

# **Belmond Reserve Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2022

Prepared by:



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**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2022

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020	SERIES 2020	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSET ACCOUNT	LONG TERM DEBT ACCOUNT	
<b>ASSETS</b>						
Cash - Operating Account	\$ 18,876	\$ -	\$ -	\$ -	\$ -	\$ 18,876
Due From Developer	45,945	-	-	-	-	45,945
Due From Other Funds	-	2,951	100	-	-	3,051
Investments:						
Acq. & Construction - Amenity	-	1	1,259	-	-	1,260
Acquisition & Construction Account	-	2	-	-	-	2
Reserve Fund	-	296,700	-	-	-	296,700
Revenue Fund	-	201,375	-	-	-	201,375
Fixed Assets						
Construction Work In Process	-	-	-	9,545,557	-	9,545,557
Amount To Be Provided	-	-	-	-	10,210,000	10,210,000
<b>TOTAL ASSETS</b>	<b>\$ 64,821</b>	<b>\$ 501,029</b>	<b>\$ 1,359</b>	<b>\$ 9,545,557</b>	<b>\$ 10,210,000</b>	<b>\$ 20,322,766</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 280,309	\$ -	\$ -	\$ -	\$ -	\$ 280,309
Bonds Payable	-	-	-	-	10,210,000	10,210,000
Due To Other Funds	3,051	-	-	-	-	3,051
<b>TOTAL LIABILITIES</b>	<b>283,360</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,210,000</b>	<b>10,493,360</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	501,029	-	-	-	501,029
Capital Projects	-	-	1,359	-	-	1,359
Unassigned:	(218,539)	-	-	9,545,557	-	9,327,018
<b>TOTAL FUND BALANCES</b>	<b>(218,539)</b>	<b>501,029</b>	<b>1,359</b>	<b>9,545,557</b>	<b>-</b>	<b>9,829,406</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 64,821</b>	<b>\$ 501,029</b>	<b>\$ 1,359</b>	<b>\$ 9,545,557</b>	<b>\$ 10,210,000</b>	<b>\$ 20,322,766</b>

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 341,615	\$ 888	\$ (340,727)	0.26%
Developer Contribution	-	43,248	43,248	0.00%
<b>TOTAL REVENUES</b>	<b>341,615</b>	<b>44,136</b>	<b>(297,479)</b>	<b>12.92%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	5,000	-	5,000	0.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	12,200	350	11,850	2.87%
District Counsel	4,000	781	3,219	19.53%
District Manager	36,000	4,000	32,000	11.11%
Accounting Services	4,500	375	4,125	8.33%
Auditing Services	6,400	-	6,400	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	26	224	10.40%
Public Officials Insurance	2,329	-	2,329	0.00%
Legal Advertising	2,500	-	2,500	0.00%
Bank Fees	250	15	235	6.00%
Website Administration	3,000	250	2,750	8.33%
Miscellaneous Expenses	300	100	200	33.33%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>86,604</b>	<b>6,072</b>	<b>80,532</b>	<b>7.01%</b>
<b><u>Utility Services</u></b>				
Utility - Water	7,500	423	7,077	5.64%
Utility - Electric	4,000	2,316	1,684	57.90%
Utility - StreetLights	25,000	4,589	20,411	18.36%
<b>Total Utility Services</b>	<b>36,500</b>	<b>7,328</b>	<b>29,172</b>	<b>20.08%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	15,000	1,846	13,154	12.31%
Contracts-Janitorial Services	7,500	520	6,980	6.93%
Contracts-Pools	10,000	1,030	8,970	10.30%
Public Officials Insurance	15,000	-	15,000	0.00%
R&M-Clubhouse	-	250	(250)	0.00%
R&M-Other Landscape	15,000	2,220	12,780	14.80%
Landscape Maintenance	60,000	10,580	49,420	17.63%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	2,000	-	2,000	0.00%
<b>Total Other Physical Environment</b>	<b>126,500</b>	<b>16,446</b>	<b>110,054</b>	<b>13.00%</b>

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
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
<b>TOTAL EXPENDITURES</b>	<b>249,604</b>	<b>29,846</b>	<b>219,758</b>	<b>11.96%</b>
Excess (deficiency) of revenues Over (under) expenditures	92,011	14,290	(77,721)	15.53%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	92,011	-	(92,011)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>92,011</b>	<b>-</b>	<b>(92,011)</b>	<b>0.00%</b>
Net change in fund balance	\$ 92,011	\$ 14,290	\$ (261,743)	15.53%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>(232,829)</b>	<b>(232,829)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ (140,818)</b>	<b>\$ (218,539)</b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3	\$ 3	0.00%
Special Assmnts- Tax Collector	593,235	3,051	(590,184)	0.51%
<b>TOTAL REVENUES</b>	<b>593,235</b>	<b>3,054</b>	<b>(590,181)</b>	<b>0.51%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	205,000	-	205,000	0.00%
Interest Expense	388,235	-	388,235	0.00%
<b>Total Debt Service</b>	<b>593,235</b>	<b>-</b>	<b>593,235</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>593,235</b>	<b>-</b>	<b>593,235</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	3,054	3,054	0.00%
Net change in fund balance	\$ -	\$ 3,054	\$ 3,054	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>497,975</b>	<b>497,975</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 497,975</b>	<b>\$ 501,029</b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
Series 2020 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	-	<b>1,359</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 1,359</b>		

**BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
General Fixed Asset Account Group Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	-	<b>9,545,557</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 9,545,557</b>		

# BELMOND RESERVE CDD

Bank Reconciliation

Bank Account No. 6346 TRUIST - GF Operating  
 Statement No. 10-22  
 Statement Date 10/31/2022

<b>G/L Balance (LCY)</b>	18,876.14	<b>Statement Balance</b>	31,158.04
<b>G/L Balance</b>	18,876.14	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	31,158.04
<b>Subtotal</b>	18,876.14	<b>Outstanding Checks</b>	12,281.90
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	18,876.14	<b>Ending Balance</b>	18,876.14
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
10/19/2022	Payment	1165	BOCC	336.35	336.35	0.00
10/19/2022	Payment	1166	CHARTER COMMUNICATIONS	199.81	199.81	0.00
10/19/2022	Payment	1167	DEPARTMENT OF ECONOMIC	175.00	175.00	0.00
10/19/2022	Payment	1168	TAMPA PUBLISHING COMPANY	9,154.95	9,154.95	0.00
10/19/2022	Payment	1169	TECO	6,309.73	6,309.73	0.00
10/21/2022		JE000012	Service Charge - Prior Period	15.00	15.00	0.00
Total Checks				16,190.84	16,190.84	0.00
<b>Deposits</b>						
9/30/2022		JE000011	Reclass beg bal to bank card	G/L 161.66	161.66	0.00
10/27/2022		JE000013	Excess Fees	G/L 3,939.49	3,939.49	0.00
10/17/2022		JE000014	Wire - Developer Contribution	G/L 43,247.73	43,247.73	0.00
10/31/2022		JE000015	Outstanding Deposits - payments made	G/L 337.82	337.82	0.00
10/31/2022		JE000016	Outstanding Deposits - payments made	G/L 3,251.56	3,251.56	0.00
10/31/2022		JE000017	Outstanding Deposits - payments made	G/L 3,300.33	3,300.33	0.00
10/31/2022		JE000018	Outstanding Deposits - payments made	G/L 271.45	271.45	0.00
10/31/2022		JE000019	Outstanding Deposits - payments made	G/L 144.15	144.15	0.00
10/31/2022		JE000020	Outstanding Deposits - payments made	G/L 342.89	342.89	0.00
10/31/2022		JE000021	Outstanding Deposits - payments made	G/L 124.49	124.49	0.00
10/31/2022		JE000022	Outstanding Deposits - payments made	G/L 114.60	114.60	0.00
10/31/2022		JE000023	Outstanding Deposits - payments made	G/L 779.67	779.67	0.00
10/31/2022		JE000024	Outstanding Deposits - payments made	G/L 795.49	795.49	0.00
10/31/2022		JE000025	Outstanding Deposits - payments made	G/L 929.02	929.02	0.00
10/31/2022		JE000026	Outstanding Deposits - payments made	G/L 942.96	942.96	0.00
10/31/2022		JE000027	Outstanding Deposits - payments made	G/L 243.04	243.04	0.00
10/31/2022		JE000028	Outstanding Deposits - payments made	G/L 224.13	224.13	0.00
10/31/2022		JE000029	Outstanding Deposits - payments made	G/L 26.54	26.54	0.00
10/31/2022		JE000030	Outstanding Deposits - payments made	G/L 30.91	30.91	0.00
Total Deposits				59,207.93	59,207.93	0.00



# BELMOND RESERVE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
10/26/2022	Payment	1170	BOCC	422.85	0.00	422.85
10/31/2022		JE000031	Reclass Outstanding Deposits	11,859.05	0.00	11,859.05
<b>Total Outstanding Checks.....</b>				<b>12,281.90</b>		<b>12,281.90</b>