Belmond Reserve
Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	$ 328,665	$ -	$ -	$ -	$ -	$ -	$ -	$ 328,665
Cash in Transit	-	1,764	-	-	-	-	-	1,764
Due From Other Funds	31,827	12,369	-	1,356	-	-	-	45,552
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	13,851	-	-	3	-	-	13,854
Reserve Fund	-	296,700	17,525	-	-	-	-	314,225
Revenue Fund	-	618,254	54,601	-	-	-	-	672,855
Fixed Assets								
Construction Work In Process	-	-	-	-	-	9,547,088	-	9,547,088
Amount To Be Provided	-	-	-	-	-	-	10,279,000	10,279,000
TOTAL ASSETS	**$ 360,492**	**$ 942,938**	**$ 72,126**	**$ 1,360**	**$ 3**	**$ 9,547,088**	**$ 10,279,000**	**$ 21,203,007**
LIABILITIES								
Accounts Payable	$ 21,583	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,583
Bonds Payable	-	-	-	-	-	-	10,279,000	10,279,000
Due To Other Funds	-	-	48,032	-	-	-	-	48,032
TOTAL LIABILITIES	**21,583**	**-**	**48,032**	**-**	**-**	**-**	**10,279,000**	**10,348,615**
FUND BALANCES								
Restricted for:								
Debt Service	-	942,938	24,094	-	-	-	-	967,032
Capital Projects	-	-	-	1,360	3	-	-	1,363
Unassigned:	338,909	-	-	-	-	9,547,088	-	9,885,997
TOTAL FUND BALANCES	**338,909**	**942,938**	**24,094**	**1,360**	**3**	**9,547,088**	**-**	**10,854,392**
TOTAL LIABILITIES & FUND BALANCES	**$ 360,492**	**$ 942,938**	**$ 72,126**	**$ 1,360**	**$ 3**	**$ 9,547,088**	**$ 10,279,000**	**$ 21,203,007**

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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	$ -	$ 1,355	$ 1,355	0.00%
Rental Income	-	575	575	0.00%
Special Assmnts- Tax Collector	501,222	500,469	(753)	99.85%
Special Assmnts- CDD Collected	50,202	1,545	(48,657)	3.08%
Other Miscellaneous Revenues	-	100	100	0.00%
TOTAL REVENUES	**551,424**	**504,044**	**(47,380)**	**91.41%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Trustee Fees	4,500	8,297	(3,797)	184.38%
Disclosure Report	8,200	1,875	6,325	22.87%
District Counsel	10,000	4,848	5,152	48.48%
District Engineer	4,000	2,942	1,058	73.55%
District Manager	36,000	15,000	21,000	41.67%
Accounting Services	4,500	1,875	2,625	41.67%
Auditing Services	6,400	1,400	5,000	21.88%
Website Compliance	1,500	250	1,250	16.67%
Postage, Phone, Faxes, Copies	250	53	197	21.20%
Public Officials Insurance	2,329	-	2,329	0.00%
Legal Advertising	2,500	1,906	594	76.24%
Bank Fees	250	-	250	0.00%
Misc-Contingency	15,000	5,222	9,778	34.81%
Entry System-Key Fob	2,500	220	2,280	8.80%
Website Administration	3,000	1,000	2,000	33.33%
Miscellaneous Expenses	300	-	300	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	113,404	48,088	65,316	42.40%
Utility Services				
Utility - Water	12,000	2,658	9,342	22.15%
Utility - Electric	3,500	4,291	(791)	122.60%
Utility - StreetLights	60,000	33,924	26,076	56.54%
Total Utility Services	75,500	40,873	34,627	54.14%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Field Management	12,000	15,335	(3,335)	127.79%
Waterway Management	5,000	5,685	(685)	113.70%
Contracts-Janitorial Services	9,000	1,115	7,885	12.39%
Contracts-Aquatic Control	13,200	-	13,200	0.00%
Contracts-Pools	16,000	4,800	11,200	30.00%
Contract-Dumpster Rental	2,400	576	1,824	24.00%
Insurance -Property & Casualty	25,000	23,075	1,925	92.30%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	15,000	29,140	(14,140)	194.27%
R&M-Pools	3,000	1,886	1,114	62.87%
Landscape - Mulch	10,000	-	10,000	0.00%
Landscape Maintenance	132,000	56,824	75,176	43.05%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	10,000	1,544	8,456	15.44%
Dog Waste Station Service & Supplies	3,120	780	2,340	25.00%
Total Other Physical Environment	260,220	140,760	119,460	54.09%
Clubhouse				
Payroll-Pool Monitors	24,000	-	24,000	0.00%
Clubhouse Security Systems	1,500	-	1,500	0.00%
Employee - Clubhouse Staff	65,000	29,160	35,840	44.86%
Clubhouse Internet, TV, Phone	1,800	1,782	18	99.00%
R&M-Clubhouse	10,000	3,237	6,763	32.37%
Total Clubhouse	102,300	34,179	68,121	33.41%
TOTAL EXPENDITURES	**551,424**	**263,900**	**287,524**	**47.86%**
Excess (deficiency) of revenues Over (under) expenditures	-	240,144	240,144	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**98,765**		
FUND BALANCE, ENDING		**$ 338,909**		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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
REVENUES				
Interest - Investments	$ -	$ 10,051	$ 10,051	0.00%
Special Assmnts- Tax Collector	592,209	556,119	(36,090)	93.91%
Special Assmnts- CDD Collected	-	59,981	59,981	0.00%
TOTAL REVENUES	**592,209**	**626,151**	**33,942**	**105.73%**
EXPENDITURES				
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	-	436,135	436,135	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**506,803**		
FUND BALANCE, ENDING		**$ 942,938**		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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	$ -	$ 1,175	$ 1,175	0.00%
Special Assmnts- Tax Collector	35,050	12,236	(22,814)	34.91%
Special Assmnts- CDD Collected	-	25,231	25,231	0.00%
TOTAL REVENUES	**35,050**	**38,642**	**3,592**	**110.25%**
EXPENDITURES				
Debt Service				
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	-	17,437	17,437	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**6,657**		
FUND BALANCE, ENDING		**$ 24,094**		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

Series 2020 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**1,360**		
FUND BALANCE, ENDING		**$ 1,360**		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

Series 2023 Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**3**		
FUND BALANCE, ENDING		**$ 3**		

Bank Account Statement

Belmond Reserve CDD

Bank Account No.	6346		
Statement No.	25_02	**Statement Date**	02/28/2025

G/L Account No. 101001 Balance	328,664.68	**Statement Balance**	353,686.52
		Outstanding Deposits	960.65
Positive Adjustments	0.00		
		Subtotal	354,647.17
Subtotal	328,664.68	**Outstanding Checks**	-25,982.49
Negative Adjustments	0.00		
		Ending Balance	328,664.68
Ending G/L Balance	328,664.68		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/07/2025		JE000646	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	6,139.55	6,139.55	0.00
02/05/2025	Payment	BD00021	Rental Income	Deposit No. BD00021 -	100.00	100.00	0.00
02/19/2025		JE000682	Special Assmnts-CDD Collected	Off Roll Assessment Revenue	3,308.69	3,308.69	0.00
02/19/2025		JE000683	Due to Other	Truist error-s/b Palmetto	2,479.50	2,479.50	0.00
Total Deposits					12,027.74	12,027.74	0.00
Checks							
							0.00
01/30/2025	Payment	1710	AFFORDABLE BACKFLOW	Check for Vendor V00059	-75.00	-75.00	0.00
01/30/2025	Payment	1711	AQUATIC WEED CONTROL INC	Check for Vendor V00040	-1,087.00	-1,087.00	0.00
01/30/2025	Payment	1712	SARAVANAN BALUCHAMY	Check for Vendor V00074	-100.00	-100.00	0.00
01/30/2025	Payment	1713	TAMPA PUBLISHING COMPANY	Check for Vendor V00014	-461.00	-461.00	0.00
01/30/2025	Payment	1714	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-704.27	-704.27	0.00
02/05/2025	Payment	1715	CHRIS'S PLUMBING	Check for Vendor V00075	-831.98	-831.98	0.00
02/05/2025	Payment	1716	INFRAMARK LLC	Check for Vendor V00031	-10,832.00	-10,832.00	0.00
02/10/2025	Payment	1718	AQUATIC WEED CONTROL INC	Check for Vendor V00040	-1,337.00	-1,337.00	0.00
02/10/2025	Payment	1719	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-1,200.00	-1,200.00	0.00
02/10/2025	Payment	1720	COMPLETE I.T. CORP	Check for Vendor V00076	-549.00	-549.00	0.00
02/10/2025	Payment	1722	INFRAMARK LLC	Check for Vendor V00031	-19.38	-19.38	0.00
02/10/2025	Payment	1723	JNJ CLEANING SERVICES LLC	Check for Vendor V00012	-595.00	-595.00	0.00
02/10/2025	Payment	1724	NICOLE ADRIAN HUGHES	Check for Vendor V00073	-200.00	-200.00	0.00
02/10/2025	Payment	1725	STRALEY ROBIN VERICKER	Check for Vendor V00020	-997.50	-997.50	0.00

Bank Account Statement

Belmond Reserve CDD

Bank Account No.	6346		
Statement No.	25_02	**Statement Date**	02/28/2025

02/10/2025	Payment	1726	WILL MCPHERSON	Check for Vendor V00069	-200.00	-200.00	0.00
02/10/2025	Payment	1727	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-11,224.00	-11,224.00	0.00
02/10/2025	Payment	1728	ZEBADIAH RABSATT	Check for Vendor V00068	-200.00	-200.00	0.00
02/13/2025	Payment	1729	BELMOND RESERVE CDD	Check for Vendor V00023	-3,264.75	-3,264.75	0.00
02/18/2025	Payment	1730	CHRIS'S PLUMBING	Check for Vendor V00075	-328.00	-328.00	0.00
02/18/2025	Payment	1732	WILL MCPHERSON	Check for Vendor V00069	-200.00	-200.00	0.00
02/18/2025	Payment	1733	ZEBADIAH RABSATT	Check for Vendor V00068	-200.00	-200.00	0.00
02/20/2025	Payment	1735	STANTEC CONSULTING SERVICES INC.	Check for Vendor V00005	-1,067.00	-1,067.00	0.00
02/06/2025	Payment	DD247	CHARTER COMMUNICATION S ACH	Payment of Invoice 001742	-279.97	-279.97	0.00
02/07/2025	Payment	DD248	TECO ACH	Payment of Invoice 001709	-3,565.74	-3,565.74	0.00
02/07/2025	Payment	DD249	TECO ACH	Payment of Invoice 001710	-149.95	-149.95	0.00
02/07/2025	Payment	DD250	TECO ACH	Payment of Invoice 001711	-1,250.32	-1,250.32	0.00
02/07/2025	Payment	DD251	TECO ACH	Payment of Invoice 001712	-130.51	-130.51	0.00
02/07/2025	Payment	DD252	TECO ACH	Payment of Invoice 001713	-577.31	-577.31	0.00
02/07/2025	Payment	DD253	TECO ACH	Payment of Invoice 001715	-370.48	-370.48	0.00
02/07/2025	Payment	DD254	TECO ACH	Payment of Invoice 001716	-30.59	-30.59	0.00
02/27/2025	Payment	DD256	WM CORPORATE SERVICES, INC. ACH	Payment of Invoice 001719	-575.58	-575.58	0.00
02/11/2025	Payment	DD267	BOCC ACH	Payment of Invoice 001774	-505.32	-505.32	0.00
Total Checks					-43,108.65	-43,108.65	0.00

Adjustments

Total Adjustments

Outstanding Checks

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
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	Payment of Invoice 001294	-97.97
07/15/2024	Payment	DD184	CHARTER COMMUNICATION S ACH	Payment of Invoice 001476	-542.81
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

Bank Account Statement

Belmond Reserve CDD

Bank Account No.	6346		
Statement No.	25_02	**Statement Date**	02/28/2025

02/05/2025	Payment	1717	SOUTHEAST WIRING SOLUTIONS INC	Check for Vendor V00006	-109.99
02/10/2025	Payment	1721	DEMETRIUS BRITT	Check for Vendor V00042	-200.00
02/18/2025	Payment	1731	DEMETRIUS BRITT	Check for Vendor V00042	-200.00
02/20/2025	Payment	1734	BELMOND RESERVE CDD	Check for Vendor V00023	-1,764.01
10/31/2024	Payment	DD244	WM CORPORATE SERVICES, INC. ACH	Payment of Invoice 001603	-570.58
02/21/2025	Payment	DD257	BOCC ACH	Payment of Invoice 001695	-627.34
02/26/2025	Payment	1736	SPEAREM ENTERPRISES	Check for Vendor V00017	-260.00
02/26/2025	Payment	1737	US BANK	Check for Vendor V00034	-4,040.63
02/26/2025	Payment	1738	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-150.00
02/27/2025	Payment	1739	US BANK	Check for Vendor V00034	-4,256.13
Total Outstanding Checks					-25,982.49

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