

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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Belmond Reserve CDD
Balance Sheet
As of 7/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2020	Capital Projects Fund - Series 2020	General Fixed Assets	General Long- Term Debt	Total
Assets						
Cash-Operating Account	192.00	0.00	0.00	0.00	0.00	192.00
Investment - Revenue 2020 (2000)	0.00	201,372.00	0.00	0.00	0.00	201,372.00
Investment - Interest 2020 (2001)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2020 (2002)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2020 (2003)	0.00	593,550.00	0.00	0.00	0.00	593,550.00
Investment - Construction 2020 (2005)	0.00	0.00	5.00	0.00	0.00	5.00
Investment - Amenity 2020 (2006)	0.00	1.00	1,259.00	0.00	0.00	1,260.00
Investment - Cost of Issuance 2020	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00
Due From Debt Service	0.00	0.00	100.00	0.00	0.00	100.00
Due From Developer	45,945.00	0.00	0.00	0.00	0.00	45,945.00
Prepaid Trustee Fees	1,347.00	0.00	0.00	0.00	0.00	1,347.00
Construction Work in Progress	0.00	0.00	0.00	9,248,697.00	0.00	9,248,697.00
Amount To Be Provided-Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,210,000.00</u>	<u>10,210,000.00</u>
Total Assets	<u>47,484.00</u>	<u>794,923.00</u>	<u>1,365.00</u>	<u>9,248,697.00</u>	<u>10,210,000.00</u>	<u>20,302,468.00</u>
Liabilities						
Accounts Payable	84,313.00	0.00	0.00	0.00	0.00	84,313.00
Accounts Payable-Other	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
Due To Capital Projects Fund	0.00	100.00	0.00	0.00	0.00	100.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable - Series 2020	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,210,000.00</u>	<u>10,210,000.00</u>
Total Liabilities	<u>84,313.00</u>	<u>100.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,210,000.00</u>	<u>10,294,413.00</u>
Fund Equity & Other Credits Contributed Capital						
Retained Earnings-All Other Reserves	0.00	593,556.00	167,163.00	0.00	0.00	760,719.00
Fund Balance-Unreserved	0.00	0.00	0.00	0.00	0.00	0.00
Investment in General Fixed Assets	0.00	0.00	0.00	9,248,697.00	0.00	9,248,697.00
Other	<u>(36,829.00)</u>	<u>201,267.00</u>	<u>(165,799.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>(1,361.00)</u>
Total Fund Equity & Other Credits Contributed Capital	<u>(36,829.00)</u>	<u>794,823.00</u>	<u>1,365.00</u>	<u>9,248,697.00</u>	<u>0.00</u>	<u>10,008,055.00</u>
Total Liabilities & Fund Equity	<u>47,484.00</u>	<u>794,923.00</u>	<u>1,365.00</u>	<u>9,248,697.00</u>	<u>10,210,000.00</u>	<u>20,302,468.00</u>

Belmond Reserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	0.00	168,913.00	168,913.00	0 %
Operations & Maintenance Assmts-Off Roll	0.00	5,538.00	5,538.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0.00	8,290.00	8,290.00	0 %
Landowner Direct Funding	172,745.00	0.00	(172,745.00)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0.00	125.00	125.00	0 %
Total Revenues	<u>172,745.00</u>	<u>182,866.00</u>	<u>10,121.00</u>	<u>6 %</u>
Expenditures				
Legislative				
Supervisor Fees	6,000.00	1,600.00	4,400.00	73 %
Financial & Administrative				
District Manager	36,000.00	40,800.00	(4,800.00)	(13)%
District Engineer	5,000.00	2,587.00	2,413.00	48 %
Disclosure Report	4,200.00	3,150.00	1,050.00	25 %
Trustee Fees	4,200.00	2,694.00	1,506.00	36 %
Accounting Services	9,000.00	3,675.00	5,325.00	59 %
Auditing Services	5,000.00	4,829.00	171.00	3 %
Postage, Phone, Faxes, Copies	500.00	285.00	215.00	43 %
Public Officials Insurance	3,750.00	2,329.00	1,421.00	38 %
Legal Advertising	10,000.00	5,151.00	4,849.00	48 %
Bank Fees	250.00	0.00	250.00	100 %
Dues, Licenses, & Fees	175.00	450.00	(275.00)	(157)%
Miscellaneous Fees	125.00	2,023.00	(1,898.00)	(1,518)%
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Website Maintenance	3,000.00	2,750.00	250.00	8 %
Legal Counsel				
District Counsel	5,000.00	13,971.00	(8,971.00)	(179)%
Electric Utility Services				
Electric Utility Services - Streetlights	37,500.00	26,422.00	11,078.00	30 %
Electric Utility Services - All Others	1,600.00	1,401.00	199.00	12 %
Water-Sewer Combination Services				
Water Utility Services	10,000.00	1,837.00	8,163.00	82 %
Other Physical Environment				
General, Property & Casualty Insurance	5,850.00	5,276.00	574.00	10 %
Waterway Management System	5,095.00	32,370.00	(27,275.00)	(535)%
Landscape Maintenance	14,000.00	60,698.00	(46,698.00)	(334)%
Miscellaneous Landscape	1,500.00	3,057.00	(1,557.00)	(104)%
Plant Replacement Program	2,500.00	0.00	2,500.00	100 %
Irrigation Maintenance	1,000.00	590.00	410.00	41 %
Pool Maintenance-Other	0.00	250.00	(250.00)	0 %
Total Expenditures	<u>172,745.00</u>	<u>219,695.00</u>	<u>(46,950.00)</u>	<u>(27)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(36,829.00)</u>	<u>(36,829.00)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(36,829.00)</u>	<u>(36,829.00)</u>	<u>0 %</u>

Belmond Reserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

200 - Debt Service Fund - Series 2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	0.00	381,505.00	381,505.00	0 %
Debt Service Assmts-Off Roll	593,550.00	416,030.00	(177,520.00)	(30)%
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>32.00</u>	<u>32.00</u>	<u>0 %</u>
Total Revenues	<u>593,550.00</u>	<u>797,567.00</u>	<u>204,017.00</u>	<u>34 %</u>
Expenditures				
Debt Service Payments				
Interest	393,551.00	396,175.00	(2,624.00)	(1)%
Principal	<u>200,000.00</u>	<u>200,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>593,551.00</u>	<u>596,175.00</u>	<u>(2,624.00)</u>	<u>(0)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(125.00)</u>	<u>(125.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(125.00)</u>	<u>(125.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1.00)</u>	<u>201,267.00</u>	<u>201,268.00</u>	<u>(20,126,818)%</u>
Fund Balance, Beginning of Period				
	0.00	593,582.00	593,582.00	0 %
Interfund Transfer	<u>0.00</u>	<u>(26.00)</u>	<u>(26.00)</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>593,556.00</u>	<u>593,556.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>(1.00)</u>	<u>794,823.00</u>	<u>794,824.00</u>	<u>(79,482,411)%</u>

Belmond Reserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

300 - Capital Projects Fund - Series 2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>4.00</u>	<u>4.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>4.00</u>	<u>4.00</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0.00</u>	<u>165,928.00</u>	<u>(165,928.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>165,928.00</u>	<u>(165,928.00)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>125.00</u>	<u>125.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>125.00</u>	<u>125.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(165,799.00)</u>	<u>(165,799.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0.00	167,137.00	167,137.00	0 %
Interfund Transfer	<u>0.00</u>	<u>26.00</u>	<u>26.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>167,163.00</u>	<u>167,163.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>1,365.00</u>	<u>1,365.00</u>	<u>0 %</u>

Belmond Reserve CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

900 - General Fixed Assets
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	8,996,587.00	8,996,587.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>9,248,697.00</u>	<u>8,996,587.00</u>	<u>0 %</u>

Belmond Reserve CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	11,280.14
Less Outstanding Checks/Vouchers	11,088.61
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	191.53
Balance Per Books	<u>191.53</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Belmond Reserve CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1161	7/21/2022	Series 2020 FY22 Off Roll Lot Closings	8,444.69	Belmond Reserve CDD
1162	7/27/2022	System Generated Check/Voucher	60.92	Charter Communications
1163	7/27/2022	System Generated Check/Voucher	<u>2,583.00</u>	Tampa Publishing Company
Outstanding Checks/Vouchers			<u>11,088.61</u>	

Belmond Reserve CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1153	6/22/2022	System Generated Check/Voucher	900.00	Zebra Cleaning Team Inc
1154	6/29/2022	System Generated Check/Voucher	98.39	BOCC
1155	6/29/2022	System Generated Check/Voucher	160.00	Spearem Enterprises LLC
1156	6/29/2022	System Generated Check/Voucher	5,890.48	TECO
1157	7/7/2022	System Generated Check/Voucher	1,792.00	Cypress Creek Aquatics, Inc.
1158	7/7/2022	System Generated Check/Voucher	520.00	JNJ Cleaning Services LLC
1159	7/7/2022	System Generated Check/Voucher	780.00	Neptune Multi Services LLC
1160	7/7/2022	System Generated Check/Voucher	<u>100.00</u>	Southeast Wiring Solutions Inc
Cleared Checks/Vouchers			<u>10,240.87</u>	

Belmond Reserve CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR071	7/6/2022	BR Rental Fee Neely - CHK# 182 - 7.6.2022	50.00	
CR072	7/21/2022	Off roll Assessment - 7.21.2022	10,902.13	
CR073	7/27/2022	BR Rental Fee Robert Rigor - CHK#1247 - 06/27/22	<u>75.00</u>	
Cleared Deposits			<u>11,027.13</u>	