# Belmond Reserve Community Development District

Financial Statements (Unaudited)

Period Ending January 31, 2025

Prepared by:



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#### **Balance Sheet**

As of January 31, 2025 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 EBT SERVICE FUND	SERIES 2023 EBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	F	GENERAL FIXED ASSET FUND	L	GENERAL ONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>										
Cash - Operating Account	\$ 367,945	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ 367,945
Cash in Transit	-	12,855	283	-	-		-		-	13,138
Due From Other Funds	47,445	-	-	1,356	-		-		-	48,801
Investments:										
Acq. & Construction - Amenity	-	-	-	4	-		-		-	4
Acquisition & Construction Account	-	12,735	-	-	3		-		-	12,738
Reserve Fund	-	296,700	17,525	-	-		-		-	314,225
Revenue Fund	-	613,333	54,296	-	-		-		-	667,629
Fixed Assets										
Construction Work In Process	-	-	-	-	-		9,547,088		-	9,547,088
Amount To Be Provided	-	-	-	-	-		-		10,716,000	10,716,000
TOTAL ASSETS	\$ 415,390	\$ 935,623	\$ 72,104	\$ 1,360	\$ 3	\$	9,547,088	\$	10,716,000	\$ 21,687,568
<u>LIABILITIES</u>										
Accounts Payable	\$ 38,008	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ 38,008
Bonds Payable	-	-	-	-	-		-		10,716,000	10,716,000
Due To Other Funds	-	486	48,315	-	-		-		-	48,801
TOTAL LIABILITIES	38,008	486	48,315	-	-		-		10,716,000	10,802,809
FUND BALANCES  Restricted for:										
Debt Service	-	935,137	23,789	-	-		-		-	958,926
Capital Projects	-	-	-	1,360	3		-		-	1,363
Unassigned:	377,382	-	-	-	-		9,547,088		-	9,924,470
TOTAL FUND BALANCES	377,382	935,137	23,789	1,360	3		9,547,088		-	10,884,759
TOTAL LIABILITIES & FUND BALANCES	\$ 415,390	\$ 935,623	\$ 72,104	\$ 1,360	\$ 3	\$	9,547,088	\$	10,716,000	\$ 21,687,568

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 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 - Tax Collector	\$	- 5	\$ 1,355	\$ 1,355	0.00%	
Rental Income		-	475	475	0.00%	
Special Assmnts- Tax Collector	501,2	22	497,594	(3,628)	99.28%	
Special Assmnts- CDD Collected	50,2	02	-	(50,202)	0.00%	
Other Miscellaneous Revenues		-	13,238	13,238	0.00%	
TOTAL REVENUES	551,4	24	512,662	(38,762)	92.97%	
EXPENDITURES						
<u>Administration</u>						
Supervisor Fees	12,0	00	1,600	10,400	13.33%	
ProfServ-Trustee Fees	4,5	00	-	4,500	0.00%	
Disclosure Report	8,2	00	1,875	6,325	22.87%	
District Counsel	10,0	00	3,850	6,150	38.50%	
District Engineer	4,0	00	1,875	2,125	46.88%	
District Manager	36,0	00	15,000	21,000	41.67%	
Accounting Services	4,5	00	2,144	2,356	47.64%	
Auditing Services	6,4	00	1,400	5,000	21.88%	
Website Compliance	1,5	00	250	1,250	16.67%	
Postage, Phone, Faxes, Copies	2	50	19	231	7.60%	
Public Officials Insurance	2,3	29	-	2,329	0.00%	
Legal Advertising	2,5	00	1,906	594	76.24%	
Bank Fees	2	50	-	250	0.00%	
Misc-Contingency	15,0	00	5,383	9,617	35.89%	
Entry System-Key Fob	2,5	00	110	2,390	4.40%	
Website Administration	3,0	00	750	2,250	25.00%	
Miscellaneous Expenses	3	00	-	300	0.00%	
Dues, Licenses, Subscriptions	1	75	200	(25)	114.29%	
Total Administration	113,4	04	36,362	77,042	32.06%	
<u>Utility Services</u>						
Utility - Water	12,0	00	2,310	9,690	19.25%	
Utility - Electric	3,5	00	3,160	340	90.29%	
Utility - StreetLights	60,0	00	28,399	31,601	47.33%	
Total Utility Services	75,5	00	33,869	41,631	44.86%	

### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Field Management	12,000	5,000	7,000	41.67%
Waterway Management	5,000	4,598	402	91.96%
Contracts-Janitorial Services	9,000	595	8,405	6.61%
Contracts-Aquatic Control	13,200	-	13,200	0.00%
Contracts-Pools	16,000	4,800	11,200	30.00%
Contract-Dumpster Rental	2,400	576	1,824	24.00%
Insurance -Property & Casualty	25,000	23,075	1,925	92.30%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	15,000	29,710	(14,710)	198.07%
R&M-Pools  Landscape - Mulch  Landscape Maintenance	3,000	686	2,314	22.87%
	10,000	-	10,000	0.00%
	132,000	45,600	86,400	34.55%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	10,000	1,394	8,606	13.94%
Dog Waste Station Service & Supplies	3,120	520	2,600	16.67%
Total Other Physical Environment	260,220	116,554	143,666	44.79%
Clubhouse				
Payroll-Pool Monitors	24,000	-	24,000	0.00%
Clubhouse Security Systems	1,500	-	1,500	0.00%
Employee - Clubhouse Staff	65,000	29,160	35,840	44.86%
Clubhouse Internet, TV, Phone	1,800	1,502	298	83.44%
R&M-Clubhouse	10,000	2,909	7,091	29.09%
Total Clubhouse	102,300	33,571	68,729	32.82%
TOTAL EXPENDITURES	551,424	220,356	331,068	39.96%
Evenes (deficiency) of revenues				
Excess (deficiency) of revenues Over (under) expenditures		292,306	292,306	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		85,076		
FUND BALANCE, ENDING		\$ 377,382		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 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	\$ -	\$	7,208	\$	7,208	0.00%	
Special Assmnts- Tax Collector	592,209		552,925		(39,284)	93.37%	
Special Assmnts- CDD Collected	-		58,217		58,217	0.00%	
TOTAL REVENUES	592,209		618,350		26,141	104.41%	
<u>EXPENDITURES</u>							
Debt Service							
Principal Debt Retirement	215,000		-		215,000	0.00%	
Interest Expense	377,209		190,016		187,193	50.37%	
Total Debt Service	592,209		190,016		402,193	32.09%	
TOTAL EXPENDITURES	592,209		190,016		402,193	32.09%	
Excess (deficiency) of revenues							
Over (under) expenditures			428,334		428,334	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)			506,803				
FUND BALANCE, ENDING		\$	935,137				

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 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	\$ -	\$	940	\$	940	0.00%	
Special Assmnts- Tax Collector	35,050		12,166		(22,884)	34.71%	
Special Assmnts- CDD Collected	-		25,231		25,231	0.00%	
TOTAL REVENUES	35,050		38,337		3,287	109.38%	
<u>EXPENDITURES</u>							
<u>Debt Service</u>							
Principal Debt Retirement	9,000		8,000		1,000	88.89%	
Interest Expense	26,050		13,205		12,845	50.69%	
Total Debt Service	35,050		21,205		13,845	60.50%	
TOTAL EXPENDITURES	35,050		21,205		13,845	60.50%	
Excess (deficiency) of revenues							
Over (under) expenditures			17,132		17,132	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)			6,657				
FUND BALANCE, ENDING		\$	23,789				

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 Series 2020 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		R TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
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, 2024)			1,360		
FUND BALANCE, ENDING		\$	1,360		

### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 Series 2023 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO D		VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
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, 2024)			3		
FUND BALANCE, ENDING		\$	3		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 General Fixed Asset Fund (900) (In Whole Numbers)

	ANNUAL ADOPTED	YEAR	TO DATE	VARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGET	AC	TUAL	FAV(UNFAV)	ADOPTED BUD
REVENUES					
TOTAL REVENUES	-		-	-	0.00%
EXPENDITURES					
EXFENDITORES					
TOTAL EXPENDITURES	-		-	-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures	-		-		0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		ę	9,547,088		
FUND BALANCE, ENDING		\$ 9	9,547,088		

## **Bank Account Statement**

Belmond Reserve CDD

 Bank Account No.
 6346

 Statement No.
 25\_01

Statement Date 01/31/2025

G/L Account No. 101001 Balance	368,572.51	Statement Balance	384,767.43
		<b>Outstanding Deposits</b>	960.65
Positive Adjustments	0.00	Subtotal	385,728.08
Subtotal	368,572.51	<b>Outstanding Checks</b>	-17,155.57
Negative Adjustments	0.00		200 572 54
Ending G/L Balance	368.572.51	Ending Balance	368,572.51

Posting Date		Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
			Consist Assesses				0.00
01/07/2025		JE000614	Special Assmnts- Tax Collector	Tax Revenue/Debt Service	331,287.87	331,287.87	0.00
01/16/2025		JE000645	Rental Income	Clubhouse Rental CK#208	200.00	200.00	0.00
01/31/2025		JE000668	Interest - Tax Collector Other	Interest Earned	1,355.15	1,355.15	0.00
01/31/2025		JE000669	Miscellaneous Revenues	ADJUSTMENT Adj JE	13,137.75	13,137.75	0.00
01/31/2025		JE000670	Utility - Electric	ACH Adj Teco	1.39	1.39	0.00
01/31/2025		JE000670	Utility - Electric	ACH Adj Teco	6.33	6.33	0.00
01/31/2025		JE000670	Utility - Electric	ACH Adj Teco	8.88	8.88	0.00
01/31/2025		JE000670	Utility - Electric	ACH Adj Teco	36.93	36.93	0.00
Total Deposit	S				346,034.30	346,034.30	0.00
Checks							0.00
			SOUTHEAST				0.00
12/04/2024	Payment	1659	WIRING SOLUTIONS INC	Check for Vendor V00006	-329.97	-329.97	0.00
12/18/2024	Payment	1678	DISCLOSURE TECHNOLOGY SERVICES, LLC	Check for Vendor V00063	-1,500.00	-1,500.00	0.00
12/18/2024	Payment	1679	FLORIDA COMMERCE	Check for Vendor V00004	-25.00	-25.00	0.00
12/18/2024	Payment	1680	GRAU AND ASSOCIATES	Check for Vendor V00025	-1,400.00	-1,400.00	0.00
12/30/2024	Payment	1690	DEMETRIUS BRITT	Check for Vendor V00042	-200.00	-200.00	0.00
12/30/2024	Payment	1691	HOMETEAM PEST DEFENSE INC	Check for Vendor V00038	-271.40	-271.40	0.00
12/30/2024	Payment	1692	INFRAMARK LLC STANTEC	Check for Vendor V00031	-6.45	-6.45	0.00
12/30/2024	Payment	1693	CONSULTING SERVICES INC.	Check for Vendor V00005	-673.50	-673.50	0.00
12/30/2024	Payment	1694	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-180.00	-180.00	0.00
12/30/2024	Payment	1695	COURTCO. LLC	Check for Vendor V00072	-3,345.00	-3,345.00	0.00

## **Bank Account Statement**

Belmond Reserve CDD

Bank Account No.		6346					
Statement N	lo.	25_01			Statement Date	01/31/2025	
01/09/2025	Paymen	t 1696	HAWKINS SERVICE COMPANY	Check for Vendor V00049	-464.00	-464.00	0.00
1/09/2025	Paymen	t 1697	HOMETEAM PEST DEFENSE INC	Check for Vendor V00038	-176.00	-176.00	0.00
1/09/2025	Paymen	t 1698	JNJ CLEANING SERVICES LLC	Check for Vendor V00012	-520.00	-520.00	0.00
1/09/2025	Paymen	t 1699	NICOLE ADRIAN HUGHES SOUTHEAST	Check for Vendor V00073	-200.00	-200.00	0.00
1/09/2025	Paymen	t 1700	WIRING SOLUTIONS INC	Check for Vendor V00006	-109.99	-109.99	0.00
1/10/2025	Paymen	t 1701	BELMOND RESERVE CDD	Check for Vendor V00023	-176,164.87	-176,164.87	0.00
1/13/2025	Paymen	t 1702	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-1,200.00	-1,200.00	0.00
1/13/2025	Paymen	t 1703	INFRAMARK LLC	Check for Vendor V00031	-10,832.00	-10,832.00	0.00
1/21/2025	Paymen	t 1704	DEMETRIUS BRITT	Check for Vendor V00042	-200.00	-200.00	0.00
1/21/2025	Paymen	t 1705	NICOLE ADRIAN HUGHES	Check for Vendor V00073	-200.00	-200.00	0.00
1/21/2025	Paymen	t 1706	STRALEY ROBIN VERICKER	Check for Vendor V00020	-1,105.00	-1,105.00	0.00
1/21/2025	Paymen	t 1708	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-11,374.00	-11,374.00	0.00
1/21/2025	Paymen	t 1709	ZEBADIAH RABSATT	Check for Vendor V00068	-200.00	-200.00	0.00
1/07/2025	Paymen		TECO ACH	Payment of Invoice 001679	-1,268.45	-1,268.45	0.00
1/07/2025	Paymen	t DD237	TECO ACH	Payment of Invoice 001680	-140.88	-140.88	0.00
1/07/2025	Paymen	t DD238	TECO ACH	Payment of Invoice 001681	-375.83	-375.83	0.00
1/07/2025	Paymen		TECO ACH	Payment of Invoice 001682		-31.46	0.00
1/07/2025	Paymen		TECO ACH	Payment of Invoice 001687		-743.91	0.00
1/07/2025	Paymen	t DD241	TECO ACH	Payment of Invoice 001690	-68.93	-68.93	0.00
1/26/2025	Paymen		WM CORPORATE SERVICES, INC. ACH	Payment of Invoice 001677		-589.97	0.00
1/07/2025	Paymen	t DD245	TECO ACH CHARTER	Payment of Invoice 001678		-3,617.47	0.00
1/06/2025	Paymen	t DD246	COMMUNICATION S ACH	Payment of Invoice 001741	-279.97	-279.97	0.00
otal Checks					-217,794.05	-217,794.05	0.00
djustments							
otal Adjusti	ments						
utstanding	Checks						
6/22/2023	Paymen	t 1306	MANMOHAN	Check for Vendor V00046			-50.00

06/22/2023	Payment	1306	MANMOHAN KUMAR	Check for Vendor V00046	-50.00
09/21/2023	Payment	1368	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-109.99
01/12/2024	Payment	DD142	TECO ACH	Payment of Invoice 001086	-156.75
01/12/2024	Payment	DD143	TECO ACH	Payment of Invoice 001087	-1,038.01
01/12/2024	Payment	DD144	TECO ACH	Payment of Invoice 001088	-374.81
01/12/2024	Payment	DD145	TECO ACH	Payment of Invoice 001089	-186.77
01/12/2024	Payment	DD146	TECO ACH	Payment of Invoice 001090	-1,264.94
01/12/2024	Payment	DD147	TECO ACH	Payment of Invoice 001091	-3,594.84

## **Bank Account Statement**

Belmond Reserve CDD

Bank Account No.	6346	<b>.</b>
Statement No.	25_01	Statement

Statement No.		25_01			Statement Date	01/31/2025
01/12/2024	Payment	DD148	TECO ACH	Payment of Invoice 001092		-40.15
03/28/2024	Payment	DD163	TECO ACH	Payment of Invoice 001280		-30.86
03/28/2024	Payment	DD164	TECO ACH	Payment of Invoice 001289		-45.58
03/28/2024	Payment	DD165	TECO ACH	Payment of Invoice 001290		-1,272.02
03/28/2024	Payment	DD166	TECO ACH	Payment of Invoice 001291		-376.90
03/28/2024	Payment	DD167	TECO ACH	Payment of Invoice 001292		-845.58
03/28/2024	Payment	DD168	TECO ACH	Payment of Invoice 001293		-3,627.65
03/28/2024	Payment	DD169	TECO ACH CHARTER	Payment of Invoice 001294		-97.97
07/15/2024	Payment	DD184	COMMUNICATION S ACH CHARTER	Payment of Invoice 001476		-542.81
08/01/2024	Payment	1609	COMMUNICATION S ACH	Check for Vendor V00019		-193.92
12/01/2024		JE000606	Utility - Electric	Late Fee/State tax Chgs		-108.17
01/21/2025	Payment	1707	WILL MCPHERSON	Check for Vendor V00069		-200.00
01/30/2025	Payment	1710	AFFORDABLE BACKFLOW	Check for Vendor V00059		-75.00
01/30/2025	Payment	1711	AQUATIC WEED CONTROL INC	Check for Vendor V00040		-1,087.00
01/30/2025	Payment	1712	SARAVANAN BALUCHAMY TAMPA	Check for Vendor V00074		-100.00
01/30/2025	Payment	1713	PUBLISHING COMPANY	Check for Vendor V00014		-461.00
01/30/2025	Payment	1714	YELLOWSTONE LANDSCAPE	Check for Vendor V00021		-704.27
10/31/2024	Payment	DD244	WM CORPORATE SERVICES, INC. ACH	Payment of Invoice 001603		-570.58
Total Outstanding Checks -17,155.57						
Outstanding Deposits						
11/11/2024	Payment	BD00015		Deposit No. BD00015		50.00
10/23/2024	Payment	BD00017		Deposit No. BD00017		50.00
12/01/2024	•	JE000602		Reverse Spectrum Adj JE		233.31
12/01/2024		JE000604		BOCC Adj JE		627.34
Total Outstanding Deposits 960.65						