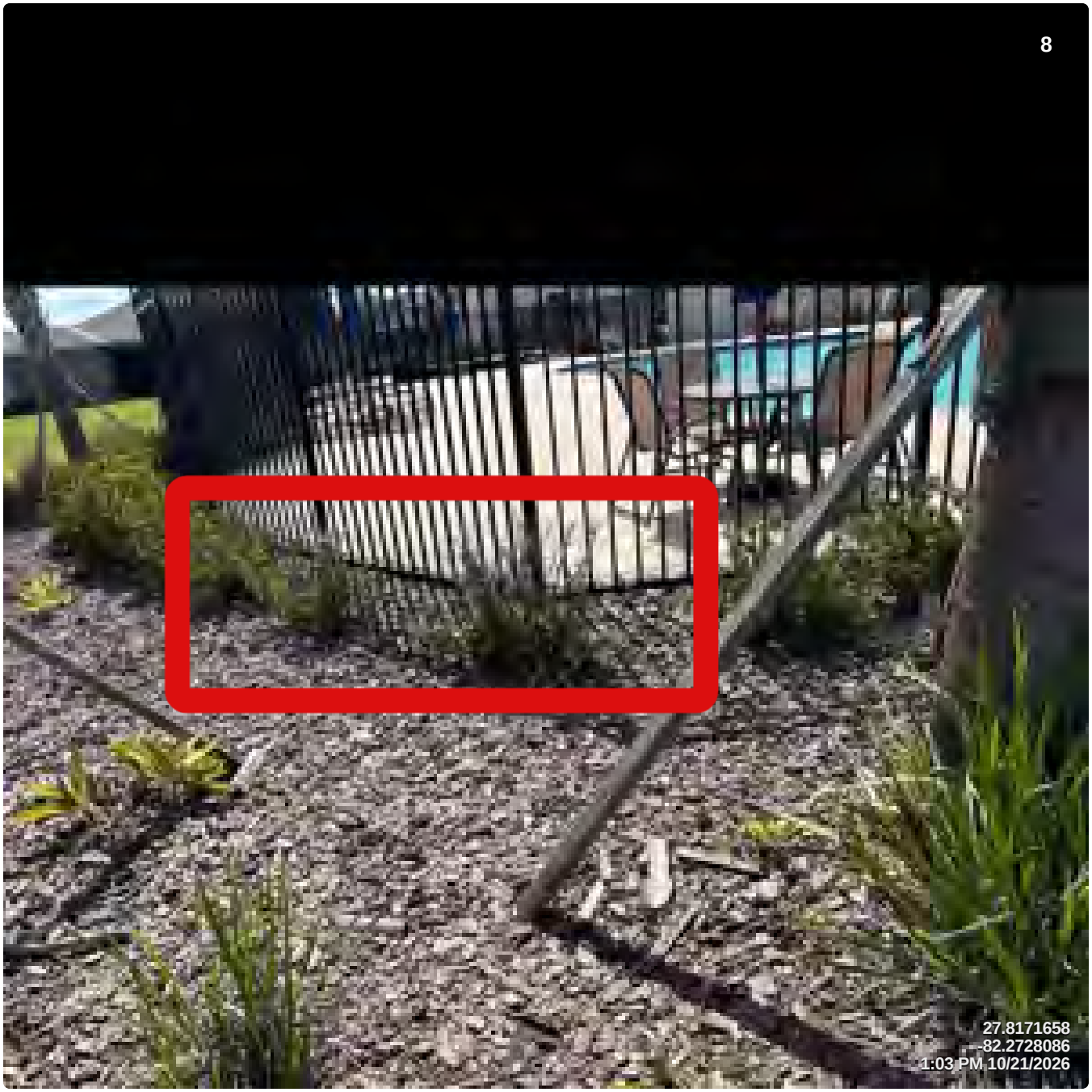

3
27.81684457
-82.2727902
1:01 PM 10/21/2026


4
27.8169069
-82.272732
1:02 PM 10/21/2026


5
27.8168667
-82.2727403
1:02 PM 10/21/2026


6
27.8170866
-82.2727135
1:02 PM 10/21/2026


7
27.8171743
-82.2727896
1:03 PM 10/21/2026


8
27.8171658
-82.2728086
1:03 PM 10/21/2026



Issue 6

Assigned To: Board

O2B Kids – Sidewalk Landscape Border

Observation: Landscape edging has been installed along the sidewalk adjacent to O2B Kids.

Recommendation: Continue monitoring the edging to ensure it remains properly secured and does not create a pedestrian hazard.



Issue 7

Assigned To: Down to Earth

Amenity Center – Palm Trees

Observation: Seed pods are present within the palm canopies surrounding the amenity center.

Recommendation: Remove seed pods during the next scheduled palm pruning.


1
27.8168416
-82.2727634
1:01 PM 10/21/2026



Issue 8

Assigned To: Down to Earth

O2B Kids – Front Landscape Bed

Observation: A Maxi-Jet irrigation emitter is lying on the ground within the landscape bed.

Recommendation: Secure and properly position the Maxi-Jet emitter and verify correct irrigation coverage.



Issue 9

Assigned To: Down to Earth

Mailbox Kiosk – Rear Landscape Bed

Observation: Dead Arboricola plant material is present behind the mailbox kiosk.

Recommendation: Remove the dead Arboricola and detail the surrounding landscape bed.



Issue 10

Assigned To: Down to Earth

Dog Park – Landscape Perimeter

Observation: Shrubs along the dog park perimeter require pruning, and sucker growth is present on trees within the surrounding landscape areas.

Recommendation: Prune shrubs to maintain a uniform appearance and remove tree sucker growth.


1
27.8169936
-82.2703859
1:12 PM 10/21/2026


2
27.8169028
-82.2704155
1:12 PM 10/21/2026



Issue 11

Assigned To: Inframark Maintenance

CDD Fence Line – Maintenance Access Gate

Observation: The bottom portion of the fence gate is not adequately secured and can be pushed open, compromising the integrity of the enclosure.

Recommendation: Inframark Maintenance to secure the bottom of the gate to prevent it from being pushed open.



Issue 12

Assigned To: Aquatics

FPM Area – Floodplain Compensation Area

Observation: Trash and Styrofoam debris are present within the FPM area and surrounding drainage features. Significant invasive vegetation growth is also present and requires additional treatment.

Recommendation: Remove trash and Styrofoam debris from the FPM area and

coordinate aggressive treatment of invasive vegetation to maintain the intended function of the area.



INFRAMARK®
COMMUNITY MANAGEMENT

COMMUNITY MANAGEMENT PROPOSAL

Prepared for:

Belmond Reserve
Community Development District



TABLE OF CONTENTS

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06 Pricing

07 Appendix A Qualifications & Scope of District Management Services

08 Appendix B References and Extended Client List



EXECUTIVE SUMMARY

Prepared for: Belmond Reserve Community Development District

Thank you for considering Inframark for your District Management needs.

The decision to select a District Manager is ultimately a decision about risk, accountability, and confidence. Community Development District Boards are charged with overseeing public infrastructure, public funds, and public records-while operating under constant statutory, financial, and public scrutiny. Inframark exists to make that responsibility easier, safer, and more predictable for Boards.

Inframark is the Top Provider of District Services in Florida, with almost 50 years as a trusted and award-winning management partner. Today, we serve over 225 Community Development Districts, Special Districts, municipalities, and master planned communities statewide. Our experience spans the full lifecycle of a District-from formation and development through resident control and long term, mature operations.

What distinguishes Inframark is not simply experience, but how we are built. Inframark provides Boards with a team based management model supported by centralized accounting, compliance, records management, procurement, and field operations. This structure creates continuity, reduces operational risk, and ensures that no District is vulnerable to turnover, absences, or knowledge gaps.

Our work is guided by our **CLEAR Partnership** philosophy-Collaboration, Leadership, Excellence, Accountability, and Respect. These principles are not aspirational language; they describe how we support Boards Day to day: through proactive guidance, disciplined financial controls, consistent communication, and strict statutory compliance. This approach has resulted in long standing District partnerships and an industry leading client retention rate of 98%+.

Inframark's role is not to govern the District-that responsibility belongs to the Board. Our role is to protect the Board, safeguard the District, and provide the operational foundation that allows informed, defensible decision making. We look forward to the opportunity to bring that partnership to Belmond Reserve Community Development District.



Chris Tarase
President of Community Management

INFRAMARK® COMMUNITY MANAGEMENT

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

OUR FOOTPRINT AND SPOTLIGHT COMMUNITIES

Inframark offers local accesibility backed by nationwide stability and infrastructure. We have offices throughout Florida, including Coral Springs, Tampa, Celebration, Wesley Chapel, Jacksonville, and Ft. Myers. This footprint allows us to provide responsive, local District Managers while supporting them with centralized specialists in accounting, records management, assessments, compliance, procurement, and capital program administration.

Spotlight Community Experience

Tampa Palms Open Space & Transportation Community Development District

Hillsborough County

Tampa Palms Open Space & Transportation consists of multiple Community Development Districts and more than 5,000 planned residential units. Inframark partnered with the Districts during early development and continues to support governance, infrastructure planning, financial oversight, and long term operational strategy as the community matures.

Celebration Community Development District

Osceola County

Inframark has served as the management partner for the Celebration Community Development District since its establishment in 1994. Originally developed by The Celebration Company, a subsidiary of The Walt Disney Company, Celebration is a nationally recognized community with complex public infrastructure, including roadways, bridges, water and wastewater systems, wetlands, and extensive common areas. Inframark oversees all aspects of District operations, including financial management, accounting, budgeting, public records compliance, vendor oversight, field operations, and Board support.

References & Board Contacts

References are available from Board Chairs and Supervisors across Central, West, and South Florida who can speak directly to Inframark's ability to support public Boards in regulated environments. Contact information is available upon request.

A BETTER WORLD TOGETHER™



HOW INFRAMARK PROTECTS DISTRICT BOARDS

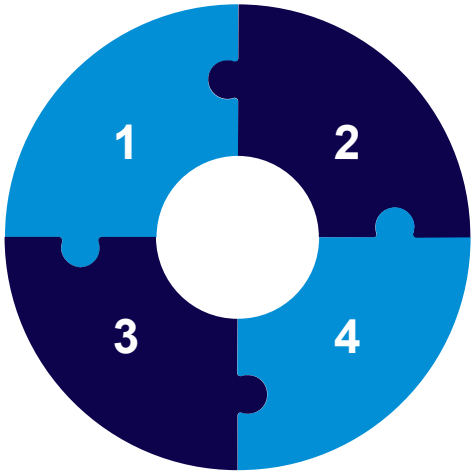
Community Development District Boards face exposure from regulatory noncompliance, financial mismanagement, incomplete records, vendor disputes, and operational failures. Inframark's systems and structure are designed specifically to reduce Board risk while strengthening governance.

Statutory Compliance Protection

Inframark maintains disciplined compliance processes aligned with Chapters 189 and 190, Florida Statutes, public records requirements under Chapter 119, and applicable administrative rules. We ensure required filings, notices, records, audits, and disclosures are handled accurately and on time-protecting Boards from violations, penalties, and reputational risk.

Continuity & Institutional Knowledge

Turnover is one of the greatest risks facing Districts. Inframark's team based structure ensures no District is dependent on a single individual. Knowledge is documented, shared, and supervised-protecting the District during staff changes, emergencies, or litigation.



Financial Control & Transparency

Board members are fiduciaries of public funds. Inframark implements structured financial controls, clear reporting, and audit ready systems that allow Boards to understand exactly how District funds are collected, approved, and expended-at all times.

Governance Support & Decision Confidence

Inframark provides proactive guidance grounded in experience and statute. We help Boards evaluate options, understand implications, and make informed, defensible decisions-reducing second guessing, inconsistency, and risk exposure.

This protection framework allows Boards to focus on governing-while Inframark ensures the District remains compliant, financially sound, and operationally stable.

ORGANIZATIONAL STRUCTURE & MANAGEMENT APPROACH

Designed for Public Districts

Inframark's organization is purpose built for public entities. Each District is supported by a dedicated management team, typically including the following plus your District Manager and Secondary District Manager:



This structure provides operational coverage, accountability, and consistency; critical for public Boards operating under scrutiny.

CLEAR Partnership in Practice

DISTRICT MANAGER'S RESPONSIBILITIES:

District Management:	Financial Management:	Contract Management:	Asset Management:	Governance Management:
Board Meetings	Budgeting	Bidding	Amenities	Policies
Committee Development	Strategic Planning	Contracting	Common Area Maintenance	Procedures
Training	Forecasting	Managing	Project Planning	Assessment
Support	Reporting	Meetings	Scheduling	Compliance
Resources	Reserve	Inspections		Architectural

- **Collaboration:** Active coordination with Board, District Attorney, Engineer, and consultants
- **Leadership:** Proactive identification of risks and operational needs
- **Excellence:** Documented, standardized processes across all functional areas
- **Accountability:** Transparent reporting and audit-ready workflows
- **Respect:** Professional interaction with residents, vendors, and the public

Executive Oversight & Stability

Inframark's Community Management division is supported by senior leadership with decades of experience in District operations, finance, and compliance. Leadership oversight ensures quality control, escalation support, and alignment across all services.

OPERATIONS: WHAT SETS INFRAMARK APART

Disciplined District Operations

Inframark's operations are designed around compliance, transparency, and risk mitigation. These systems ensure Districts remain audit ready and compliant year-round, not just at fiscal year end. Key operational strengths include:

- Advance planning and facilitation of Board meetings and public hearings
- Statutorily compliant noticing and public records management
- Budget development and long term financial planning
- Contract and procurement administration
- Insurance coordination and risk management
- Capital project and bond compliance oversight
- Disaster preparedness and continuity planning

Financial Controls Through Avid Strongroom (AvidXchange)

Inframark utilizes the Avid Strongroom Accounts Payable platform, providing District Boards with enhanced financial transparency and control.

avidstrongroom™

Benefits include:

- Structured, multi level invoice approval workflows
- Real time visibility into invoice status
- Automatic audit trails for all transactions
- Reduced manual entry errors
- Controls designed to minimize fraud risk

Board members may review invoices electronically, ensuring transparency in how public funds are spent while maintaining timely vendor payments.



Supporting Financial Technology

District accounting is performed using Microsoft Business Central, an enterprise level accounting platform designed for fund accounting and public reporting. Payroll and HR functions are administered through ADP, ensuring compliance, security, and accuracy.

PRICING

Inframark's pricing is structured to provide a comprehensive District Management solution that includes administrative, accounting, recording, and compliance services required under Florida law. Optional services-such as Field Services, Amenity Management, and Lifestyle Programming-are offered based on District needs and Board direction.
Fees are transparent and competitive, with no hidden markups. Detailed pricing is provided in the accompanying cost schedule for Board review.

Pricing Category	Proposed Pricing	2027 Budget
District Management Services (Includes Admin and Recording Services)	$37,500	$37,500
Accounting Services	$4,500	$4,500
Planning and Event Coordinating Services	Included	Included
Amenity Management – Includes managing access control and rental activity for amenities.	$28,658	$28,658
Field Tech Services	$12,300	$12,300
Dissemination Services	$8,200	$8,200
Total	$91,158	$91,158



Alba Sanchez
District Manager
Phone: 813.482.1614
Email: Alba.Sanchez@inframark.com

Office Address:
2005 Pan Am Circle,
Suite 300
Tampa, FL 33607



APPENDIX A

Qualifications & Scope of District Management Services

Inframark Community Management Services is qualified to provide all services required for the management and administration of Community Development Districts pursuant to **Chapter 189, Florida Statutes, Chapter 190, Florida Statutes,** and all other applicable federal, state, and local laws, ordinances, resolutions, trust indentures, and interlocal agreements. All services are performed on a timely basis and in accordance with Board direction and statutory requirements.

1. Board, Meeting & Governance Support

- Organize, schedule, attend, and conduct all regular and special meetings, workshops, hearings, and continued meetings of the District.
- Prepare and distribute agenda packages and supporting materials within statutory timeframes.
- Coordinate meeting logistics, including location, technology, and virtual participation as required.
- Ensure timely and compliant public noticing of meetings, elections, and hearings.
- Provide accurate minutes and Records of Proceedings.
- Assist the Board in policy development and implementation.
- Serve as the primary liaison between the Board, District Counsel, District Engineer, and other professionals.
- Maintain and safeguard the District seal.

2. Administrative & District Operations

- Serve as the primary point of contact for District operations and inquiries.
- Maintain action item tracking and follow up from Board meetings.
- Oversee implementation of Board directives and adopted policies.
- Coordinate vendor relationships and monitor contract compliance.
- Facilitate competitive procurement processes (RFPs, RFQs, bids) in coordination with professional consultants.
- Provide contract administration, including renewals, amendments, expirations, and close out.
- Coordinate and manage District insurance programs in consultation with the Board and District professionals.
- Assist with insurance claims administration and risk management.
- Prepare and maintain an annual inventory of District assets.

3. Financial Management, Accounting & Reporting

- Maintain an integrated financial management system compliant with GAAP and GASB requirements for public fund accounting.
- Perform all general ledger, accounts payable, accounts receivable, and cash management functions.
- Process all District invoices through controlled approval workflows.
- Prepare and deliver monthly financial statements, including budget to actual reporting.
- Monitor fund balances, reserves, and restricted accounts.
- Coordinate investment of District funds in accordance with Florida law and Board adopted policies.
- Support independent auditors during annual audits and ensure timely completion and filing of audited financial statements.
- Prepare required financial reports for regulatory agencies, bond trustees, and other stakeholders.

4. Budget Development & Administration

- Prepare proposed operating, capital, and debt service budgets in compliance with Florida law.
- Coordinate budget workshops, notices, and public hearings.
- Provide analysis of assessment impacts and financial projections.
- Administer the adopted budget and prepare budget amendments as required.
- Coordinate with District Counsel and Recording staff to ensure statutory compliance throughout the budget process.

5. Assessments & Revenue Administration

- Develop and administer the annual assessment roll.
- Coordinate on roll and off roll assessment collection.
- Provide payoff statements, prepayment calculations, and estoppel information as required.
- Maintain the District's lien book and debt allocation records.
- Perform reconciliation and true up analysis for assessment collections.

6. Records Management & Public Records Compliance

- Serve as the District's designated Records Custodian.
- Maintain the official Records of Proceedings and all District records in accordance with Chapter 119, Florida Statutes.
- Respond to public records requests in a timely, compliant, and professional manner.
- Coordinate records retention and destruction in accordance with Florida Administrative Code requirements.
- Maintain electronic document management systems to ensure security, accessibility, and compliance.
- Coordinate website postings and ADA compliant document remediation where applicable.

7. Bond, Disclosure & Compliance Services

- Coordinate bond and debt related compliance requirements.
- Serve as liaison with trustees, dissemination agents, and financial professionals.
- Coordinate preparation and submission of annual audits, budgets, and disclosure reports.
- Support arbitrage reporting and continuing disclosure obligations.
- Track compliance deadlines and requirements imposed by bond documents and trust indentures.

8. Field Operations & Vendor Oversight (as Applicable)

- Conduct regular on site inspections of District owned property and infrastructure.
- Prepare written inspection reports with photographs and recommendations.
- Monitor vendor performance and identify deficiencies.
- Coordinate corrective actions with vendors and District professionals.
- Emphasize safety and risk mitigation during inspections.

9. Disaster Preparedness & Continuity Planning

- Maintain disaster recovery and business continuity procedures for District operations.
- Secure and protect District records and data.
- Coordinate contingency communication protocols.
- Leverage statewide resources to ensure continuity of District services during emergencies.

10. Technology Systems & Data Security

- Utilize secure, enterprise level financial and document management systems.
- Implement role based access controls and audit trails.
- Maintain secure data backup and recovery systems.
- Use technology platforms to improve transparency, efficiency, and reporting accuracy.

11. Professional Expertise & Organizational Qualifications

- Over 45 years of experience providing District Management services in Florida.
- Management of more than 225 Community Development Districts, Special Districts, municipalities, and associations statewide.
- Team based service model supported by accounting, records, compliance, and field operations professionals.
- In house Human Resources department overseeing hiring, training, safety compliance, and employee retention.
- Ongoing professional training and continuing education for all staff.

Incorporation by Reference

This Appendix A is incorporated by reference into Inframark's proposal for District Management services and may be submitted independently as part of any procurement or selection process.

APPENDIX B
REFERENCES AND EXTENDED CLIENT LIST

References

Celebration CDD **Celebration, FL - (Osceola County)**	Greg Filak – Chairman Greg.Filak@celebrationcdd.org
Rivington CDD **DeBary, FL – (Volusia County)**	Kimberly Locher – Chairman Kimberly@readercommunities.org
Highlands CDD **Wimauma, FL – (Hillsborough County)**	Kagelia Baxter – Chairman Highlandsboardseat5@gmail.com

CDD Client List

Broward County

- Maple Ridge CDD
- Monterra CDD
- Pine Tree Water Control District
- Griffin Lakes CDD

Charlotte County

- Heritage Lake Park CDD
- Heritage Oak Park CDD
- Riverwood CDD

Collier County

- Cedar Hammock CDD
- Naples Heritage CDD
- Quarry CDD

Dade County (Miami-Dade)

- Beacon Lakes CDD
- Bonterra CDD
- Spicewood CDD

Flagler County

- Palm Coast Park CDD
- Town Center at Palm Coast CDD

Hernando County

- Spring Ridge CDD

Hillsborough County

- Arbor Greene CDD
- Carlton Lakes CDD
- Cordoba Ranch CDD
- Easton Park CDD
- Hammocks (The) CDD
- Harbour Isles CDD
- Heritage Isles CDD
- Highlands CDD
- Live Oak No. 2 CDD
- South Fork CDD
- South Fork East CDD
- South Fork III CDD
- Stonebrier CDD
- Tampa Palms Open Space & Transportation CDD
- Waterchase CDD
- Westchester SDD

Leon County

- Piney-Z CDD

Lee County

- Gateway Services CDD
- Vasari CDD
- Cypress Shadows CDD
- Corkscrew Farms CDD

Manatee County

- Lexington CDD

Orange County

- East Park CDD
- Urban Orlando CDD
- Vista Lakes CDD

Osceola County

- Brighton Lakes CDD
- Celebration CDD
- Enterprise CDD
- Overoaks CDD
- Stevens Plantation CDD
- Xentury City CDD

Pinellas County

- Eastlake Oaks CDD

Palm Beach County

- Briger CDD
- Seminole Improvement District

Pasco County

- Heritage Springs CDD
- Lake Bernadette CDD
- Lexington Oaks CDD
- Meadow Pointe CDD
- Meadow Pointe II CDD
- Oak Creek CDD
- Oakstead CDD
- Abbott Square CDD
- Watergrass CDD

Polk County

- Golden Lakes CDD
- West Lakeland WCD

Seminole County

- Dovera CDD

Sarasota County

- Woodlands CDD

St. Johns County

- St. Johns Forest CDD



A BETTER WORLD TOGETHER™









Proposal for District, Fieldm and Amenity Management

Belmond Reserve
Community Development District

Vesta District Services

Your Community, Our Commitment

250 International Pkwy #208 | Lake Mary, FL 32746 | (321) 263-0132



FLORIDA'S COMMUNITY MANAGEMENT SPECIALIST

A 30-YEAR TRACK RECORD WORTHY OF YOUR TRUST

CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995 - 2025

October 16th, 2026

Re: Belmond Reserve CDD - Proposal for District and Amenity Management

Dear Board of Supervisors,

On behalf of Vesta Property Services Inc., it is my pleasure to submit the following proposal for District, Field and Amenity Management-related services for your Community Development District. This submission outlines our company's qualifications and capabilities, in hopeful anticipation of providing these important services to the Board and residents of your District.

Vesta has extensive experience managing transitions between management companies for districts such as yours and understands the importance of a strong initial commitment. We have successfully supported previous transitions by providing comprehensive operations assistance, and we are fully familiar with the unique challenges and service requirements involved. Our team is enthusiastic about the opportunity and ready to begin immediately, bringing trusted professionals you can rely on.

Vesta's proposal includes the services of our talented and experienced District Manager Samantha Zanoni with Barry Jeskewich as the backup District Manager, overseen and supported by our local Director of Operations, Kyle Darin (see bios within). You will also have the assistance of our uniquely qualified financial, accounting, and administrative leadership and support teams to resolve any immediate issues and to forward plan for the benefit of the residents of the District. Of special note, I am pleased to be able to say our proposal offers a savings when compared to the current proposed 2027 budget.

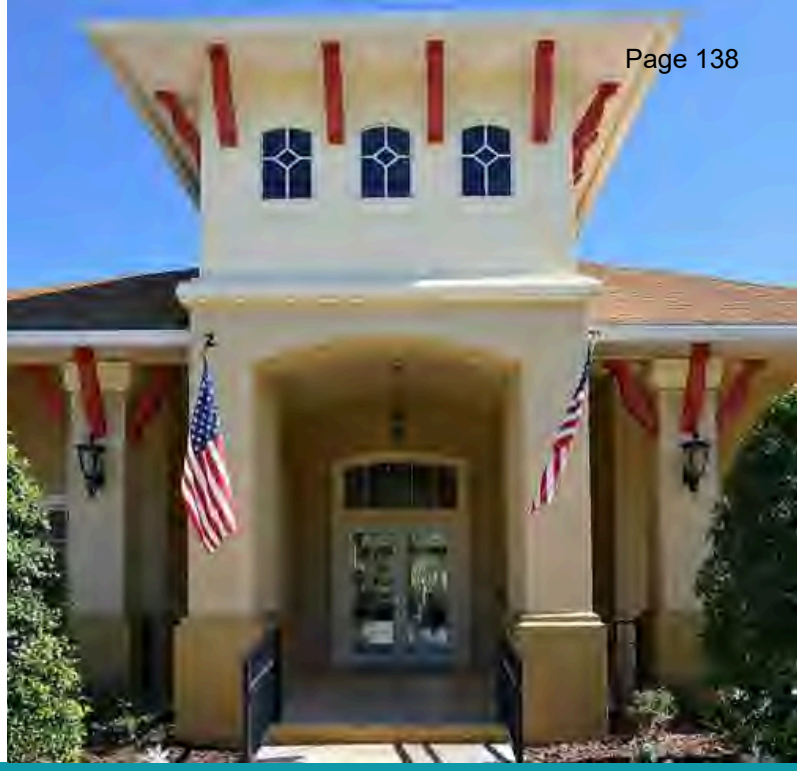
Thank you for your consideration of our proposal. We very much look forward to the opportunity to serve the community and work with the District, the Board of Supervisors, and other District staff. Should you have any questions or require additional information, please feel free to contact me directly at (321) 263-0132 x742 or kdarin@vestapropertyservices.com.



Most respectfully,

Kyle Darin
Regional Director, Operations
250 International Pkwy #208
Lake Mary, Florida 32746
(321) 263-0132 x742





OUR STORY



ABOUT US

Founded in 1995 and headquartered in Jacksonville, Florida, **Vesta's success has been driven by three key factors** :

- Our commitment to meeting our clients' needs, first and foremost.
- Our Culture is our "secret sauce" and allows us to source and hire the best associates in the industry.
- The close Teamwork between our (1) Senior Management team, (2) Shared Services associates both in our corporate headquarters and part of our close regional support, and (3) industry's best-in-class Frontline Managers and their teammates in a variety of operational disciplines.



MISSION & VALUES

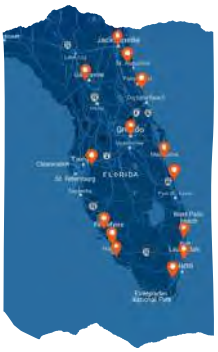
Vesta's Mission is to provide communities with exceptional associates delivering unparalleled management and lifestyle services. To that end, we ensure outstanding support for our clients & associates.

Our Three Core Values are:

- Be Accountable
- Act Respectfully
- Serve Honorably

OUR REACH

We have fifteen (15) fully-staffed offices based throughout Florida including Lake Mary, Sun City, and Delray . Vesta successfully provides a wide-ranging suite of professional community management services from Amelia Island to Miami and almost every city in between.



OUR HISTORY: COMPANY OVERVIEW, TIMELINE & MILESTONES

Originally incorporated as Point Management in 1973, Vesta Property Services, Inc. provides financing, management, and ancillary services to developers of planned-unit communities and resident associations in connection with clubhouses, golf courses, amenity and infrastructure facilities, and commercial real estate, as well as Special District and governmental agency management. Below is a timeline featuring some key milestones that have marked our journey:

1995



THE LAUNCH OF VESTA PROPERTY SERVICES, INC.

In Jacksonville, Florida, Frank Surface's trailblazing vision launches Vesta Property Services to be a single source for: (1) affordable and flexible financing, (2) expert community management services, and (3) creative and thriving lifestyle services - all under one umbrella, consistently improving and growing, and propelled by a best-in-class Senior Leadership Team.

2011

AMENITIES LEADERSHIP

Vesta acquires Florida's leading, statewide provider of amenities management services - Amenity Services Group, Inc. - specializing in serving the vital operations, maintenance, and lifestyle needs of Community Development Districts since 1997.

2020

DISTRICT SERVICES / STATEWIDE OFFICES

Vesta brought our vision of becoming a premier full-service community management company to life by acquiring DPFG Management & Consulting, LLC — a specialist in district management and financing — in 2020.

Present

GROWTH

Vesta now has 15 offices throughout Florida, manages over 600 communities and special districts, and employs 1,200 associates for our clientele.

OFFICE INFORMATION

Business Information:

- Proposer Name: Vesta Property Services, Inc.
- Address: 245 Riverside Avenue #300
- City Jacksonville State Florida Zip Code 32202
- Telephone (904) 355-1831 Fax no. (904) 204-2469
- 1st Contact Name: Scott Smith Title: Vice President, District Services
- 2nd Contact Name: Kyle Darin Title: Regional Director, District Services

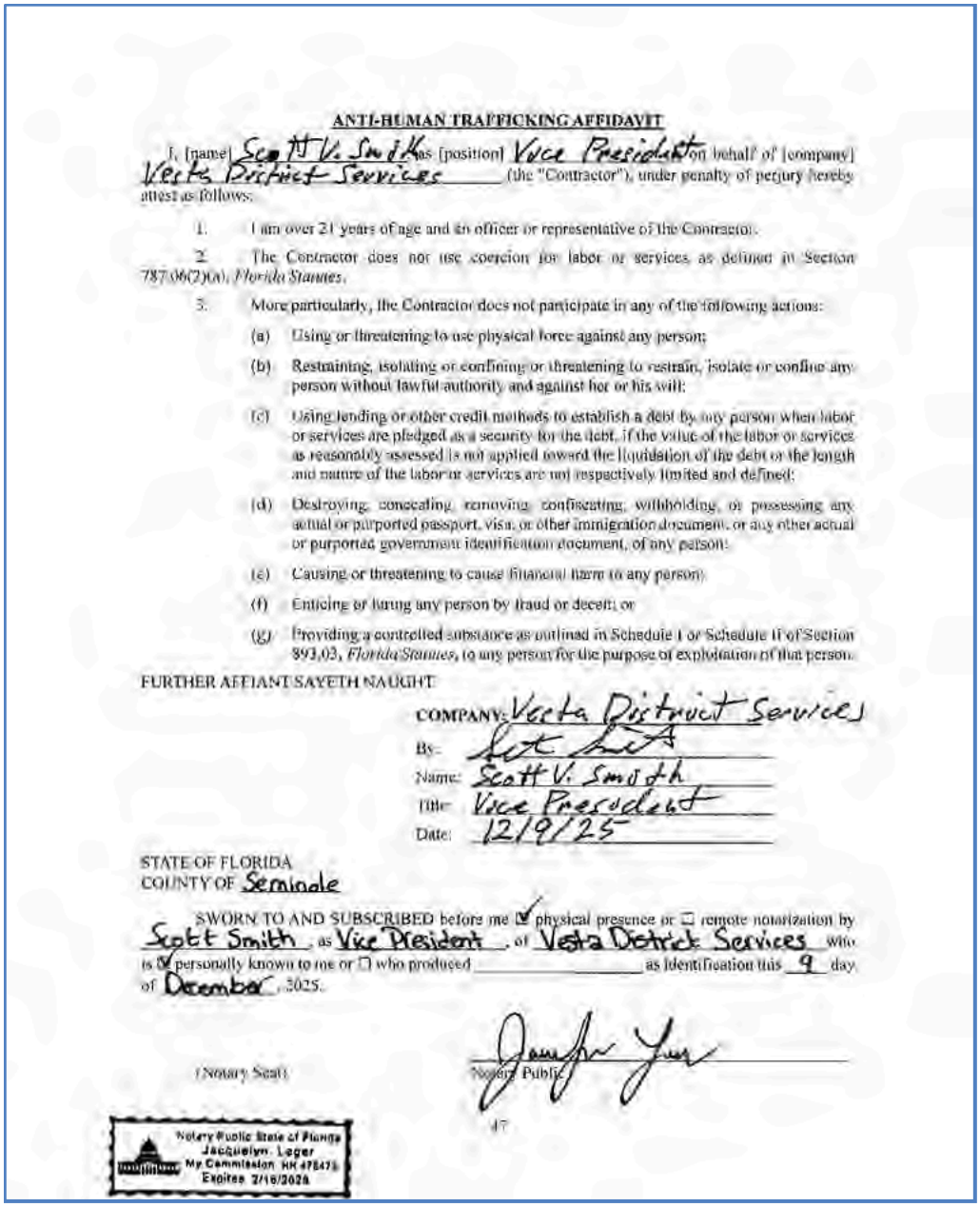
- Parent Company Name (if any) PMG Holdings
- Street Address 5401 N. Central Expressway #290
- P. O. Box (if any)
- City Dallas State TX Zip Code 75205
- Telephone (214) 272-4074 Fax no. (214) 751-2397
- 1st Contact Name Jose B. Maldonado Title Treasurer
- 2nd Contact Name Jason Villalba Title Secretary

- Vesta's statewide footprint includes 18 offices throughout Florida, encompassing over 1,100 associates supporting local operations.
- Proposer's Corporate Form: **Corporation**
- In what State was the Proposer organized? **Florida** Date **November 12, 1995**
  Charter No. P95000090161

Vesta is aware and in compliance of the following disclosures:

- Public Entity Crimes: Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.
- Scrutinized Companies: Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- E-Verify. Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, if a proposer submits a proposal the proposer will provide an affidavit, signed by an officer or a representative of the Proposer representing that they do not use coercion for labor or services as defined in the statute, addressed to the District, as required by Section 787.06(13), Florida Statutes. **See following page.**

OFFICE INFORMATION



ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, [name] Scott V. Smith as [position] Vice President on behalf of [company] Vesta District Services (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
   (a) Using or threatening to use physical force against any person;
   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   (e) Causing or threatening to cause financial harm to any person;
   (f) Enticing or luring any person by fraud or deceit; or
   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

COMPANY: Vesta District Services
By: Scott Smith
Name: Scott V. Smith
Title: Vice President
Date: 12/9/25

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Scott Smith as Vice President of Vesta District Services who is ☑ personally known to me or ☐ who produced _____ as identification this 9 day of December, 2025.

(Notary Seal)

Notary Public

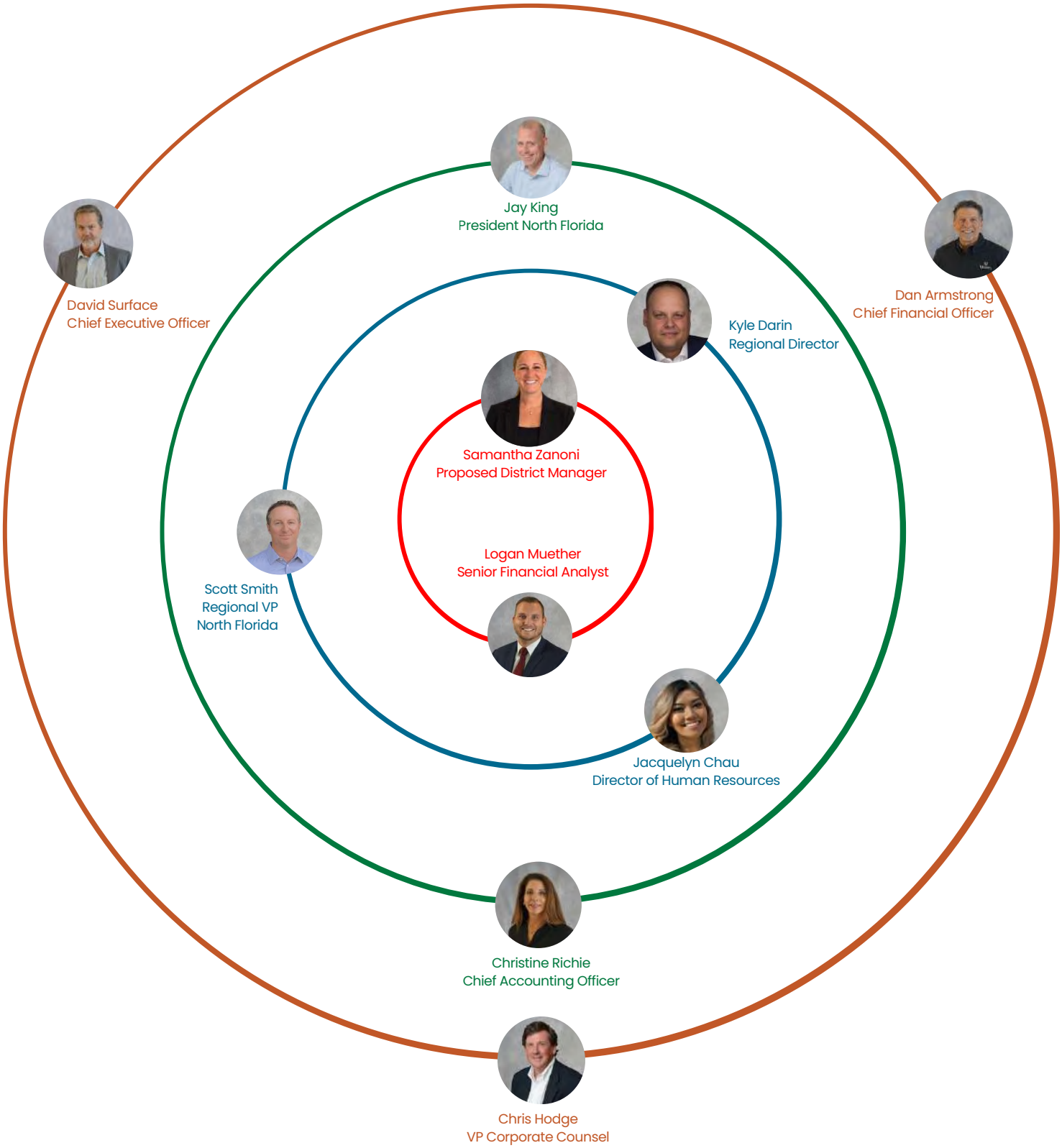
Notary Public State of Florida
Jacquelyn Leger
My Commission HH 475475
Expires 7/16/2028

47

Outstanding Litigation:

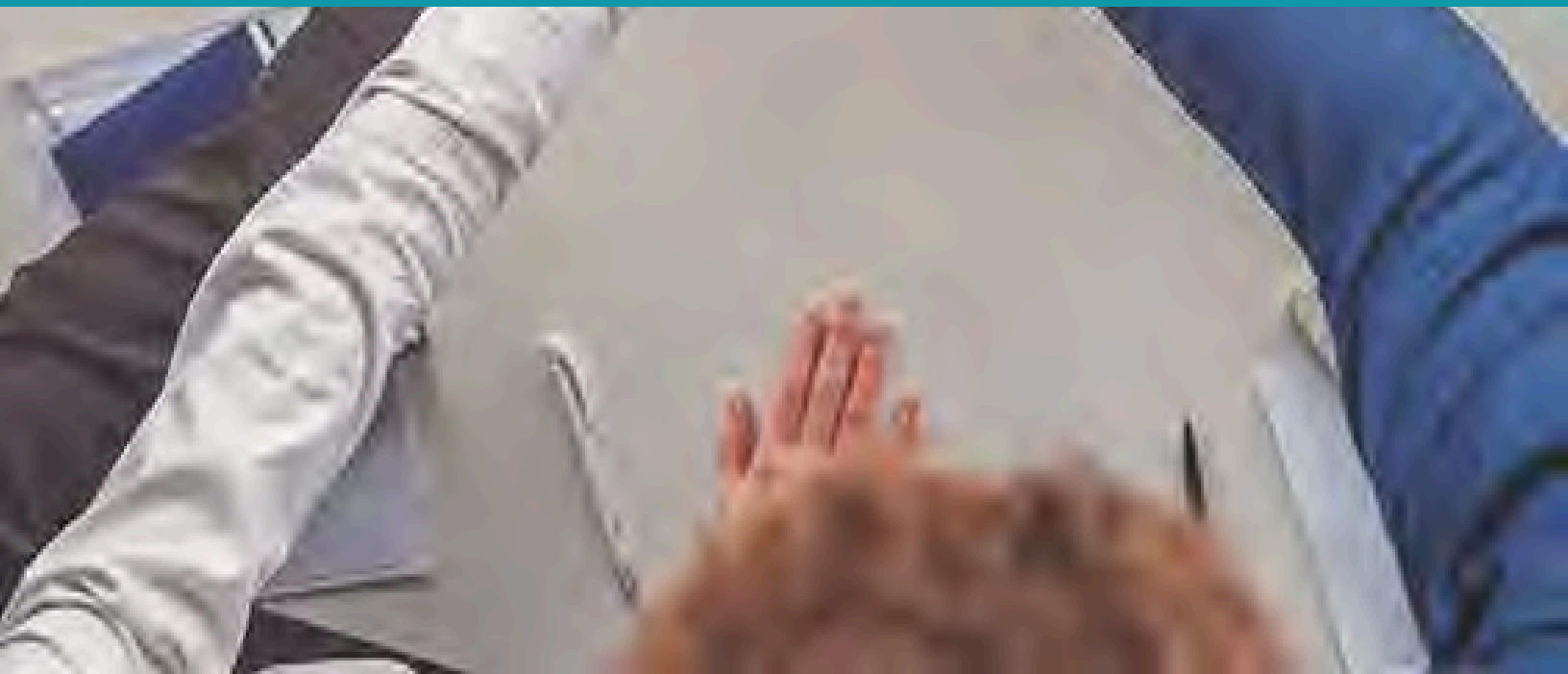
All prior cases (e.g., slip-and-fall, wrongful termination, dram shop liability, age discrimination) have been dismissed or settled by insurance; no pending or threatening litigation that would impact service viability.

DISTRICT MANAGEMENT ORGANIZATIONAL CHART





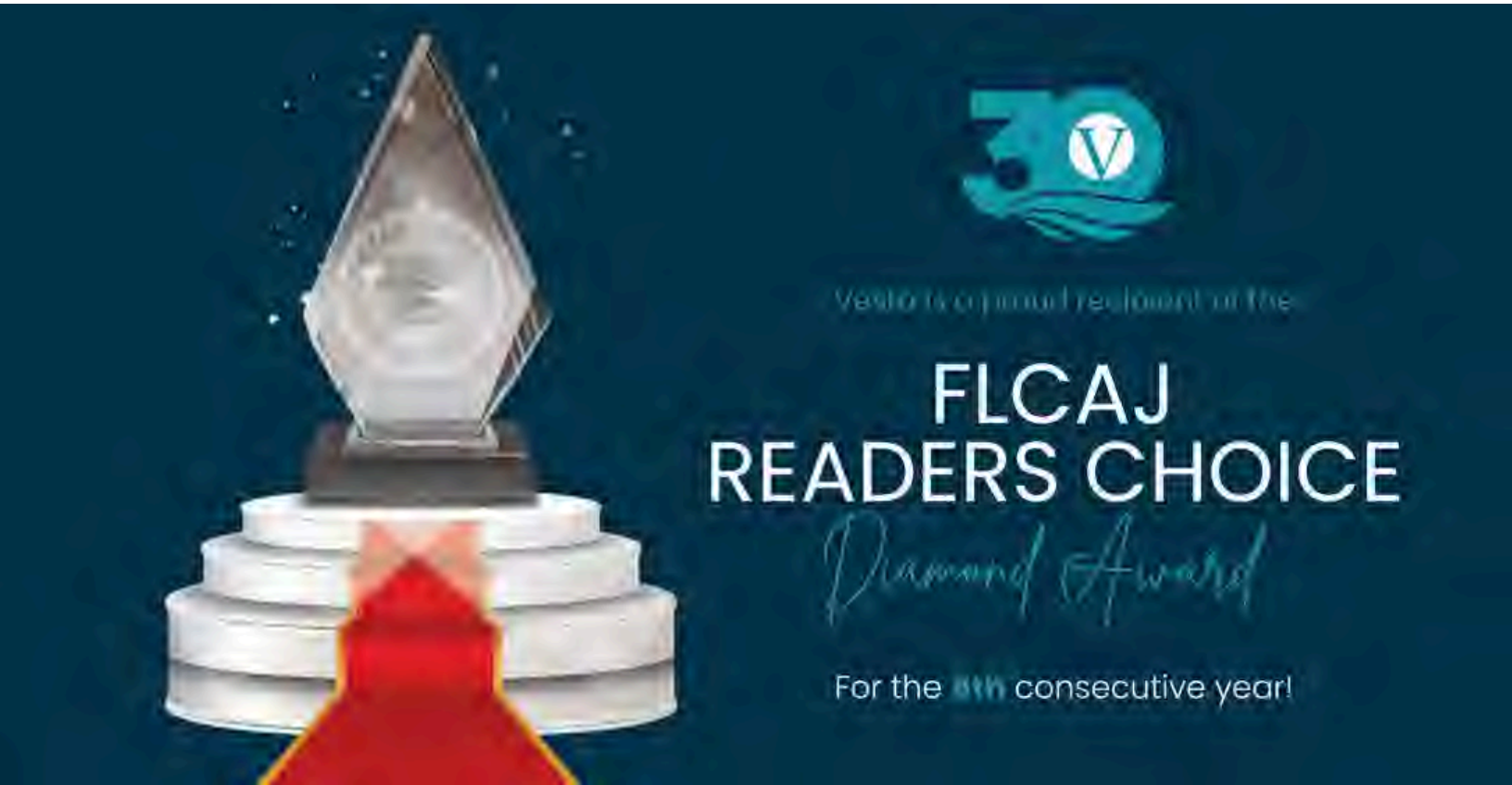
DISTRICT MANAGEMENT



EXPERIENCE AND LOCATIONS

Vesta District Management Services currently is contracted by the following CDDs below:

- Avalon Groves CDD
- Beach CDD (Tamaya) CDD
- Bridgewater of Wesley Chapel CDD
- Cabot Citrus Farms CDD
- Cascades at Groveland CDD
- City Center CDD
- Epperson North CDD
- Epperson Ranch CDD
- Fleming Island Plantation CDD
- Grand Haven CDD
- Harbour Isles CDD
- Hawk's Point CDD
- Heritage Harbor CDD
- Magnolia Park CDD
- Marshall Creek CDD
- Panther Trace CDD
- Panther Trace II CDD
- Parkland Preserve CDD
- Radiance CDD
- Saddle Creek CDD
- Seminole Palms CDD
- Solterra Resort CDD
- Stoneybrook at Venice CDD
- Sweetbay CDD 1
- Sweetbay CDD 1 Non-Residential
- Sweetbay CDD 2
- Sweetbay CDD 2 Non-Residential
- Sweetbay CDD 3
- Sweetbay CDD 4
- Sweetbay CDD 5
- Sweetbay CDD 6
- Sweetbay CDD 7
- Sweetwater Creek CDD
- The Preserve at South Branch CDD
- The Preserve at Wilderness Lake CDD
- Union Park East CDD



EXPERTISE

The following outlines Vesta's specific experience, qualifications, and duties related to general District Management services.

M

Meetings, Hearings, Workshops, Capital Planning

- Plan, Organize, Lead, and Facilitate/Conduct all Meetings, Workshops and Public Hearings.
- Supervisor Orientations, Training and Serving as a Trusted Advisor.
- Lead Boards in Executive Goal Setting for the District.
- Bond Refinancing, Assessment Methodology, Establishments.

C

Capital Planning

- We offer Strategic long-term Capital Planning, using reserve studies and financial outlook analysis modeling.
- Executive level experience in all aspects of long-term infrastructure budget management.

R

Records

- We maintain a robust, highly organized filing system when it comes to District records. Everything from communications to meeting minutes, invoices and check registers are archived and maintained by our professional team of Administrators.
- Like our Accounting team, our Administrators are readily available to assist with any document or record required by Supervisors, and to respond to Public Records requests of the District. The administrator will be proficient in providing requested information quickly.

D

District Operations

- Plan, organize and lead in the operational oversight of CDDs with operations and capital budgets in excess of $25 million.
- Oversee performance of Amenity and Field Operations personnel, vendors, and District contracts.
- Experienced District Managers with prominent level of Facilities Operations knowledge in public works, infrastructure improvements including, storm water systems, roads, and bridges and highly amenitized facilities.

A

Accounting & Reporting, Audits, Budgeting, Administration, Assessments & Revenue Collection

- Accounting administration of combined operational and debt service budgets in excess of $41.3 million.
- Placing special assessments on County tax bill, and/or collect directly, for 21,487 parcels throughout 10 counties in Florida.
- Provided construction accounting for capital improvement programs in excess of $80 million.
- Assessment consultant on 55 CDD bond issuances; issuing, refunding, or restructuring debt in excess of $450 million.

EXPERTISE

Approach, Methodology & Experience

Philosophy and Approach

- Vesta's approach is centered on transparency, accountability, and resident experience, guided by:
- Executive-level planning and oversight for CDDs exceeding $25M in operational budgets.
- Emphasis on capital planning, fiscal control, and board partnership.
- Training for Supervisors and Executive Goal Setting sessions.

Technology Platforms

- Accounting: In-house district accounting division using GASB-compliant systems.
- Maintenance Management: Preventative maintenance, inspections, and QR/barcode tracking systems for field operations.
- Enumerate Engage Software

Staff Continuity and Turnover

Vesta emphasizes associate retention through culture, training, and benefits, with low turnover across comparable Florida CDDs. District Managers are cross-trained and supported by backup managers to ensure continuity during absences.

Compliance & Legal Standing

- No active governmental enforcement actions, suspensions, or OSHA citations.
- No active worker injuries or lost-time incidents in five years.
- Not barred or suspended from any federal, state, or local contracting.
- No recent litigation.

Best Practices & Resident Engagement

- Development of Landscape Accountability Tool for measurable vendor scoring.
- Resident engagement through Q&A sessions, digital newsletters
- Leverage of industry leading engineers and attorneys, along with our extensive experience in community turnover from developers to resident boards.
- Speeding/Parking guidance: collaborative solutions involving patrol coordination, signage, and communication campaigns.





AMENITY MANAGEMENT



COMMUNITY LIFESTYLE

Events at a Glance

Events below are examples of events we have done at our communities within the last five years.

- Donuts and Coffee
- Summer Kickoff
- Luaus
- Polar Plunge
- Vendor Fairs
- Carnivals
- Potlucks
- Cook-offs
- Live music
- Scavenger Hunts
- Ice Cream Socials
- 5Ks and Triathlons
- Slide Races
- DJs
- Pool games
- Science Demos
- Mother-Son Dances
- Spring Fling
- Halloween/Fall Festival
- Santa Claus Visit
- Golf Cart Parade
- Letters to Santa
- Memorial Weekend
- Independence Day Celebration
- Daddy Daughter Dances
- Valentine's Crafts
- Rock Your Shamrock – St. Patrick's Day
- Veteran's Day Celebration
- Easter Egg Hunts
- Mad Hatter Tea Party
- Barks and Brews
- Social Hours with Live Music
- Stand Up Comedy Nights
- Mixology Classes
- Cooking Classes
- Murder Mystery Parties
- Local liquor tastings with cigars
- Chocolate Making Class
- Axe Throwing
- Food Truck Nights
- Science Comes Alive!
- Yoga at the Park
- Classic Cars and Coffee
- Foam Parties
- Not So Newlywed Game
- Adult Rodeo



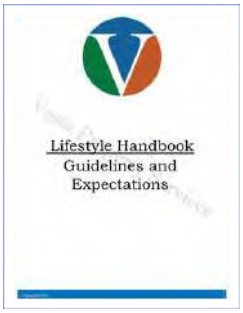


Lifestyle





Resources and Support For Vesta's Property Managers



- Director of Resident Experience with 20+ years of experience in events and programming, 10 years specializing in Active Adult entertainment and website management.
- Vesta's 50-page Lifestyle Handbook used for training and reference.
- Hands-on help with staff turnover/transitions and Managers' use of PTO benefits.
- Preferred Vendors List, enabling some of the best pricing in the industry.
- Quarterly customer service centered Newsletter: featuring new vendors, customer service stories and principals, new ideas, and much more.
- Monthly Training sessions; Quarterly Idea-Sharing sessions with all Managers.
- Shared Expertise: Community event budgets ranging from $9,000-$105,000/yr.

COMMUNITY PROGRAMMING

AMENITY ATHLETICS

Powered by Vesta - The only in-house amenity produced and managed athletics league in Northeast Florida.





Amenity Athletics goal is to provide a co-ed, "recreational league" environment where families can have fun, learn the fundamentals for the game, and improve performance while promoting good sportsmanship and teamwork. We allow coach and friend requests for team placement. Come play sports with your friends and make some new ones while you're at it. We are a co-ed recreational league that uses parents as volunteer coaches. Coaches must pass a background check and child safety training. We currently produce Spring and Fall youth soccer, Summer and Winter Flag Football and Spring Basketball leagues with over 2500 participants per year in North Florida.





Managing Lifestyle/Recreation Programs for All Demographics

- Zumba
- Body Boot Camp
- Aqua Fitness
- Yoga
- Pilates
- Soccer ShotsPilates
- Spin/Cycle
- S.T.E.M. programs for kids
- Barre
- Adult Foreign Language
- Ballroom Dance
- Tai Chi
- F-45 Boot Camp Days
- Swim Lessons
- Self Defense
- *CPR and AED*
- *Meditation*
- *Les Mills Programs*
- Skateboarding lessons
- Stretching
- Golf Training
- Summer Camps
- Baking Classes
- Dance: Hip Hop and Ballet
- Basketball Lessons











Our HOA has been with Vesta Property Services since they purchased our former Property Services company. They have provided excellent service, advice and dedication to our operational needs.

Vincent Priore







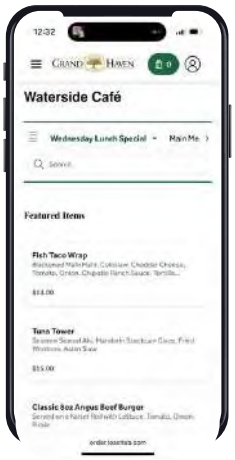
AMENITIES WEBSITE

Vesta develops, produces, and manages dynamic community websites which include but are not limited to the following features:

Details include:

- Resident directory
- Online ordering for F and B operations
- Program and activity flyers and information
- Club information
- Event calendar
- Rental information and reservation links
- Hours and contact info
- Additional features available upon board request











- Vesta Data Servers are primarily hosted in Atlanta at a secure data hosting facility. For backup functions we host at several locations in Utah and Idaho.
- All DATA on our servers is protected by several layers of protection. DATA is encrypted on the physical devices at the DATA Facilities. Access to any files is limited by group policy to only necessary internal employees. And all devices are covered by IT's antimalware solutions and policies.

RESIDENT ENGAGEMENT

- Comprehensive, creative, and high-quality lifestyle and maintenance newsletters, flyers, e-blasts, and other forms of resident engagement.
- Engaging bulletin boards throughout the community filled with flyers and newsletters.
- Our teams are trained to take photos and video at community events and programs to share our real-time resident engagement.
- QR Code Surveys assess resident feedback throughout the year in order for us to make adjustments according to community wants and needs.
- Constant onsite discussions with residents during the year help us understand expectations.















QUALITY ASSURANCE

Vesta's Approach to Quality Assurance

Our local Regional Support Team, in partnership with our onsite teams, Boards, and other stakeholders, have developed scalable and customizable Best Practices tailored to each account and scope-of-service, to ensure an optimal experience for our residents. Our approach has and continues to evolve with feedback, advances in technology, and further experience.

Vesta's approach, while varied in application, is designed to eliminate issues before they occur - or at least quickly and efficiently address them as they are identified - to provide the best possible experience for all stakeholders.

*****We do not use all of these tools at every account, but we do use most them at our largest accounts based on amount of resources, scope of services and Board driven priorities to ensure the best use of finite resources.***



NOTE: These 8 components of Vesta's approach to Quality Assurance are explained further on the following pages.

OPERATIONAL ANALYSIS

For new accounts, our regional team will develop an operational analysis plan and timeline (who, what, and when) within the first 45 days of starting the contract, to share with the Board prior to implementation. This approach will allow time for familiarization and review of current operations, engagement with all stakeholders, and finally recommendations to "optimize" the overall resident experience, daily operations, and opportunities for financial efficiencies.

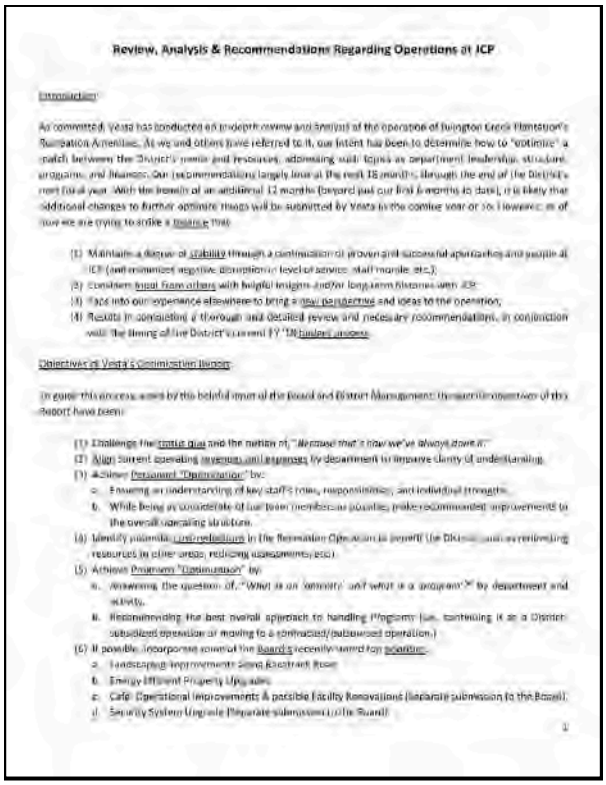
Julington Creek Plantation CDD Example

The most relevant example of this same type of in-depth analysis is our undertaking at Julington Creek Plantation CDD, which at the time we began our operations there was already a 20+-year-old community of nearly 5,900 homes, and largely staffed by CDD-employed associates. Over the course of our first 6 months, Vesta conducted an "Optimization Study," resulting in a detailed, 20-page analysis of all aspects of the amenity/recreation operation along with recommendations.

The implementation of our recommendations resulted in:

- *A savings to the CDD of 23% or $373,000 annually in 2022 dollars* (using a general ledger, line-by-line comparison with the year before we started).
- *Simultaneously improving stakeholders'* (Residents, Board, District Staff, and Vesta onsite team members) *satisfaction with our operation.*

(Yes, "the best of both worlds!")



Review, Analysis & Recommendations Regarding Operations at ICP

Introduction:

As committed, Vesta has conducted an in-depth review and analysis of the operations of Julington Creek Plantation's Recreation Amenities. As we and others have referred to it, our intent has been to determine how to "optimize" a match between the District's needs and resources, addressing such topics as department leadership, structure, programs, and finances. Our recommendations largely look at the next 18 month's, through the end of the District's next fiscal year. With the benefit of an additional 12 months (beyond just our first 6 months to date), it is likely that additional changes to further optimize things will be submitted by Vesta in the coming year or so. However, as of now we are trying to strike a balance that:

(1) Maintains a degree of stability through a continuation of proven and successful approaches and people at ICP (and minimized negative disruption to level of service, staff morale, etc.);
(2) Considers input from others with helpful insights and/or long-term histories with ICP;
(3) Taps into our experience elsewhere to bring a new perspective and ideas to the operation;
(4) Results in conclusion of a thorough and detailed review and necessary recommendations, in conjunction with the timing of the District's current FY '19 budget process.

Objectives in Vesta's Optimization Report:

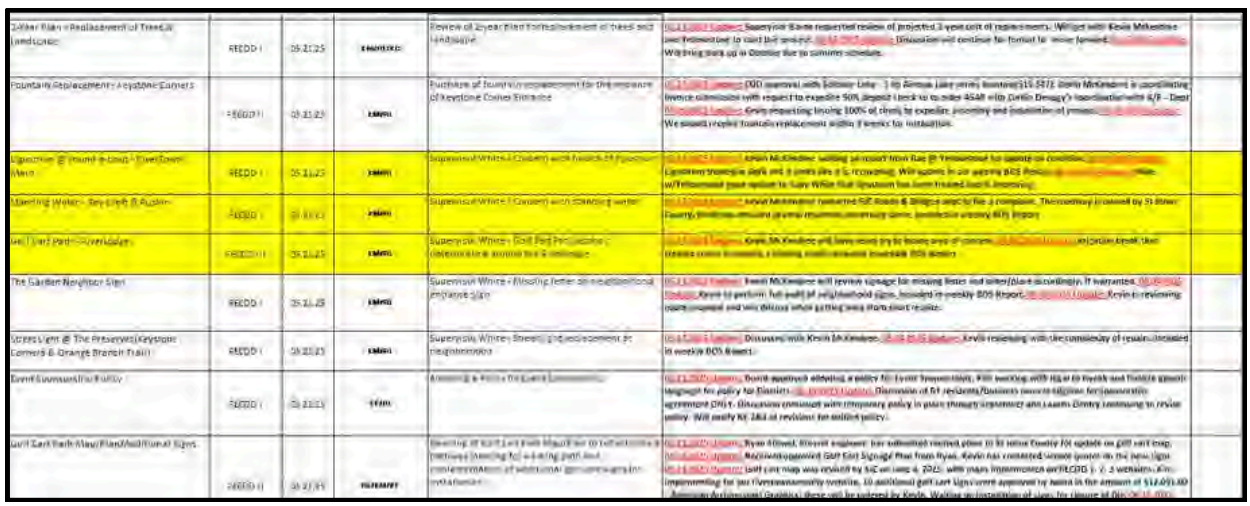
In order this process, aided by the helpful input of the Board and District Management, the current overview of this Report have been:

(1) Challenge the status quo and the notion of, "Because that's how we've always done it."
(2) Align current operating revenues and expenses by department to improve clarity of understanding.
(3) Achieve Personnel "Optimization" by:
a. Fostering an understanding of key staff's roles, responsibilities, and individual strengths.
b. While Being an Candidate of our team members as possible, make recommended improvements to the overall operating structure.
(4) Identify potential cost reductions in the Recreation Operation to benefit the District, such as reinvesting resources in other areas, reducing assessments, etc.)
(5) Achieve Programs "Optimization" by:
a. Answering the question of, "What is an 'amenity' and what is a 'program'?" by department and activity.
b. Recommending the best overall approach to handling Programs (i.e., continuing it as a District-subsidized operation or moving to a contracted/outsourced operation.)
(6) If possible, incorporate some of the Board's recently-aired top priorities:
a. Landscaping Improvements along Bartram Road
b. Energy Efficient Property Upgrades
c. Café Operational Improvements & possible Facility Renovations (separate submission to the Board)
d. Security System Upgrade (Separate submission to the Board)

1

BOARD REPORTING AND ENGAGEMENT

We keep track of **action Items from your CDD meetings**, confirm we have them correctly captured within 48 hours of the meeting via email, and then provide to all board members and staff. We then provide updates until completion of each item to ensure nothing is dropped and expectations are managed accordingly. Our Master Task List is developed during facility walk/inspections. This list also includes capital and regular project list costs.





BOARD REPORTING AND ENGAGEMENT

Our onsite management team will provide **weekly and monthly board updates** via email on any items of interest to ensure the whole Board is kept up to speed efficiently. **Per board feedback, our reports at Grand Haven are streamlined.**

Board Reporting Includes:

- Recap of significant operational events
- Highlight upcoming events and recaps of previous events, reporting of all community lifestyle
- Status of projects and ongoing maintenance items
- Update on Board Action Items



GRAND HAVEN

Monthly Amenity Update

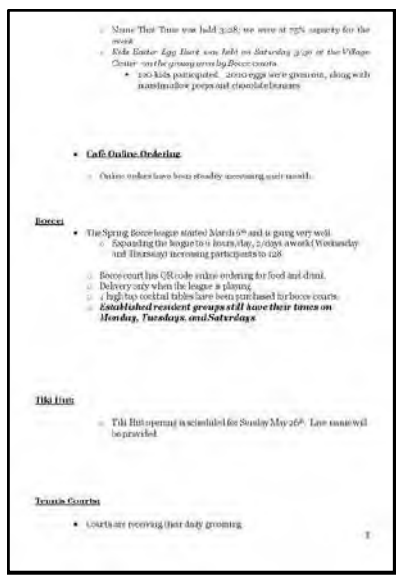
Date of report 5/6/2024 *Submitted by* **John Lucansky**

Amenities:

- **Update:**
  - April was a very busy month.
    - **358 guest passes were issued.**
  - **Resident ID checks** have gone very smoothly. As of 5/5 only four residents didn't bring their card.
    - *Two resident reports were filed for repeat offenders*
- April Events
  - Pickleball Fest was held Saturday April 6th.
    - Event went very well
  - CHW Tennis tournament Saturday April 20th
    - Tournament and banquet went very well
  - Murder Mystery dinner show was Saturday April 27th
    - Huge success and will be put

Cafe:

- Special/Monthly Events
  - Bingo was fully attended (~50 participants) -all residents asked to produce I.D. cards at the door-no issues to report
  - Trivia was very well attended, 100%+capacity



- Name That Tune was held 3/28; we were at 75% capacity for the event
- *Kids Easter Egg Hunt was held on Saturday 3/30 at the Village Center -on the grassy area by Bocce courts*
  - 100 kids participated. 2000 eggs were given out, along with marshmallow peeps and chocolate bunnies

- **Café Online Ordering**
  - Online orders have been steadily increasing each month.

Bocce:

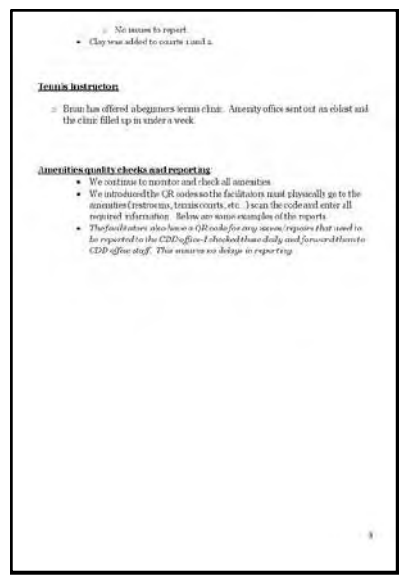
- The Spring Bocce league started March 6th and is going very well.
  - Expanding the league to 9 hours/day, 2 days a week (Wednesday and Thursday) increasing participants to 128.
  - Bocce court has QR code online ordering for food and drink.
  - Delivery only when the league is playing.
  - 4 high top cocktail tables have been purchased for bocce courts.
  - ***Established resident groups still have their times on Monday, Tuesdays, and Saturdays.***

Tiki Hut:

- Tiki Hut opening is scheduled for Sunday May 26th. Live music will be provided.

Tennis Courts:

- Courts are receiving their daily grooming.



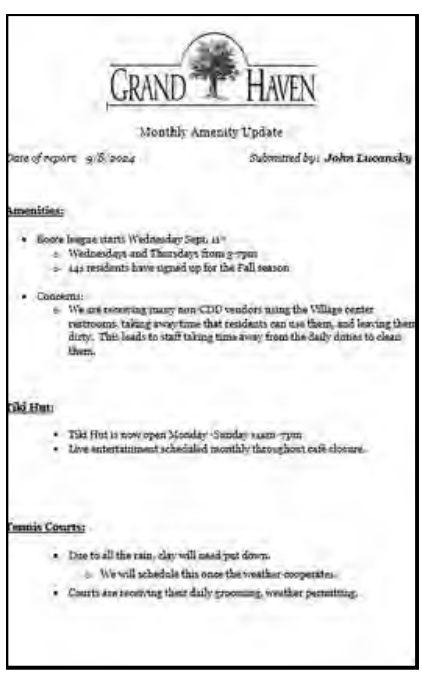
- No issues to report.
- Clay was added to courts 1 and 2.

Tennis Instructor:

- Brian has offered a beginners tennis clinic. Amenity office sent out an eblast and the clinic filled up in under a week.

Amenities quality checks and reporting:

- We continue to monitor and check all amenities.
- We introduced the QR codes so the facilitators must physically go to the amenities (restrooms, tennis courts, etc.) scan the code and enter all required information. Below are some examples of the reports.
- *The facilitators also have a QR code for any issues/repairs that need to be reported to the CDD office-I checked these daily and forward them to CDD office staff. This ensures no delays in reporting.*



GRAND HAVEN

Monthly Amenity Update

Date of report 9/8/2024 *Submitted by:* **John Lucansky**

Amenities:

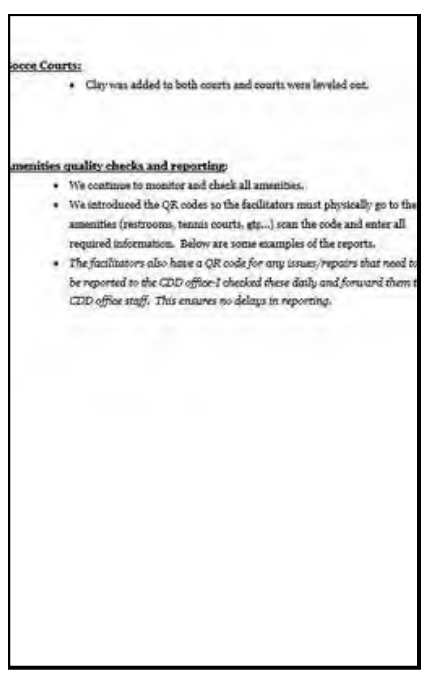
- Boore league starts Wednesday Sept. 11th
  - Wednesdays and Thursdays from 3-7pm
  - 144 residents have signed up for the Fall season
- Concerns:
  - We are receiving many non-CDD vendors using the Village center restrooms, taking away time that residents can use them, and leaving them dirty. This leads to staff taking time away from the daily duties to clean them.

Tiki Hut:

- Tiki Hut is now open Monday -Sunday 11am -7pm
- Live entertainment scheduled monthly throughout café closure.

Tennis Courts:

- Due to all the rain, clay will need put down.
  - We will schedule this once the weather cooperates.
- Courts are receiving their daily grooming, weather permitting.



occe Courts:

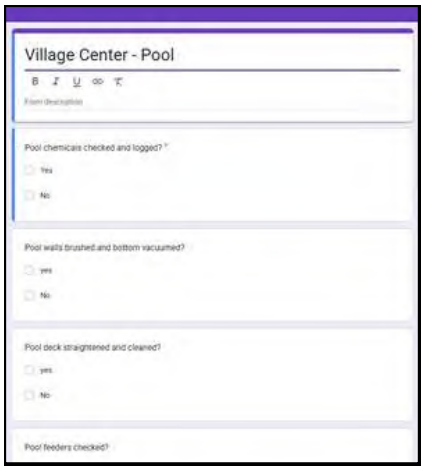
- Clay was added to both courts and courts were leveled out.

menities quality checks and reporting:

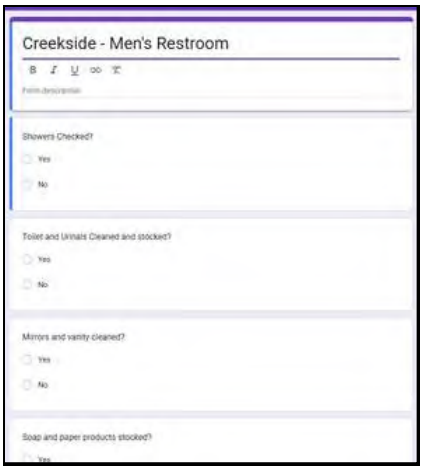
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- *The facilitators also have a QR code for any issues/repairs that need to be reported to the CDD office-I checked these daily and forward them to CDD office staff. This ensures no delays in reporting.*

QR CODE CHECKLISTS

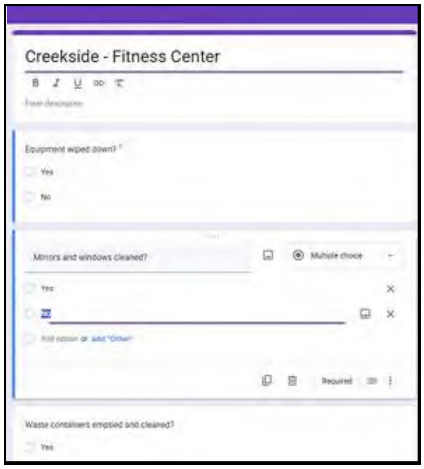
Using QR codes similar to how we produce our resident surveys, Grand Haven management uses QR codes that employees scan daily to go through their daily duties and checklists. See examples of the checklists and reporting below.





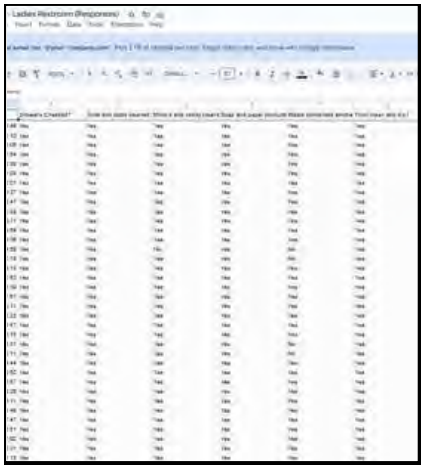












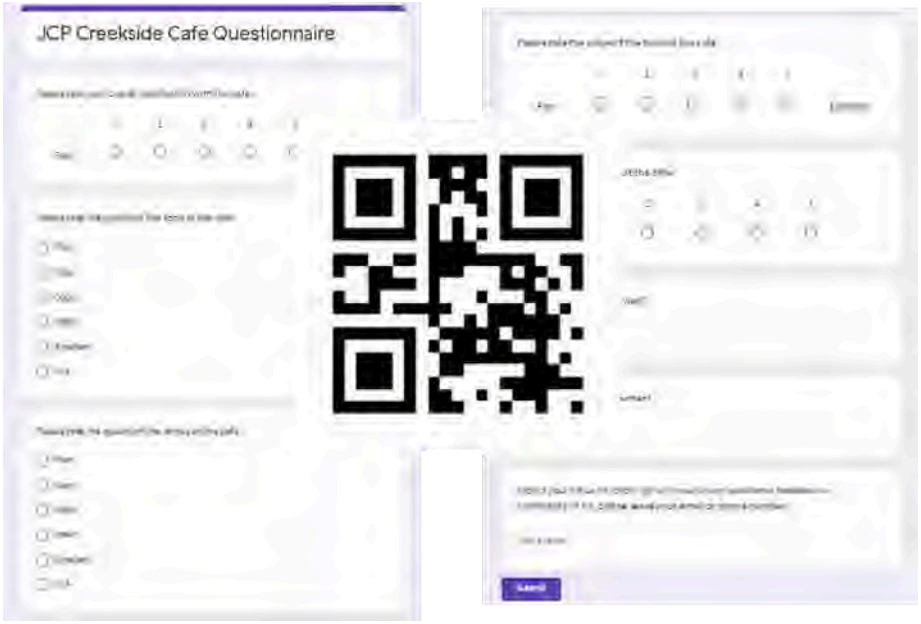


RESIDENT SATISFACTION

We have found that "point-of-experience" (QR) surveying is far more valuable and less intrusive than formal, periodic, emailed resident surveys. So, we place them conveniently throughout our facilities to capture feedback.

QR Coded Resident Survey (example below)

- Located conveniently throughout facilities on aesthetically appropriate placards, to provide an opportunity for residents to easily provide feedback on their experience, and only when they want to do so.
- Surveys can be tailored based on location (tennis courts, events, reception area, pools, café, locker rooms, parks, etc.)
- Residents simply use their phone to complete the quick survey.
- Utilizes rating scale questions to provide benchmark analysis over time, as well as text boxes to provide detailed and open-ended feedback.
- If residents desire, they can be contacted directly by our team so that we can personally follow up on their experience.
- Survey links can also be placed on the app or website as desired and/or hard copies made available to suit resident-preference.
- Consistent feedback is then shared with the Board through manager reporting, along with any necessary action items.

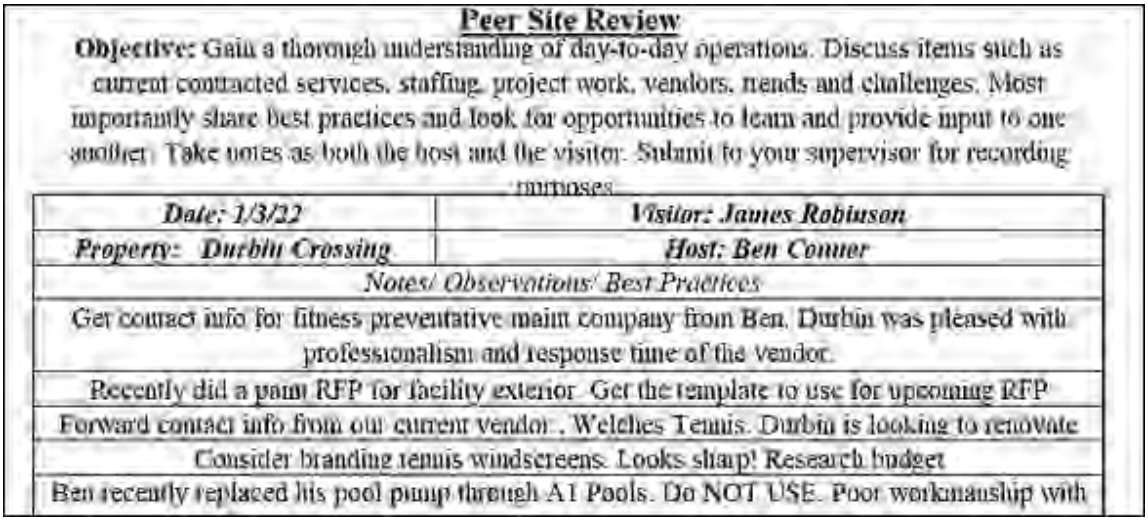


FACILITY INSPECTIONS

We take a couple of approaches to formal facility and infrastructure inspections in addition to those we support from District Engineer Reports and Reserve Studies.

- Our Regional Team performs periodic, customized inspections based on our scope-of-services, as needed (such as upon commencement of the contract, based on operational issues, turnover of key staff, etc.), to provide offsite accountability for Vesta's onsite team. We also want to ensure that we set everyone up for success, share best practices, and avoid "blind spots" by conducting these periodic "peer walks."

- Managers in similar positions are paired and provided the opportunity to walk each other's properties, point out opportunities and solutions, as well as share best practices for mutual and informal benefit. They then provide a summary of what they learned, so we can ensure there is sufficient value and best-determine how to plan subsequent experiences and/or development opportunities.



Peer Site Review

Objective: Gain a thorough understanding of day-to-day operations. Discuss items such as current contracted services, staffing, project work, vendors, needs and challenges. Most importantly share best practices and look for opportunities to learn and provide input to one another. Take notes as both the host and the visitor. Submit to your supervisor for recording purposes.

Date: 1/3/22	***Visitor: James Robinson***
Property: Durbin Crossing	***Host: Ben Conner***
Notes/ Observations/ Best Practices	
Get contact info for fitness preventative maint company from Ben. Durbin was pleased with professionalism and response time of the vendor.	
Recently did a paint RFP for facility exterior. Get the template to use for upcoming RFP	
Forward contact info from our current vendor , Welches Tennis. Durbin is looking to renovate	
Consider branding tennis windscreens. Looks sharp! Research budget	
Ben recently replaced his pool pump through A1 Pools. Do NOT USE. Poor workmanship with	

AUDITS

We conduct a variety of team member audits to ensure their training sticks and provides ongoing feedback and coaching to set us and our team up for success.

Audits

- When a leader witnesses an interaction between a resident and a team member that has opportunity to be improved or to be reinforced and celebrated, the individual is pulled aside informally at the first available moment to coach or congratulate.
- We have several audit checklists that our Regional teams use during site visits and walkthroughs which allow us to observe and make improvements where needed.



Lifeguard Audits

- Our lifeguards are audited by their supervisors on an ongoing and random basis while they are working to ensure sustained proficiency in their lifesaving skillset. These audits include passive observations as well as active engagements to test their response times, CPR and first aid proficiency, ensure they have the required gear in their kits and the opportunity to save an actor who pretends to be drowning, etc.





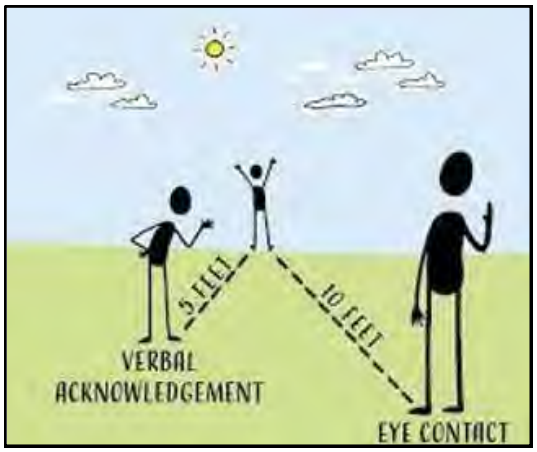
CUSTOMER SERVICE

Vesta has over eight hours of Customer Service Training modules featuring valuable information conveyed through presentation slides, video reenactments, and hands-on, role-play exercises that we developed to provide all of our team members with the very best in Customer Service Training.

These modules include specific training for hourly staff, mid-level managers, and general managers, and have been custom-made by Vesta to fit our specific needs.

Some of our training topics include the following:

- What is customer service?
- How to deliver proper customer service?
- Customer service challenges and potential solutions
- Defining our customers
- Identifying conflicts of all types and how to deescalate and resolve
- Body language and perception
- Anticipation
- Following through and following up
- Service recovery
- The HEART Model
- The 10-5 Rule





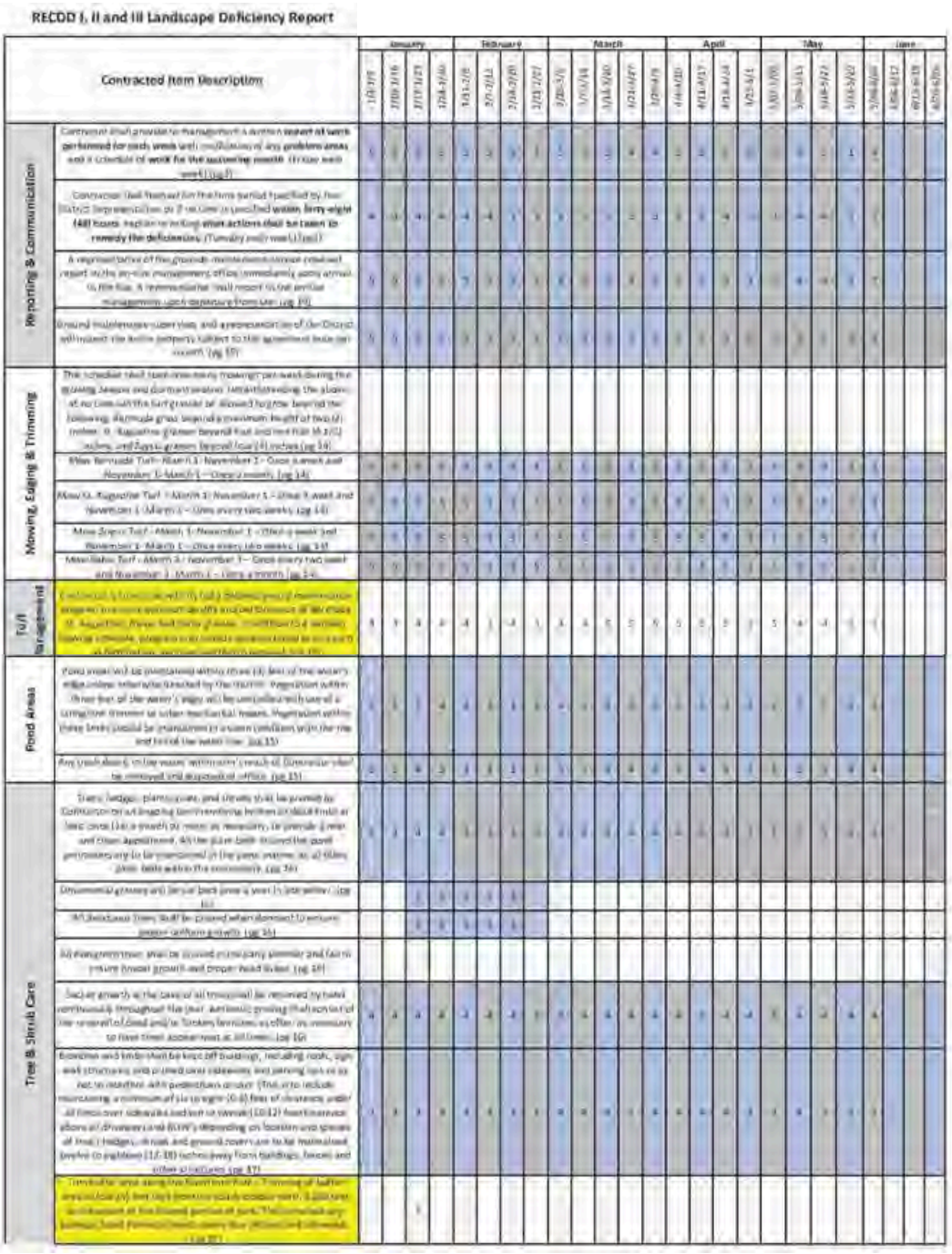
I'm very grateful for your stewardship that has supported and improved our community in so many ways. I'm thankful for our partnership with Vesta and the individual relationships I've built with each member of your team.

It is a group committed to our success, with a willing spirit that consistently goes above and beyond to serve our residents.

Chris Sexton, former Board Chairman; Julington Creek Plantation CDD

VENDOR MANAGEMENT

We've developed tools such as our “Landscape Accountability Tool” that ties a vendor’s contract to efficient evaluation criteria, to best-ensure the highest levels of service and timely, specific, and measurable feedback. We have also worked to create more competition in the marketplace by using our local economies of scale to draw in new vendors as needed.



RECDD I, II and III Landscape Deficiency Report

	Contracted Item Description	January				February				March				April				May				June			
		1/3-1/9	1/10-1/16	1/17-1/23	1/24-1/30	1/31-2/6	2/7-2/13	2/14-2/20	2/21-2/27	2/28-3/6	3/7-3/13	3/14-3/20	3/21-3/27	3/28-4/3	4/4-4/10	4/11-4/17	4/18-4/24	4/25-5/1	5/2-5/8	5/9-5/15	5/16-5/22	5/23-5/29	5/30-6/5	6/6-6/12	6/13-6/19	6/20-6/26
Reporting & Communication	Contractor shall provide to management a written report of work performed for each week and, notification of any problem areas and a schedule of work for the succeeding month. (Friday each week) (pg 8)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
	Contractor shall respond for the time period specified by the District representative, or if no time is specified within, forty-eight (48) hours, notice in writing what actions shall be taken to remedy the deficiencies. (Tuesday each week) (pg 8)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4			
	A representative of the grounds maintenance crew shall report to the on-site management office immediately upon arrival to the site. A representative shall report to the on-site management upon departure from the site. (pg 8)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
	Ground maintenance supervisor, and a representative of the District will inspect the entire property subject to this agreement twice per month. (pg 10)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2			
Mowing, Edging & Trimming	The schedule shall have one every mowing per week during the growing season and dormant season. When mowing, the grass at no time will the turf grass be allowed to grow beyond the following: Bermuda grass beyond a maximum height of two (2) inches. St. Augustine grasses beyond four and one-half (4 1/2) inches, and Zoysia grasses beyond four (4) inches (pg 14)																								
	Mow Bermuda Turf- March 1 - November 1 - Once a week and November 1- March 1 – Once a month. (pg 14)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4			
	Mow St. Augustine Turf - March 1- November 1 – Once a week and November 1- March 1 – Once every two weeks. (pg 14)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
	Mow Zoysia Turf - March 1- November 1 – Once a week and November 1- March 1 – Once every two weeks. (pg 14)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2			
	Mow Native Turf - March 1- November 1 – Once every two weeks and November 1- March 1 – Once a month. (pg 14)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
Turf Management	[illegible] (pg 15)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
Pond Areas	Pond areas will be maintained within three (3) feet of the water edge unless otherwise directed by the District. Vegetation within three feet of the water's edge will be controlled by use of a congizone trimmer or other mechanical means. Vegetation within these limits could be maintained in a warm condition with the use and control the water line. (pg 15)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4			
	Any trash debris in the water within one's reach of Contractor shall be removed and disposed of offsite. (pg 15)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
Tree & Shrub Care	Trees, hedges, plants, vines, and shrubs shall be pruned by Contractor or at Contractor's recommending written direction shall trim or take care (as a growth or vision so necessary, or provide a neat and clean appearance. All the plant beds around the pool perimeters are to be maintained in the same manner as all other plant beds within the community. (pg 16)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4			
	Ornamental grasses are to be cut back once a year in late winter. (pg 16)			1	1	1	1	1																	
	All deciduous trees shall be pruned when dormant to ensure proper uniform growth. (pg 16)			1	1	1	1	1																	
	All [illegible] (pg 16)																								
	Shall be pruned in accordance with [illegible] (pg 16)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4			
	Bamboo and [illegible] (pg 17)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
	[illegible] (pg 17)			1																					

QUALITY ASSURANCE

VENDOR MANAGEMENT

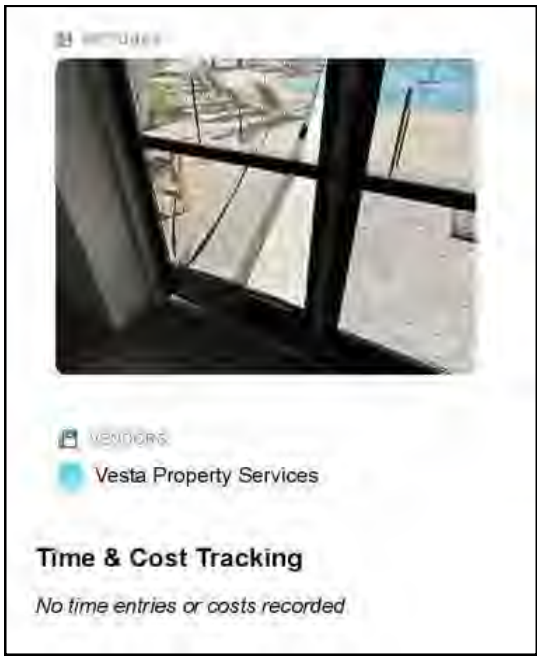
Pond Scorecard with Map

Pond Number	Pond Location	Last Onsite Staff Inspect Date	Recent Treatment Date	Previous Treatment Date	Debris Removal	Algae	Submersed Vegetation	Shoreline Grass & Brush	Floating Weeds	Water Quality Enhancer/Oxygen test	Pond Dye Added	Phoslock (Phoshate Binder	Outfalls and Street Drains	Concerns Received
SC 1	Entrance/Exit from JD													
SC 2	Entry side from Lee to St. Johns Golf Dr.													
SC 3	Hole 8 shoreline [illegible] St. Johns Golf Dr.													
SC 4	runs along Hole 17 to Hole 18													
SC 5	[illegible]													
SC 6	Between Leg and Hole 9													
SC 7	[illegible]													
SC 8	Runs along hole 15													
SC 9	[illegible] St. John Golf Dr. & Eagle Point													
SC 10	Between hole 14 and 13													
SC 11	Behind Hole 15													
SC 12	Runs along Cross Pointe Way													
SC 12A	On [illegible]													
SC 13	Backside of Cross Pointe Way													
SC 14	On [illegible]													
SC 14A	Between Meadow View Ln and Lee Dr. (E4)													
SC 15	[illegible]													
SC 16	Corner of Hole 12 along St. Johns Golf Dr.													
SC 17	Behind Hole 7 [illegible] Meadow View Ln													
SC 19	Center of Hole 7 on Eagle Point													
SC 20	Behind Hole [illegible] Forest Cove Way													
SC 21	Bet hole 4 on Eagle Point													
SC 23	By Hole 5 and Glenfield Crossing													
SC 24	Runs through hole 6 & behind hole 5 between Eagle Point & Glenfield Crossing													
SC 24A	On Left Glenfield Crossing													
SC 24B	On right side of Glenfield Crossing and hole 6													
SC 25	Back of Deerhill Heron Way													
SC 25A	Back of Fox Tail Ct.													
SC 26	Behind Hawkeye Crossing Way													
													Complaints	



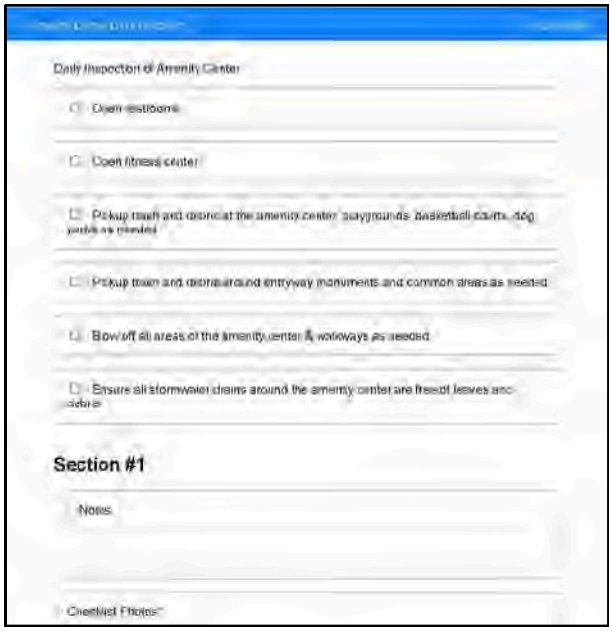
MAINTENANCE AND ACCOUNTABILITY

In other communities, we utilize software and applications for work orders and accountability, selected according to the size and specific needs of each community. The software can be integrated into our website directly or used manually by staff and vendors to start, track, and complete work orders. This allows us to report the work, track time, show pictures and hold all parties responsible for completion of work.









MAINTENANCE AND ACCOUNTABILITY

Pool Chemical Readings - Cross Creek North

[redacted]

Export to excel

Date	Work Order ID	Technician	Main Pool Chlorine	Main Pool pH	Lap Pool Chlorine	Lap Pool pH	Splash Pad Chlorine	Splash Pad pH	Notes
06/26/2025	#43	Leniel Feliz	[redacted]						Daily maintenance completed
06/27/2025	#44	Leniel Feliz	[redacted]						Daily maintenance completed
06/30/2025	#75	Leniel Feliz	[redacted]						Daily maintenance completed
07/01/2025	#78	Leniel Feliz	2.0	7.8	10.0	7.4	10.0	8.0	Pools cleaned, equipment checked
07/02/2025	#88	Leniel Feliz	4.0	7.6	10.0	7.4	2.0	7.6	Pools cleaned, equipment checked
07/03/2025	#95	Leniel Feliz	1.0	7.8	10.0	7.4	5.0	7.4	Pools cleaned, equipment checked
07/04/2025	#114	Leniel Feliz	10.0	7.8	3.0	7.6	10.0	8.0	Pools cleaned, equipment checked
07/07/2025	#116	John Williams	0.0	8.0	1.0	7.8	10+	7.8	Lye chlorine run manually for lap pool and main pool while unplugged for 3hrs from adding bleach. Unplugged splash pad. Will adjust controllers after plugging back in.
07/08/2025	#120	Leniel Feliz	3.0	7.8	3.0	7.4	5.0	8.0	Pools cleaned, equipment checked
07/09/2025	#130	Leniel Feliz	5.0	7.8	7.5	7.8	10.0	8.0	Pools cleaned, equipment checked
07/10/2025	#136	Leniel Feliz	1.0	7.8	10.0	7.6	10.0	7.0	Added chemical and heatwave
07/11/2025	#151	Leniel Feliz	10.0	7.4	7.5	7.4	10.0	8.0	Splash wasn't keeping acid. Used a Lower chlorine ph dig controller
07/14/2025	#158	John Williams	10.0	7.8	7.5	7.8	P	7.0	Shocked main pool and splash pad. Draining main pool to bring down CYA
07/15/2025	#159	John Williams	5.0	7.6	3.0	7.4	1.0	7.6	Pools cleaned, equipment checked
07/16/2025	#171	John Williams	10.0	7.8	5.0	7.4	1.0	7.8	Pools cleaned, equipment checked
07/17/2025	#176	John Williams	10.0	7.6	5.0	7.6	1.0	7.6	Adjusted dose on owners for splash pad
07/18/2025	#183	John Williams	10.0	7.6	5.0	7.8	1.0	7.8	Added CYA to all pools
07/21/2025	#188	John Williams	5.0	7.8	10.0	7.6	5.0	7.6	Did a proactive treatment on the [redacted] pools and splash pad



Vesta

MaintainX

BENEFITS

1. **Internal-Work Order Management**: Create, assign and monitor work orders for staff. Assigned tasks range from routine maintenance to complex projects. All records, including material costs and labor hours.
2. **External-Vendor Coordination**: Streamlines communication and tracking with large external service providers such as landscapers and pool maintenance contractors as well as aides in oversight of complex capital projects.
3. **Daily Digital Checklists**: Developed and maintain standardized checklists for hospitality staff, maintenance techs and management teams to ensure tasks are completed on a timely basis and quality standards are maintained.
4. **Reporting**: Provide detailed or summary reports for internal purposes and boards. Photos, timelines and comments may be included.
5. **Asset Inspection Management**: Schedule and oversee routine inspections of community facilities and corporate properties to maximize compliance and identify maintenance needs proactively.



Vesta

MaintainX

FEES

1. **Full User**: Unlimited access to all components. Managers/Supervisors. Fees below
2. **Operator**: Limited capability but adequate. Maintenance technicians and hospitality staff $180 per user

Users	Volume Discount %	Discounted Price/User
0 -10	30%	$529
11 -24	15%	$500
25-49	20%	$470
50-99	25%	$441
100+	35%	$382

Typical medium size account: 2 managers (Full Users), 5 maintenance techs and 3 front desk Operators) $3,720 annually



Vesta

WORK ORDER SUMMARY REPORT - JULY 2025

[redacted] work orders were completed work orders. All work orders were completed by maintenance staff John Williamson Leniel and Felix

Preventive Maintenance (42% of orders)

- **Daily chemical checks and pool maintenance** - 25 orders covering chlorine, pH monitoring, and general pool upkeep
- **Equipment maintenance** - Filter cleaning, backwashing, chemical additions (focus on [redacted] system used)
- **Regular inspections** - Landscape reports, pool treatments, pre-emergence weeds

Responsive Maintenance (58% of orders)

- **Pool and water features** - Equipment repairs, fixed leaks, pressure valve fixed
- **Facility maintenance** - Painting bathrooms, cleaning windows, removing spiders
- **Equipment repairs** - Gym equipment fixed, door repairs, sign maintenance
- **Resident complaints** - Pool issues fixed, account issues, amenity reviews

Key Facility Areas Serviced

Aquatics

- Main Pool, Lap Pool, and Splash Pad daily monitoring
- Multiple filter cleanings and equipment repairs
- Chemical treatments including phosphate treatment and algae treatments

Amenity Center

- Gym equipment maintenance and repairs
- Social hall upkeep
- Restroom painting and general cleaning
- Window cleaning and spider web removal

Common Grounds

- Tree removal incidents (multiple times)
- Landscape replacement under warranty at [redacted]
- Pond maintenance provided at [redacted] pond per contract (as scheduled as per)
- Landscape services at [redacted] per contract (as scheduled as per)

QUALITY ASSURANCE

PROJECT MANAGEMENT

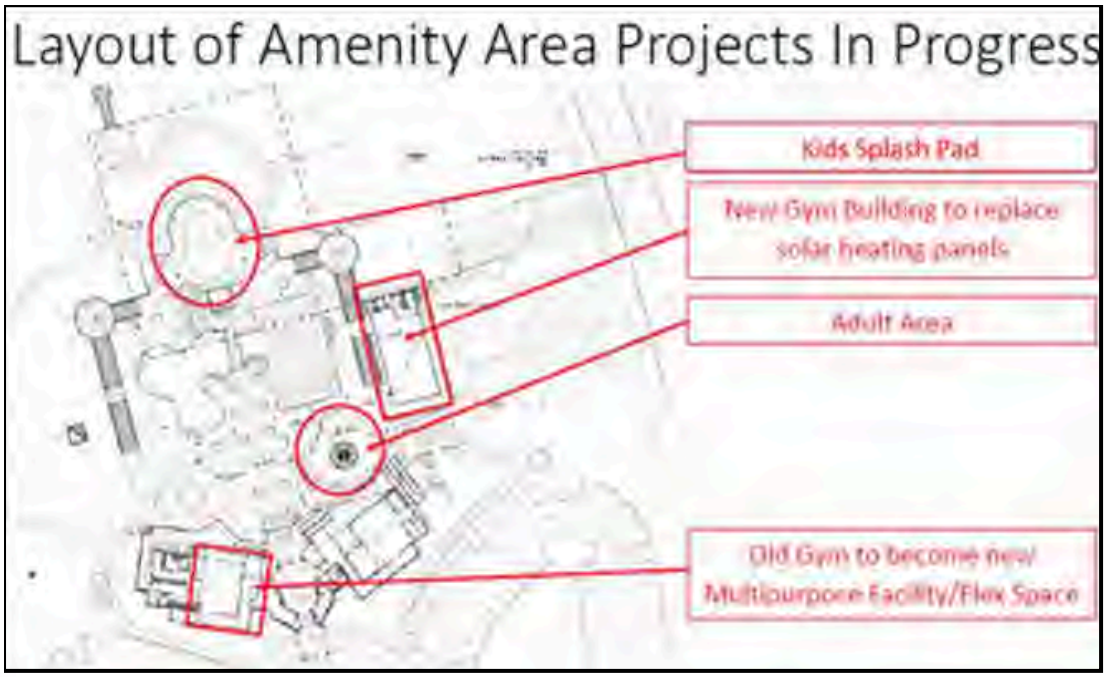
- Vesta actively supports all aspects of projects that our client-CDDs undertake, from sourcing vendors, aiding the board in their decision-making process, and then working closely with hired vendors.

- We leverage our expertise and the vendors' while providing accountability regarding their quality of work and contracted scope of work, to best ensure that all stakeholders are engaged and kept updated on (1) work progress to-date; (2) that the work is completed on-time; and (3) that the best overall value is provided to the CDD.

- Vesta has many years of close experience with local vendors and we share our recommendations across all of our client locations. We have participated in regular capital work such as pool resurfacing, addition of pickleball courts, and complex, multi-million dollar enhancement projects. Examples are shown below.







TEAM MEMBER DEVELOPMENT

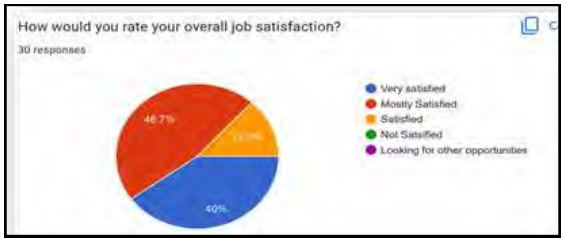
Our Team Members throughout Vesta are absolutely critical to our success in serving our customers, so it is essential that we invest in them. Our strong local presence provides our area team many opportunities for development and advancement, which helps us attract and retain the best talent.

Vesta employs customized, onsite operational training; supports our team to obtain specialized certifications; and provides Vesta-specific Customer Service Training to "set them up for success". We further build upon that with networking opportunities for managers at our pre-and-post season, all-manager meetings and through "peer walks."

- We also provide timely feedback through our **semi-annual check-ins,** which evolved from previous performance management reviews to a less formal, more frequent and empowering experience.



- We solicit manager feedback via **annual surveys** to ensure we are fully engaging, empowering and satisfying our onsite leadership teams.



- Most importantly, we actively foster our culture based upon our Vesta Core Values. One way we do this is through our annual "**Eagle Pride Day**".



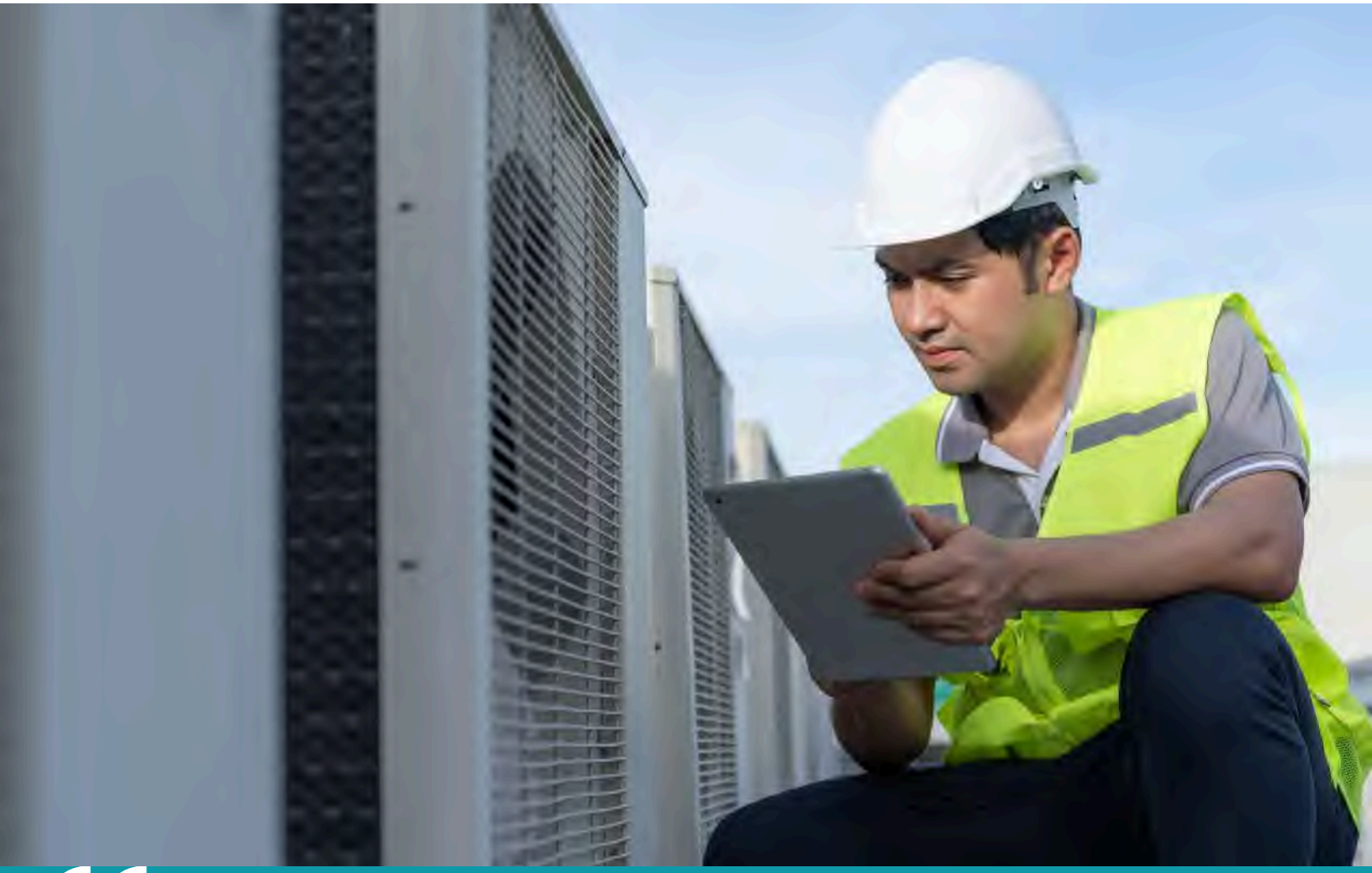
- **Vesta University** is our website-based training resource that provides third party vendor training aids as well as internally created Vesta-specific content developed by our subject matter experts. These training aids vary from videos to PowerPoint critical skill modules.



FACILITY AND MAINTENANCE
REPAIR SERVICES

Vesta has a comprehensive on-site and insured maintenance service for small to medium-size projects which may be utilized by the district.

$60.00/Hour+ Expenses



As long-time, active residents of Bartram Springs we are writing this letter to commend two of the girls who run the clubhouse and all the activities involved. Jayne and Julie are exceptional and an asset to the community. They are always welcoming and helpful to anyone who comes to the office, whether a long-time resident or a potential resident. They have both gone above and beyond in assisting with the year long Food Drive and the Christmas Toy Drive, which has made both drives so successful. Our community is lucky to have these girls.

Marty and Mimi Kaufman, Northeast Florida CDD Residents

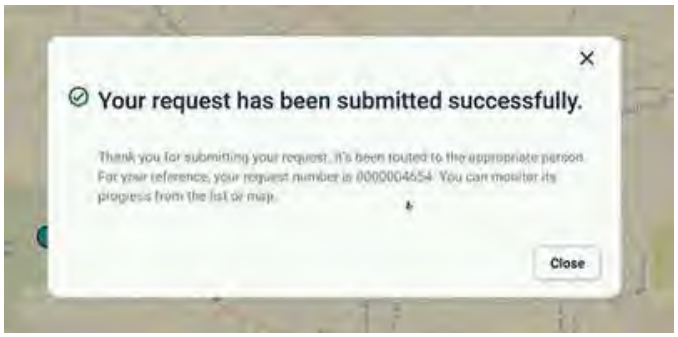
FIELD MANAGEMENT



Brightly is a comprehensive Enterprise Asset Management (EAM) and Computerized Maintenance Management System (CMMS) built for automating the actual vendor assignment, tracking responses, and managing the financial transactions and focuses on workflows, maintenance logs, and asset lifecycles.

- Single platform for maintenance, planning, and sustainability
- Cloud-based with unlimited access options
- **Mobile-ready for field teams**
- **Powerful dashboards and reporting**
- Proactive performance asset and infrastructure management
- Scalable for government, education, healthcare, manufacturing, and commercial organizations



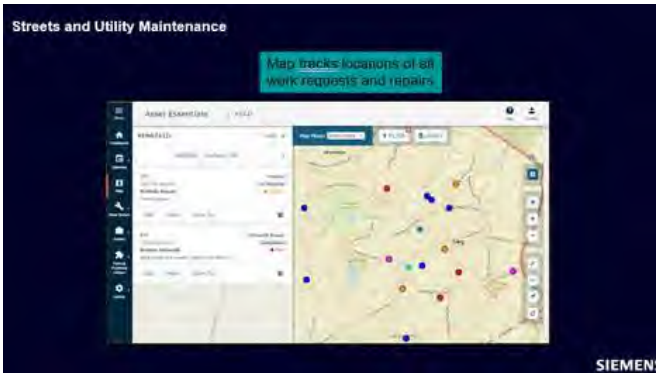


FIELD MANAGEMENT

BRIGHTLY Features

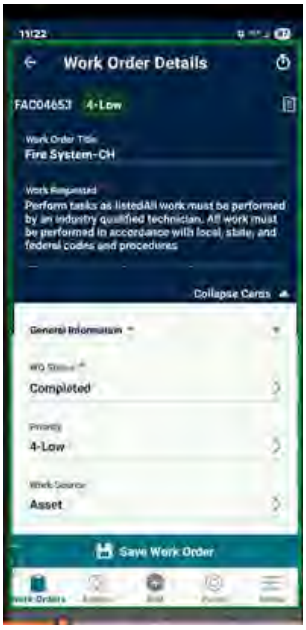
- Mobile Field Operations
- GIS Mapping & Reporting
- Self-Service Request Portal
- Work Order Management
- Dashboards & Analytics
- Preventive & Predictive Maintenance
- Asset Registry & Condition Tracking
- Inventory & Parts Management

- Augments accountability with complete audit trail, status notifications, and performance reporting.
- Empowers proactive operations to reduce asset downtime and maximize infrastructure lifespan.
- Automates workflows, streamlines work orders, and provides real-time visibility across teams.



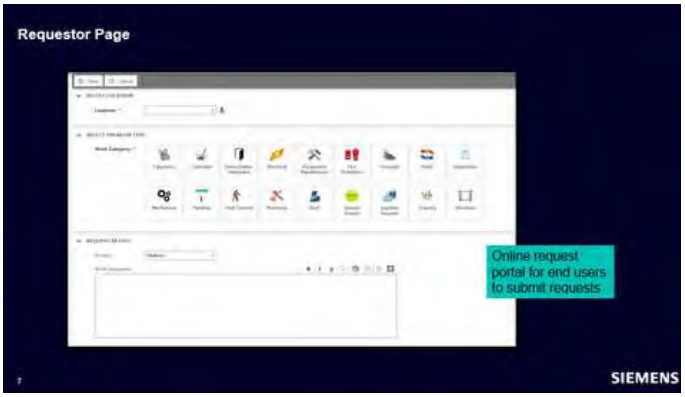















Vestar
TOP
WORK
PLACES
2025
jacksonville.com
The Florida Times-Union

PERSONNEL


TOP

ON-SITE TEAM

Samantha Zanoni

Proposed District Manager



Samantha Zanoni brings more than 15 years of experience in property management, with expertise spanning multi/single family housing, affordable housing, and Community Development District (CDD) management. Her comprehensive background encompasses property and community operations, financial and budget oversight, vendor and contract administration, team leadership and development, resident and stakeholder relations, capital improvement and maintenance initiatives, and operational performance management.

Samantha brings a practical, solutions-oriented approach to community management, with a strong understanding of the unique operational, financial, and governance considerations associated with growing and evolving communities. Her experience enables her to effectively coordinate diverse stakeholders, support Board objectives, maintain strong vendor and service relationships, and help ensure that community operations are managed efficiently, professionally, and in alignment with established standards and goals.

Barry Jeskewich

Backup District Manager



Operations, Service, Leadership, and Problem-Solving are key passions of Barry, who forecasts, identifies efficiencies, and coordinate teams to deliver results. Barry has garnered national exposure for multiple professional achievements; the transfer of land ownership from the Indiana Department of Natural Resource decommissioned Avoca Fish Hatchery to the Marshal Township residents, crowdfunding the development of mixed-use public greenspace for the City of Bedford, and the importance of summer camps for development in the lives of our youth.

Barry earned a bachelor's degree in Parks, Recreation, and Leisure Management from Purdue University, is a Licensed Community Association Manager, and a graduate of both the NRPA Directors School and the School of Park Foundations. He has participated in a number of think tank workshops, Podcasts, and mentoring programs.

Before joining Vesta, Barry was the onsite Director of Operations for a large (2,000+ homes) master planned community and CDD in St. Augustine, Florida called Shearwater.

SUPPORT TEAM

Kyle Darin
Regional Director, District Services



Kyle has been with Vesta Property Services since 2021, first serving as our onsite General Manager at MiraBay (Harbor Bay CDD) in Apollo Beach. Prior to Vesta, Kyle held executive leadership roles in world-class hotels and resorts in Tampa, Boca Raton, Las Vegas, and Orlando. Kyle specializes in operations and process management, having led several optimization and efficiency initiatives during his operational career at locations such as the Boca Raton Resort & Club (a Waldorf Astoria Resort), The Hilton and Waldorf Astoria Bonnet Creek, and The Venetian | The Palazzo Las Vegas.

With over 17 years of leadership experience, Kyle has managed budgets in excess of $100M, teams as large as 4,000 associates, oversaw and managed several capital projects, hotel and community clubhouse renovations and rebranding, and brings with him a passion for service excellence, employee training, and effective management of staff. In his role as District Manager, Kyle is able to provide valuable counsel to boards, sharp insight during the budget process, professional and effective communication, and skilled leadership and management of vendors and fellow staff. Kyle prides himself on building, maintaining, and improving relationships across all industries, and is able to leverage those relationships to the benefit of his clients.

Scott Smith
Vice President, District Services



Scott Smith has over 17 years of experience working with special districts and communities throughout the state of Florida. He joined Vesta in 2020 and became the Vice President of District Services in 2022.

He oversees and supports the District Services team in all aspects throughout the state. Prior to joining Vesta, he was a Director of Operations for another District Management firm out of Tampa for 12 years where he worked as a District Manager, Onsite Amenity Manager & an Association Manager during his tenure with that firm and has experience in all aspects of Community Management. Scott also worked in the hospitality industry before starting in Property Management and held management positions with Universal Studios and The Florida Aquarium in Tampa. Scott is currently involved in multiple industry associations and is also a graduate of the Leadership Tampa Bay Class of 2020.

SUPPORT TEAM

Michael Bush
Field Service Manager



Michael is a dedicated Field Manager with over 15 years of experience in the property management industry. Throughout his career, he has developed a strong passion for creating outstanding living environments and building lasting relationships with both residents and property owners.

Michael has overseen a diverse portfolio of properties, including multi-family residential units and commercial spaces. These experiences have deepened his understanding of the unique challenges and opportunities that each property type presents. He believes that effective property management extends beyond maintaining buildings—it's about enhancing the quality of life for residents while maximizing value for property owners.

Everyone is professional, courteous and follow through with everything they do! You can tell they care, No complaints!!

Patrick (Tampa, FL)

★★★★★

In his role as Field Manager, Michael has successfully led teams across multiple locations, implementing industry best practices and fostering a culture of collaboration. Known for his strong communication skills and supportive leadership style, he takes pride in mentoring his team and helping them grow professionally. His commitment to excellence and team development consistently leads to high resident satisfaction and strong operational outcomes.

Logan Muether
Senior Financial Analyst



Logan Muether is Vesta District Services Senior Financial Analyst with experience relating to special district formation, implementation, financing and management. He has been working with DPFG/Vesta since 2019 and became the Senior Financial Analyst in 2021. Logans primary responsibilities include management and applications of special assessment bonds and methodologies, strategic financial planning, and financial analysis for clients.

As Senior Financial Analyst of our District Management Services Division, Logan develops and prepares the annual budgets and administers all annual assessment rolls for Vesta District Services. During his tenure, Logan has developed budgets totaling over $200M in special assessments on behalf of the special districts. Logan holds a Bachelor's of Science in Business Administration with a focus in finance from Florida Southern College.

SUPPORT TEAM



Chrissy Richie

Chief Accounting Officer

Christine was appointed Corporate Controller for Vesta Property Services in June 2013, overseeing accounting and human resources functions. She previously served as CFO for a multimillion-dollar healthcare provider operating in 14 states. With over 25 years of leadership experience, Christine has built financial infrastructure for multiple start-ups, including accounting systems, compliance, risk management, employee benefits, and organizational development.

Patricia Kehr

Account Manager

Ms. Kehr has 27 years of Governmental accounting experience, ranging from the Federal Government to Municipalities to Community Development Districts. Before joining Vesta, she worked for the Dept. of Defense, the Dept. of Justice, and a County in Florida.

Her responsibilities have included handling several major funds and the fixed assets on behalf of a large municipality. She conducted annual fixed asset training and annual Disaster Assessment training. Ms. Kehr was part of the accounting team that prepared the Comprehensive Annual Financial Report for the County for eleven years.

Ms. Kehr is well-versed in GAAP and GASB Standards, FEMA accounting requirements, financial analysis and reporting, and GL reconciliation.

Jacquelyn Leger

Senior Administrator

Ms. Leger is responsible for managing our Special Districts Administration Department. She oversees all the administrative responsibilities including the departments records management procedures and implementation guidelines through the State of Florida, Division of Library and Information Services and Bureau of Archives and Records Management.



COST AND REFERENCES



FEE SCHEDULE FOR VESTA'S PROPOSED SCOPE OF SERVICES:

Fee Schedule

Proposed Annual Fees for Services, 2027 – 2029

Service	2027	2028	2029
District Management	$37,000.00	$37,000.00	$38,480.00
Accounting	$2,500.00	$2,500.00	$2,600.00
Website Administration	$2,500.00	$2,500.00	$2,600.00
Dissemination Agent	$8,000.00	$8,000.00	$8,320.00
Field Management	$12,300.00	$12,300.00	$12,792.00
Onsite Staffing	$24,483.00	$25,462.32	$26,480.81
Total Annual Fee	**$86,783.00**	**$87,762.32**	**$91,272.81**
Equal Monthly Installment (12)	**$7,231.92**	**$7,313.53**	**$7,606.07**

District Management Pricing Operations Pricing Detail

District Management Operations pricing is all-inclusive, and services are described below. There are no additional costs for project management, RFP management, records storage, or other work contained in the scope of services. Information related to the number of included meetings and their duration can be found under "Additional District Meetings." Any extra-cost items, such as postage and freight, are detailed below as well. There are no transition or on-boarding fees required.

Assessment Administration Services Include:

Preparation of the assessment roll and the timely submittal of the roll to the tax collector. Certification, direct billing, and funding request processing, as well as responding to property owner and realtors for Estoppel letters, bond payoff information and other collection related work.

Information Technology & Website Administration:

- Initial work to migrate, host the website and pages.
- Ensure updated district documentation and contacts are posted on a monthly bases.

FEE SCHEDULE FOR VESTA'S PROPOSED SCOPE OF SERVICES:

Additional District Meetings: The Fees proposed are based upon the District holding up to twelve (12) regular meetings and one (1) budget workshop each year, that each last up to three (3) hours in length.

- $175/hour: An additional $175/hour fee will be billed to the District, for each hour past the initial 3-hour meeting timeframe included in this proposal.
- $800 per meeting: Additional meetings or workshops outside of the aforementioned amount will be billed at a total fee of $800 per meeting.

Postage and freight are not included in this proposal.

Debt Service Fund Accounting & Assessment Collection Services: If the District issues additional debt, the proposed fee for these services would be $5,500 annually per bond issue.

Assessment Methodology Consultant Services (Special Methodology Reports):

- New Bond Issuance Fee: $25,000 per new bond issuance.
- Refinance Fee: $15,000 per bond refinance
- Bond Anticipation Notes: $15,000 per issuance.

Additional Services: Should Vesta Property Services, Inc. be requested to provide additional services not covered in this proposal, fees for such services shall be negotiated in accordance with the terms mutually agreed upon by the District and Vesta Property Services, Inc.



REFERENCES

Project Name/Location: Avalon Groves/Clermont
Contact: Gene Mestrangeli
Contact Email: seat5@avalongrovescdd.com
Contact Phone: (630) 638-8658
Project Type: Planned community of 1750 homes
Scope of Services for Project: District and Field Management

Project Name/Location: Heritage Harbor CDD/Lutz, Florida
Contact: Shelley Grandon
Contact Email: shelleygrandon@proassurance.com
Contact Phone: (813) 205-5229
Project Type: Planned community of 669 homes
Scope of Services for Project: District Management

Project Name/Location: Marshall Creek CDD/St. Augustine, Florida
Contact: Dr. Howard Entman, Chairman
Contact Phone: (901) 230-0922
Contact Email: hentmanmd@gmail.com
Project Type: Planned community of 1,500 homes
Scope of Services for Project: District Management, General Manger and Assistant General Manager

Project Name/Location: Fleming Island Plantation CDD/Clay County, FL
Contact: Mike Cella
Contact Email: MCella@fipcommunity.com
Project Type/Description: CDD of 2,400 homes
Scope of Services for Project: Amenity Management, District Management, Field Operations Management, Facility Maintenance Services, and Lifestyle Programs & Events.

Project Name/Location: Harbour Isles CDD, Apollo Beach
Contact: Gregg Letizia
Contact Email: Seat5@harbourislescdd.org
Project Type/Description: CDD
Scope of Services for Project: Amenity Management and District Management

Project Name/Location: Cypress Bluff CDD/E Town, Duval County
Contact: Joe Muhl
Contact Email: joemuhl@parcgroup.net
Project Type/Description: CDD of 1400 homes
Scope of Services for Project: Amenity Management, Field Operations Management, Facility Maintenance Services, and Lifestyle Programs & Events.



Contact Us

250 International Pkwy #208
Lake Mary, FL 32746
(321) 263-0132

Rizzetta & Company
Professionals in Community Management
40 Anniversary 1986 - 2026








DISTRICT MANAGEMENT

PROPOSAL

Belmond Reserve Community Development District

Prepared for: Board of Supervisors

Rizzetta & Company
Professionals in Community Management
40 Anniversary 1986 - 2026

October 09, 2026

Board of Supervisors
Belmond Reserve CDD

RE: Community Development District Management Services

Dear Supervisors,

Rizzetta & Company appreciates the opportunity to present our qualifications to serve as District Manager for Belmond Reserve Community Development District. With 40 years of experience and a state-wide presence, we are prepared to handle all present and future projects for the district.

As one of the largest providers of district management services, we are uniquely qualified to understand the complexities of managing a community development district. Our proposal outlines a knowledgeable team, including Matthew Hubber our District Services Director, and a large team of district services professionals to ensure transition and daily operations run smoothly.

Even though you may only see your district manager at your meetings, your district would be supported by three accounting professionals, a financial associate, a director and a dedicated administrative assistant. So, you would have a team of seven that would work for your district on nearly a daily basis. All those professionals take immense pride in their work to ensure that your district always remains in compliance and fulfils all its obligations.

Thank you for your time and consideration of our proposal. We look forward to meeting with you and the Board of Supervisors to review and discuss our proposal in detail. Should you have any questions or require additional information, please feel free to contact Taylor Nielsen at tnielsen@rizzetta.com or 813-658-6048.

Very truly yours,

Scott Brizendine
Vice President, Strategic Development & Consulting

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OUR STORY

... SO FAR

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With 40 years in the industry, Rizzetta & Company, is staffed with highly experienced managers and support staff. Each of our offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next forty years by adding related services which resulted in today's "Full Service" organization.

OFFICE LOCATIONS



HEADQUARTERS
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

OUR MILESTONES

1986
Rizzetta & Company was founded.

1992
Collection agent services were added for Community Development Districts to support the process of bond repayments.

1996
Community Development District Management services were added.

1998
As a natural counterpart to District Management, Association Management was introduced.

2008
Seeing a growing need for Amenity Services at the request of various clients, Amenity Services was introduced.

2009
In addition to the growing Amenity Management services, the need for more landscape oversight led to adding our Field Services.

2011
With the departure of various companies from the marketplace, Continuing Disclosure services were added to provide various compliance reporting for Districts and Bondholders.

2013
Due to the recession, some Districts were in financial crisis and required the formation of Special Purpose Entities to manage them through these times. Our firm was asked to take on many of these projects as an additional service.

2015
The continued growth in technology & changes to Florida Laws, Technology Services was introduced to provide website development and hosting, along with email and support services to our clients.

2020
Rizzetta & Company was designated an approved educational provider of Association Board Member Certification from the Florida Department of Business and Professional Regulation.

2023
The need for more waterways oversight led to adding Aquatic Inspection Services.

2024
Strategic business partnership with FirstService Residential.

2025
South Florida market expansion

2026
Rizzetta & Company celebrates its 40th anniversary.

BY THE
NUMBERS

40 YEARS OF EXPERIENCE EST. 1986

150+ ASSOCIATION SERVICES CLIENTS

55 ASSOCIATION SERVICES TEAM MEMBERS

25+ AMENITY SERVICES CLIENTS

100 AMENITY SERVICES TEAM MEMBERS

120+ DISTRICT SERVICES CLIENTS

50 DISTRICT SERVICES TEAM MEMBERS

OUR CORE
VALUES



ORGANIZATIONAL CHART



AREAS OF SERVICE

Rizzetta & Company would provide professional district management services to Belmond Reserve CDD pursuant to Chapter 190, Florida Statues. A brief description of these services is provided below:

Management

- Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, and workshops.
- Arrange for time and location and all other necessary logistics for such meetings.
- Ensure compliance with all statutes affecting the district which include but are not limited to:
  - Assist in the negotiation of contracts, as directed by the Board of Supervisors.
  - Advise the Board of Supervisors on the status of negotiations as well as contract provisions and their impacts on the District.
  - Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
  - Monitor certificates of insurance as needed per contracts.
- Review and create as needed a periodic maintenance schedule for District assets.

The District Manager is not a role filled by an individual, rather it is a commitment by a team of motivated and skilled employees. We recognize that our role is more than an individual orchestrating a Board meeting. It is to ensure the District is fully compliant with statutory requirements and managed effectively and efficiently. Given Rizzetta's physical footprint and extensive staffing resources, we are uniquely qualified to respond to the needs of your District.



Administrative

- Prepare agendas for Board of Supervisors meetings.
- Provide accurate minutes for all meetings and hearings.
- Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents per general records schedule GS1-SL.
- Certify and file the annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.

Rizzetta has been electronically providing agendas to our Boards for a number of years resulting in substantial savings in printing costs to the Districts. We go one step further by providing electronic tablets to Board member for use during the meetings. This approach also allows immediate posting on the CDD website as required by statute. Audio recordings of the board meetings are stored on our Raid 5 disk array which is redundantly backed up to both a local and cloud storage appliance.

Accounting

Services include the monthly preparation of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.
Rizzetta uses Sage Intacct Fund Accounting software that is designed specifically for governmental fund accounting. Our accounting processes have multi-level reviews to ensure proper internal control and accuracy. The result of our accounting infrastructure is an industry recognition by auditing firms that the books and records of Rizzetta managed districts are exceptional.

Financial & Revenue Collection

Services include investment administration of a District's bank and trust accounts, banking analyses, and related consulting services to support prudent cash management. The firm also provides all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations.
Our staff has significant expertise in assessment roll preparation and required certification to county Property Appraiser offices. Because of our experience, we enjoy a great relationship with those staff throughout the state. In addition, the required direct billings for property not on the tax roll are managed in concert with the same familiar staff.
We are organized to efficiently respond to property owner questions regarding District assessments and issue estoppel letters and lien releases as needed for property transfers

Bond Issuance Services

When the District is ready for a major augmentation that may require additional bonds; we can help by:

Preparing a Special Assessment Allocation Report;

a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments.

Bond Validation;

d) Coordinate the preparation of a Bond Validation Report which states the "Not-to exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
e) Provide expert testimony at bond validation hearing in circuit court.

Certifications and Closing Documents;

f) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

Because providing bond issuance services was the cornerstone on which Rizzetta was founded, our expertise in this area is unparalleled. The special assessment allocation methodology report has been continually refined over the years to reflect new financing methods that are acceptable to the industry.

Website Administration

Our Technology Services host District websites for purposes of updating records to ensure the websites remain in compliance with statutory requirements. Having this service under the same roof as District Management ensures details are not missed and critical filings are consistently observed. A third-party vendor performs the ADA mediation of the website. We also host and archive District specific e-mail accounts, if necessary.





Amenity Services & Management

Rizzetta & Company provides expert general management and oversight of the amenity contract with the District within the agreed upon scope of service. These responsibilities include duties associated with managing the personnel, such as recruiting, hiring, training, oversight, and evaluation. As required, the Amenity Services representative will attend meetings to provide any updates or address concerns as well as be available to any board member for open and direct communications.

Community Asset Management

Our asset management team provides the expertise needed for a well-planned, well-maintained community. These services will be provided on a recurring basis, with a detailed description provided below:

- Perform one (1) monthly community asset/landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape and irrigation maintenance contracts. Also included in this inspection will be other assets such as street lighting, traffic signage, fences, superficial clubhouse repairs and amenity assets.
- Provide the District with one (1) monthly community assetmanagement report, which shall be included in the District's agenda package and may contain, among other things, recommended action items.
- Upon request of the District, attend up to six (6) District meetings in person, per fiscal year, to review landscape inspection report, or discuss other landscape-related issues.
- Notify landscape maintenance contractors, and others of deficiencies in service or the need for additional care.
- Monitor the progress of landscape maintenance contractors, and others in accordance with scope of work provided in maintenance contracts with the District.
- Upon request, provide input, for preparation of the District's annual budget.
- Upon request and following fee agreement, prepare and develop a scope of services for landscape & irrigation maintenance proposals (RFP/ITQ) and oversee entire bidding process.
- Obtain additional competitive landscape enhancement proposals for incidental work as requested by the District and provide proposals to the District Manager.



TECHNOLOGY TOOLS & RESOURCES

Financial Management Software

Sage Intacct will simplify your accounts payable and payment processes and get convenient, secure access to all your financial information. One District account login provides access to real-time accounting information. Sage Intacct integrates with existing tools and automates processes.



Accounts Payable Automation

Avidxchange helps Sage users with a simple, streamlined and more secure way to process invoices and make payments with flexible approval workflows. AvidStrongroom for Sage Intacct and Sage 100 includes a paperless process with configurable 2-way and 3-way PO matching that offers next-level data syncing, including invoice images and custom dimensions. And by using our AvidPay solution, you'll benefit from reduced payment processing costs – helping to take your ROI to the next level.

Document Management System

SharePoint Site, a web-based collaborative platform, will allow you to quickly find District information and share files, data, news, and other resources. SharePoint empowers teamwork, seamlessly integrates with Microsoft Office, and securely connects across PCs, Macs, and mobile devices. Customize your site to streamline your District's work. Accelerate productivity by transforming processes—from simple tasks like notifications and approvals to complex operational workflows.



Project & Task Management

Monday.com is a cloud-based Work Operating System used by our teams to plan, track, and collaborate on projects. It functions as a highly visual, customizable platform where we manage daily tasks, timelines, assign responsibilities, track project deadlines, and handle operations across departments. This easy-to-use platform enables the team to customize dashboards, consolidating data from multiple sources to track budgets, workloads, and overall district project health.

Compliance View 360 by Optic Systems

Compliance View 360, a subsidiary of Optic Systems, is driving the property management industry forward. Using immersive video and omnidirectional cameras, the CV360 platform is helping property management companies improve efficiency and customer service by streamlining property inspections. The system lets property managers remotely inspect community infrastructure, landscaping, and compliance issues with just a few clicks, saving time and maintaining property value.

Resident Engagement & Communications*

In property management, clear resident and board communication is everything. Enumerate Engage drives better communications with mobile solutions that meet residents where they are. Board members are able to engage, task and review documents as needed. Homeowners can engage on a deeper level with daily interactions, event engagement, resource management and stay better informed.

Vendor Management Software

As leaders in the industry, we are continually looking for ways to improve the level of service we offer and protect the communities we serve. We have partnered with Vendor Information Verification Experts (VIVE) to ensure consistent compliance amongst similar vendors, speed up the review process, and allow our managers to have real-time information to properly screen vendors for insurance and trade licensing. The choice to engage with a particular vendor will always be in the hands of the board of supervisors. Our goal is to provide our clients with information to help make educated decisions.

Client Support System

Dedication to our clients is one of the driving principles at Rizzetta & Company. We're here to help our communities thrive and offer support in ways that are convenient for our board of supervisors and residents. Our integrated, client-focused system, helps our staff manage requests across platforms and efficiently connect with internal teams and external partners.

This industry-leading system allows our team to deliver immediate assistance while providing superior customer experience over the phone or e-mail. Making it easier to track, prioritize and streamline the processes to provide faster resolution.

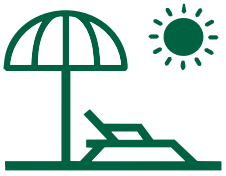
*** To request a demo and pricing for Enumerate Engage contact tnielsen@rizzetta.com**

VALUE-ADD SERVICES



Community Asset Management

From landscaped entrances to sidewalks and parking areas, common spaces reflect the overall appeal of your community. Rizzetta & Company offers scalable, high-quality solutions that protect your investment, improve resident satisfaction, and maintain property value. Our specialized services include: community asset inspection, landscape inspection, landscape design support, arborist service, storm recovery, maintenance inspections and dispatching and more.



Amenity & Lifestyle Management

Our creates an exceptional lifestyle in your community through amenities management, events, and experienced personnel. We offer turnkey day-to-day operations for residential community clubhouses for both Community Development Districts and Associations. Our Resort-Living Lifestyle concept is about creating memories by providing innovative programs, activities, and events for residents of all ages. Our specialized services include: on-site management and support staff, lifestyle and social event, development and management of amenity, lifestyle, fitness and wellness programs, event and marketing event planning and more.



Association Services

Rizzetta & Company provides services in association management along with a complete range of accounting and financial reporting services to each of the Associations we manage. These services include financial statement preparation, coordination of budgets, billing and collecting dues, accounts payable processing, compliance with state required filings, compliance with Association covenants and ongoing analysis and reporting of the Association's finances throughout the year.



Maintenance Services

At Rizzetta & Company, we provide a reliable and efficient maintenance option that supports your district and helps simplify day-to-day operations. Our strategic vendor alliance ensures that maintenance items are handled by a licensed, trusted, and quality maintenance provider with the urgency they deserve. Our goal is to provide our clients with information to help make educated decisions. Licensed services include: HVAC, electrical, plumbing, irrigation repairs, and general maintenance.

TOP FIVE ADVANTAGES

Delivering Stability, Expertise and Innovation for Community Development Districts

ADVANTAGE	RIZZETTA & COMPANY	OTHER CDD MANAGERS
1 District Management Experience & Legacy	• 40 years dedicated to Florida CDD and Special District management • Community association and district management is our core business—not one of many business lines. • Deep institutional knowledge across every stage of a District's lifecycle.	• Some firms operate CDD management as just one division within a larger organization. • Ask what their primary business is. • Is CDD management their core focus—or simply another service offering?
2 Client Retention & District Continuity	• 98%+ retention across 124 districts for 2025 and 2026. • Only 3 total separations » 1 client-initiated termination » 2 internal strategic resignations • Reflects strong long-term relationships and stability.	• Ask for a complete list of every management contract that ended in the past 12 months. • Were those contracts terminated by the client or resigned by the management company? • Ask why each relationship ended.
3 Licensed Maintenance & Technical Capability	• Access to licensed HVAC, electrical, plumbing, and specialty maintenance resources. • Integrated service network with coordinated oversight and accountability. • Negotiated, volume-based rates that deliver higher quality service at lower cost to Districts	• Typically general maintenance/handyman staff. • Less specialized services capabilities
4 Florida Governance & Compliance Expertise	• Deep expertise in Chapter 190 governance, Sunshine Law, budgeting, assessments, and bond compliance. • Decades of experience ensuring accurate, compliant operations and reporting. • Financials have been audited over 3,000 times with no findings of internal control issues	• Have you asked to review their audit history? • How many audit findings have they had in the past? • Independent audit results are one of the best indicators of financial controls.
5 Technology & Innovation Advantage	• Industry-leading technology stack. » Monday.com: Project & task management » Optic Systems: Asset management and compliance platform » Enumerate Engage: Optional resident communication platform for deeper engagement	• Most rely on email, spreadsheets, or disparate systems • Limited real-time visibility & reporting • Less streamlined operations • Lower resident engagement

Rizzetta & Company's combination of experience, people, and technology delivers better outcomes for Boards, residents, and the communities we serve.

PROPOSED PRICING

District Services Provided	2027 Budget	2027 Rizzetta
Management Services	**$37,500**	**$29,330**
Attend and Conduct up to 12 Meetings and 1 Budget Workshop per Year. Administration of District Functions. Compliance Management. Budget Prep and Presentation. Implement Policies. Manage District Contracts. Obtain Proposals or Bids. Advise the Board on District Matters. Respond to Inquires from Board, Staff and Public. Administrative Fees: - For all meetings exceeding 3 hours $200/per hour - For additional meetings $200/per hour (includes drafting agenda, meeting attendance, and drafting of minutes)		
Administrative Services		**$5,255**
Provide Minutes for All Meetings and Workshops. Public Records Repository. Preparation of 14-day Tentative and 7-day Final Agendas.		
Accounting Services	**$4,500**	**$4,380**
Monthly Financial Package per GASB. Administration of Accounts Payable/ Receivable. Asset and Investment Tracking. Audit Support. Filing of Required Reports and Disclosures. Capital Program Administration.		
Financial Consulting & Revenue Collections		**$2,625**
Estoppel Issuance. Investment Administration. Cash and Debt Management		
Dissemination Agent Services	**$8,200**	**$2,000**
Serve as the Dissemination Agent for All Bond Issuances to ensure Compliance with the Security & Exchange Commission		
Postage, Phones, Faxes, and Copies (1)	**$300**	***Included***
Annual Assessment Administration		**$2,190**
Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers. Create and Maintain the Assessment Rolls		
Website Administration	**$1,500**	**$1,200**
Website Compliance Monitoring and Monthly Content Uploads		
Supervisor Email Accounts	**$1,200**	**$1,200**
Community Asset Management	**$12,300**	**$10,800**
Perform one (1) monthly community asset/landscape maintenance inspection and provide a monthly community asset management report.		
Amenity Services & Management	**$28,658**	**$28,128**
Part-time Clubhouse Manager (18 hr week) and mangement fee		
TOTAL	***$94,158***	***$87,108***

(1) Postage, Phone, Faxes, Copies included in Administrative Services

ON-SITE PERSONNEL PROFILE

While we believe the below staffing proposal allows for the highest rate of success for the community, all staffing and wages are for proposal purposes only. Each are amenable by board before final contract.

Clubhouse Manager

The company will provide the service of a Clubhouse Manager that will be on property for 18 hours per week, a part-time position to oversee and supervise the recreational facillities and will be responsible for the following duties:

- Responsible for day-to-day operations, managing vendor contracts relating to the Clubhouse, development of standard operation policies and procedures.
- Ensures a presentable overall appearance of the Clubhouse and amenities.
- Serves as the on-site representative of the District to the residents.
- Responsible for the following as it relates to the residents, but not limited to:
  - Check resident ID cards
  - Issue resident access cards and monitor the card system
  - Interact with residents and guests on a day-to day basis
  - Notify residents of upcoming events, meetings, and general information
- Monitors guest and visitor policies and enforces the rules and regulations of the facility.
- Manage the private events calendar for the Clubhouse and completes private event rental forms, security deposits and check-in/out documents.
- Assesses condition of District property resulting from neglect, vandalism, depreciation and estimates the costs associated with its repair and/or replacement.
- Performs regularly scheduled reviews of preventative maintenance records, inventories, and assists the District Manager in monitoring district invoices and purchases as well as monitoring and controlling of expenditures.
- Maintains control of the District's maintenance items, tools and equipment.
- Documents all complaints, injuries, and maintenance issues in a specified logbook.
- Prepares any incident or accident reports and forwards them appropriately.
- Responsible for processing and managing work orders as needed.
- Accesses clubhouse needs and provides yearly budgetary input.
- Works with assigned contractors to ensure quality service is provided to the community.
- Oversees workplace operations to maintain and improve effectiveness and efficiency.
- Responsible for preparing monthly management reports.
- Serves as the liaison with the Board of Supervisors and District Management staff.
- Non-essential duties include other job-related duties as assigned.

General Duties for All Staff Members:

- Familiarity with District Rules, Regulations, Policies, Operating Procedures
  - » Full knowledge/awareness of all rules, regulations, or policies of the District.
  - » Prepare any incident or accident reports and forward to the District Manager.
- Enforce the rules, regulations, and policies of the District.
  - » The Contractor's staff have the authority to have Patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
- Community Relations.
  - » Meet and greet residents and guests.
  - » Handle interactions professionally and forward any questions, concerns, and requests to the District Manager prior to making commitments.
  - » Provide the best possible customer service to maintain a safe and comfortable environment.



BELMOND RESERVE CDD DEDICATED TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service. Our service includes a two-team District Manager approach and an after-hours answering service so your District has 24/7 coverage.



Matt Huber

Director, District Services

Matthew Huber is the Director of District Services, overseeing the management team in Cetral and South Florida, which includes offices in Boca Raton, Tampa, Wesley Chapel, and Riverview. Before his appointment, Mr. Huber served as Regional District Manager since August 2020 and is currently responsible for managing six Community Development Districts.

Mr. Huber served as a District Manager in the Tampa office, overseeing a portfolio of Community Development Districts in Pasco, Hillsborough, and Manatee Counties.

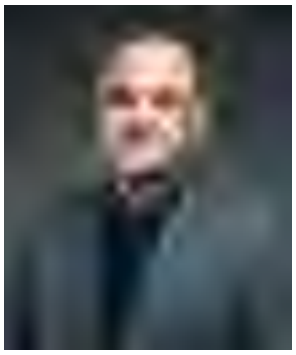
Prior to that he served as a District Manager in the Wesley Chapel office. Mr. Huber started with Rizzetta & Company, Inc., in 2006 as a District Manager for our Fort Myers area clients in Lee and Collier County.

Prior to joining Rizzetta & Company, Inc., Mr. Huber worked as a Land Development Project Manager with DR Horton in the Fort Myers area. While working as a Land Development Manager, Mr. Huber gained valuable development knowledge that assists him in his management of his Districts. In addition to his development experience, Mr. Huber also has sat as CDD Board member, serving on two CDD Boards as an Assistant Secretary. Prior to working for DR Horton. Mr. Huber interned with the Board of County Commissioners Long Range Planning Department in Polk County. With his experiences working in this department, he has gain valuable insight into government practices.

Mr. Huber received his Degree in Business Administration from the University of South Florida in 2005. He is a Notary Public in the State of Florida.

IMMEDIATE SUPPORT FOR BELMOND RESERVE CDD

TEAM MEMBERS



Lucianno Mastrionni

Lucianno Mastrionni serves as Vice President of Business Operations for Rizzetta & Company. In this role, he oversees and supports all operational functions of the organization, including HOA and CDD Operations and Accounting; Community Services Operations encompassing Amenity Management and Community Asset Management; Human Resources; Information Technology; and Marketing. Lucianno is responsible for driving client success and retention and plays a key role in the company's strategic planning, organizational development, operational leadership, talent expansion and retention, and overall growth initiatives.

Prior to joining Rizzetta & Company, Lucianno held senior leadership roles in general management and asset management within the hospitality industry, working with globally recognized hotel brands such as Hilton, Marriott, Hyatt, and IHG. He also spent more than a decade with The Walt Disney Company, where he served in guest services operations management. Most recently, Lucianno worked in hotel development and management, overseeing new hotel construction projects and leading task force general management assignments to stabilize and recover distressed properties for major hotel ownership groups worldwide.

Lucianno holds a Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and maintains his Airline Transport Pilot (ATP) license, along with multiple additional ratings and certifications.



Kayla Connell

Kayla Connell is part of the CDD management team having been with Rizzetta & Company since 2019 and manages the District Financial Services department where she and her staff are responsible for the preparation of tax rolls for the thousands of homeowners residing in Rizzetta managed Districts and the corresponding collection of the revenues from the various tax collection offices.

Additionally this department issues Estoppels for properties changing ownership, assists in individual District budget preparations and posts required disclosures to EMMA – the official source for municipal securities data and disclosure documents. She oversees the writing of assessment methodology reports for bond issuances, refundings and restructures; authoring Statement of Estimated Regulatory Costs reports for District establishment and boundary amendment petitions.

Kayla spends some of her spare time supporting Feeding Tampa Bay, Autism Speaks as well as as playing golf. Kayla received her Bachelor of Science in Finance from the University of Central Florida.



Taylor Nielsen

Taylor Nielsen iserves as Manager of Business Development for Rizzetta & Company, responsible for developing and executing strategic initiatives aimed at growth and expansion. Before taking on this role, Taylor served as a District Manager for accounts in Hillsborough, Manatee, and Pasco Counties.

Before joining the team at Rizzetta & Company, Taylor came from a background of Operations and Brand Management, with over 7 years of experience. During this time, Taylor worked in the tourism hotspot of Orlando, FL, where he was part of the top-level management overseeing the largest rental car operation in the world, generating over $100 million in annual revenue.

Taylor earned a B.A. from the University of Central Florida and is a licensed Community Association Manager as well as a licensed Real Estate Sales Associate in Florida.



Lawrence Lakis

Lawrence M. Lakis serves as the Client Relations Manager at Rizzetta & Company, where he focuses on understanding client needs and fostering strong, enduring relationships. He serves as the main point of contact to ensure client satisfaction, retention, and growth. Before this role, Lawrence served as a Community Manager for clients in Hillsborough and Pasco Counties.

With more than 25 years of experience in partner relations, business development, and operations, he has worked for notable companies such as IBM and Computer Associates. Additionally, Lawrence has held positions at New York-based technology and strategic consulting firms, including Neverlabs and Linx Communications.

Lawrence holds a B.A. in Psychology and Communications from Long Island University, C.W. Post, and is a licensed Community Association Manager.



WHAT OUR CLIENTS
SAY ABOUT US...

The single most important factor in being successful is customer satisfaction. We understand that Tapestry Village Improvement District has certain unique characteristics. While all have similarities, our success comes from our ability to understand the nuances of each client and adapt our services, as necessary. This approach generates the basis for long-term partnerships with clients we have represented for nearly twenty years. Our service is client-centric while ensuring the district is compliant with state statutes and fulfilling bondholder obligations.

> Rizzetta & Company is currently managing three Districts that they helped us create in the Jacksonville area. I don't know of another management firm that has the continuity and stability of Rizzetta. I have dealt with Bill Rizzetta and Melissa Dobbins and I still do today. Professionalism and customer service have always been a hallmark of their organization.

Bob Porter, Senior VP Land, D. R. Horton, Inc., Jacksonville

> Rizzetta's staff have been amazing to work with, their depth of knowledge in the CDD world made a very difficult process almost painless. The Rizzetta team's depth of experience in managing CDDs proved invaluable throughout the process. Every question or situation we presented was met with prior examples and knowledgeable guidance.

Andy Smith, Executive Vice President of Operations at Freehold Companies

> Rizzetta & Company has recently become the management for our Community Development District. Their positive impact within the community has been immediate. The responsiveness to issues and the professional manner in which they have been addressed has proven to be incomparable to previous management. We look forward to a relationship of many years with Rizzetta & Company.

Susie White, Chairperson, The Harbourage at Braden River Community Development District

CLIENTS IN THE AREA

Channing Park
Covington Park
Creek Preserve
Cypress Creek of Hillsborough County
Encore
Fishhawk IV
Hawkstone
Midtown Tampa
Panther Trails
Reserve at Pradera
Shell Point
Timber Creek
Triple Creek
Waterset Central
Waterset North
Waterset South
Wynnmere East



OUR COMMITMENT TO
THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- Community Associations Institute
- The Northeast Florida Builders Association
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association
- CFO Exchange Group
- Florida Association of Special District
- Urban Land Institute

GIVING BACK TO THE
COMMUNITY



Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.

Rizzetta & Company
Professionals in Community Management
40 Anniversary 1986 - 2026

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