

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2023

Prepared by:



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BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2020					TOTAL
	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 62,893	\$ -	\$ -	\$ -	\$ -	\$ 62,893
Cash in Transit	524,059	(477,253)	-	-	-	46,806
Due From Developer	45,945	-	-	-	-	45,945
Due From Other Funds	-	542,919	99	-	-	543,018
Investments:						
Acq. & Construction - Amenity	-	-	1,260	-	-	1,260
Acquisition & Construction Account	-	7	-	-	-	7
Reserve Fund	-	296,700	-	-	-	296,700
Revenue Fund	-	343,330	-	-	-	343,330
Fixed Assets						
Construction Work In Process	-	-	-	9,545,557	-	9,545,557
Amount To Be Provided	-	-	-	-	10,210,000	10,210,000
TOTAL ASSETS	\$ 632,897	\$ 705,703	\$ 1,359	\$ 9,545,557	\$ 10,210,000	\$ 21,095,516
LIABILITIES						
Accounts Payable	\$ 52,009	\$ 15,909	\$ -	\$ -	\$ -	\$ 67,918
Bonds Payable	-	-	-	-	10,210,000	10,210,000
Due To Other Funds	543,018	-	-	-	-	543,018
TOTAL LIABILITIES	595,027	15,909	-	-	10,210,000	10,820,936
FUND BALANCES						
Restricted for:						
Debt Service	-	689,794	-	-	-	689,794
Capital Projects	-	-	1,359	-	-	1,359
Unassigned:	37,870	-	-	9,545,557	-	9,583,427
TOTAL FUND BALANCES	37,870	689,794	1,359	9,545,557	-	10,274,580
TOTAL LIABILITIES & FUND BALANCES	\$ 632,897	\$ 705,703	\$ 1,359	\$ 9,545,557	\$ 10,210,000	\$ 21,095,516

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3	\$ 3	0.00%
Special Assmnts- Tax Collector	341,615	311,712	(29,903)	91.25%
Developer Contribution	-	43,248	43,248	0.00%
Other Miscellaneous Revenues	-	5,078	5,078	0.00%
TOTAL REVENUES	341,615	360,041	18,426	105.39%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	5,000	1,400	3,600	28.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	12,200	4,707	7,493	38.58%
District Counsel	4,000	7,206	(3,206)	180.15%
District Engineer	-	2,040	(2,040)	0.00%
District Manager	36,000	27,200	8,800	75.56%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Accounting Services	4,500	1,500	3,000	33.33%
Auditing Services	6,400	-	6,400	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	457	(207)	182.80%
Public Officials Insurance	2,329	2,504	(175)	107.51%
Legal Advertising	2,500	1,717	783	68.68%
Bank Fees	250	30	220	12.00%
Website Administration	3,000	1,000	2,000	33.33%
Miscellaneous Expenses	300	2,520	(2,220)	840.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	86,604	78,997	7,607	91.22%
<u>Utility Services</u>				
Utility - Water	7,500	6,298	1,202	83.97%
Utility - Electric	4,000	6,269	(2,269)	156.73%
Utility - StreetLights	25,000	19,245	5,755	76.98%
Total Utility Services	36,500	31,812	4,688	87.16%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	15,000	6,517	8,483	43.45%
Contracts-Janitorial Services	7,500	2,410	5,090	32.13%
Contracts-Pools	10,000	3,752	6,248	37.52%
Liability/Property Insurance	15,000	9,663	5,337	64.42%
R&M-Clubhouse	-	325	(325)	0.00%
R&M-Other Landscape	15,000	10,121	4,879	67.47%
Landscape Maintenance	60,000	53,595	6,405	89.33%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	2,000	14,448	(12,448)	722.40%
Total Other Physical Environment	126,500	100,831	25,669	79.71%
TOTAL EXPENDITURES	249,604	211,640	37,964	84.79%
Excess (deficiency) of revenues				
Over (under) expenditures	92,011	148,401	56,390	161.29%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	92,011	-	(92,011)	0.00%
TOTAL FINANCING SOURCES (USES)	92,011	-	(92,011)	0.00%
Net change in fund balance	<u>\$ 92,011</u>	<u>\$ 148,401</u>	<u>\$ (127,632)</u>	<u>161.29%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		(110,531)		
FUND BALANCE, ENDING		<u>\$ 37,870</u>		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
Series 2020 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9	\$ 9	0.00%
Special Assmnts- Tax Collector	593,235	543,019	(50,216)	91.54%
Special Assmnts- CDD Collected	-	8,820	8,820	0.00%
Other Miscellaneous Revenues	-	30,896	30,896	0.00%
TOTAL REVENUES	593,235	582,744	(10,491)	98.23%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	205,000	-	205,000	0.00%
Interest Expense	388,235	390,925	(2,690)	100.69%
Total Debt Service	593,235	390,925	202,310	65.90%
TOTAL EXPENDITURES	593,235	390,925	202,310	65.90%
Excess (deficiency) of revenues Over (under) expenditures	-	191,819	191,819	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		497,975		
FUND BALANCE, ENDING		\$ 689,794		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,359		
FUND BALANCE, ENDING		<u>\$ 1,359</u>		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
General Fixed Asset Fund (900)
(In Whole Numbers)

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

BELMOND RESERVE CDD

Bank Reconciliation

Bank Account No. 6346 TRUIST - GF Operating
 Statement No. 01-23
 Statement Date 1/31/2023

G/L Balance (LCY)	62,892.55	Statement Balance	79,031.50
G/L Balance	62,892.55	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	62,892.55	Subtotal	79,031.50
Negative Adjustments	0.00	Outstanding Checks	16,138.95
	<hr/>	Differences	0.00
Ending G/L Balance	62,892.55	Ending Balance	62,892.55
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/16/2022	Payment	1175	JNJ CLEANING SERVICES LLC	520.00	520.00	0.00
11/16/2022	Payment	1177	REBECCA GALL	100.00	100.00	0.00
11/30/2022	Payment	1201	ZEBRA CLEANING TEAM	850.00	850.00	0.00
12/13/2022	Payment	1206	BELMOND RESERVE CDD	100,038.48	100,038.48	0.00
12/16/2022	Payment	1215	INFRAMARK LLC	14,717.96	14,717.96	0.00
12/21/2022	Payment	1218	STRALEY ROBIN VERICKER	3,918.55	3,918.55	0.00
12/22/2022	Payment	1222	BELMOND RESERVE CDD	21,186.16	21,186.16	0.00
12/28/2022	Payment	1224	ALBERTO VIERA	800.00	800.00	0.00
12/28/2022	Payment	1226	RYAN MOTKO	1,000.00	1,000.00	0.00
12/28/2022	Payment	1227	STEVEN K. LUCE	800.00	800.00	0.00
12/28/2022	Payment	1228	YELLOWSTONE LANDSCAPE	10,298.43	10,298.43	0.00
1/3/2023		JE000044	Debt Service/Tax Revenue	586,037.76	586,037.76	0.00
1/3/2023		JE000045	Check Dep # 2455651 Off Roll	5,078.03	5,078.03	0.00
1/6/2023	Payment	1229	BELMOND RESERVE CDD	371,937.72	371,937.72	0.00
1/6/2023	Payment	1230	TECO	6,133.85	6,133.85	0.00
1/12/2023	Payment	1231	BOCC	1,363.57	1,363.57	0.00
1/12/2023	Payment	1232	INFRAMARK LLC	4,466.15	4,466.15	0.00
1/12/2023	Payment	1233	JNJ CLEANING SERVICES LLC	520.00	520.00	0.00
1/12/2023	Payment	1234	SOUTHEAST WIRING SOLUTIONS INC	100.00	100.00	0.00
1/12/2023	Payment	1235	STRALEY ROBIN VERICKER	467.50	467.50	0.00
1/12/2023	Payment	1236	YELLOWSTONE LANDSCAPE	11,012.25	11,012.25	0.00
1/24/2023	Payment	1240	SOUTHEAST WIRING SOLUTIONS INC	400.00	400.00	0.00
Total Checks				1,141,746.41	1,141,746.41	0.00

Deposits

1/3/2023		JE000044	Debt Service/Tax Revenue	G/L	586,037.76	586,037.76	0.00
1/3/2023		JE000045	Check Dep # 2455651 Off Roll	G/L	5,078.03	5,078.03	0.00
1/23/2023	Payment	1175	Voiding check 1175.	G/L	520.00	520.00	0.00
1/5/2023		JE000108	Special Assmnts- Tax Collector	G/L	25,066.74	25,066.74	0.00
Total Deposits					616,702.53	616,702.53	0.00

BELMOND RESERVE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
10/30/2022	Payment	DD101	Payment of Invoice 000207	98.87	0.00	98.87
10/30/2022	Payment	DD102	Payment of Invoice 000208	99.44	0.00	99.44
12/28/2022	Payment	1225	NICHOLAS J. DISTER	1,000.00	0.00	1,000.00
1/24/2023	Payment	1237	JNJ CLEANING SERVICES LLC	520.00	0.00	520.00
1/24/2023	Payment	1238	NAYLOR ENVIRONMENTAL SOLUTIONS	10,750.00	0.00	10,750.00
1/24/2023	Payment	1239	NEPTUNE MULTI SERVICES LLC	1,040.00	0.00	1,040.00
1/27/2023	Payment	1241	CHARTER COMMUNICATIONS	97.96	0.00	97.96
1/27/2023	Payment	1242	SPEAREM ENTERPRISES	625.00	0.00	625.00
1/27/2023	Payment	1243	YELLOWSTONE LANDSCAPE	1,907.68	0.00	1,907.68
Total Outstanding Checks.....				16,138.95		16,138.95