



COMMUNITY SERVICE FOUNDATION, INC

Affordable Housing Services

2024-2025 Annual Report

President's Message

This year, our foundation made meaningful strides in strengthening community stability and well-being. As housing costs continue to rise and *rent eats first* for so many families, we focused our efforts on sustaining affordable housing. We also advanced initiatives that promote wellness, environmental stewardship, and stronger neighborhood connections through community events.

Our work reflects a simple belief: when families have a stable home, access to healthy choices, and opportunities to connect with one another, the entire community thrives. I am grateful to our partners, donors, and residents who make this progress possible. Together, we are building a more resilient, vibrant future for all in Pinellas County.

William R. Mantooth
President, Community Service Foundation Inc. Board of Trustees
February 11, 2026

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Executive Summary: A Holistic Approach to Community Impact

The Community Service Foundation, Inc. (CSF) a 501C-3, not-for-profit organization, Federal ID Number 59-0866939, is on a mission to invest in the well-being of the community. Our work this year demonstrates that affordable housing, healthy living, environmental stewardship, and community connection are not separate goals—they are deeply intertwined. By addressing housing first and building outward, we are creating a stronger, healthier, and more resilient community. This is our holistic approach to community impact.

Our Board of Trustees sets the direction and standard for everything we do, ensuring stability and integrity. Long-serving trustees, whose individual talents are bested only by their collective commitment to its mission include the executive team: President Bill Mantooh; Vice President Lisa Langan; Treasurer Harry Jamieson and Secretary Curtis Chambers and trustees John Cunningham; Bill Drugash; Derek Johnson; Susan Lindelof, Kathy Wright, Bridgette Domingos and Chuck Gargola.

Self-less dedication is the driving force behind the effectiveness and efficiency of CSF operations. Being centered and grounded in these values enabled the following CSF staff/team to propel CSF forward: Executive Director, Ed Thiebe; Asset Manager, Lynn Vallone; Accountant, Deni Daganova; Assistant Property Manager, Sharon Asin; Assistant Property Manager, Shearon Bass-Miller, and Senior Maintenance Vincent Tibben and Maintenance Technician Scott Brana. Their unwavering dedication to the CSF mission is the bedrock upon which our foundation rests.

With FY 2024-2025 assets of a net fund balance of \$3,421,389.00, we deepened our commitment to addressing one of the most urgent challenges facing low-income families: the rising cost of affordable housing. We remain committed to our guiding principles of integrity and transparency (to view CSF audited financial statements, federal tax return, quarterly investment performance and grants see CSFhome.org)

Notable FY 2024-2025 CSF achievements include:

1. \$9,337,947.00 of financial net assets
2. \$274,580.00 reinvested to preserve 146 single family houses and rental units
3. 262 residents supported by affordable housing
4. \$195,000.00 funding from United Way Grant and Florida Community Loan fund to restore properties damaged by hurricane Milton
5. 34% below Fair market rate in Pinellas County for rental units
6. 4th year completed in the Restore Lake Belleview campaign
7. 1021 Lee Street Clearwater, Team Veteran house development/construction

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The foundation's greatest achievement is not just the homes it builds or the rent it helps families afford. It is the dignity restored, the opportunities unlocked, and the futures rewritten. By recognizing that *rent eats first* and responding with compassion, strategy, and persistence, the nonprofit becomes a catalyst for lasting change. It proves that when families attain a stable place to live, they gain the foundation they need to thrive—and the entire community rises with them.

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The Community Service Foundation, Inc.: where low-income families' unsustainable burden intersects with responsible stewardship to attain affordable housing.

The Community Service Foundation, Inc. (CSF), a 501 (c) (3) not-for-profit organization, Federal ID Number 59-0866939, is on a mission to invest in the well-being of the community. Our work this year demonstrates that affordable housing, healthy living, environmental stewardship, and community connection are not separate goals—they are deeply intertwined. By addressing housing first and building outward, we are creating a stronger, healthier, and more resilient community. This is our holistic approach to community impact.

CSF was founded in 1944 by Willis T. Spivey of Philadelphia, Pennsylvania, to honor his wife, Dorothy. Willis graduated with a degree in architecture from Georgia Tech in 1908 and mechanical engineering from Cornell University in 1910 and served as 1st Lieutenant U.S. Army Engineers in World War I. He built his manufacturing company, the Spivey Company, to supply material handling systems to the United Postal Service, U.S. Customs department and later to FedEx Corporation. He and many other partners have since stewarded assets with the principle of perpetuity and with purpose of creating a collective impact for the common good.

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Over the past year, the Foundation remained steadfast in its mission to uplift low-income families, even as the economic landscape has grown more challenging. Raising operational costs from essential program materials to the everyday expenses required to keep our doors open tested our capacity and demanded a renewed focus on financial discipline.

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In response, we strengthened our commitment to operating within our means. Every dollar entrusted to us has been carefully stewarded, ensuring that resources are directed where they matter most: delivering high-impact services that create stability, opportunity, and hope for the families serve. This year CSF's operating expenses of \$2,396,867 and \$2,411,974 rental income were a result of a disciplined approach to setting rent rates at a minimum level while preserving the quality and accessibility of services.

Financial Management: Our team has worked diligently to navigate increased expenses without compromising our values or our impact. Through strategic planning, thoughtful cost management, and a culture of accountability, we adapted to shifting economic pressures while maintaining the trust of our donors, partners, and the families who rely on us.

This year's achievements reflect more than operational resilience—they reflect a deep belief in responsible stewardship by initiatives such as refinancing a \$360,000.00 Truist Bank Loan with Flagship Bank to support a 20-unit Fulton Apartments property; closing a 2nd mortgage note of \$447,000.00 for 39 properties and completing compliance with a special City of St. Petersburg lien program. By staying focused, transparent, and disciplined, the Foundation continues to build a sustainable path forward, ensuring that families facing financial hardship can count on us today and for years to come.

This year's operational success was grounded in rigorous financial oversight. A forensic audit by CliftonLarsonAllen LLP, reaffirmed the integrity of our financial practices and strengthened donor confidence. The Foundation also maintained a detailed operating budget, monitored through quarterly reviews of expenses, ensuring that every dollar was used efficiently and aligned with mission-critical services. This includes securing a \$150,000.00 low interest loan with Florida Community Loan Fund and a \$45,000.00 grant from United Way to offset expenses from hurricane Milton damages. (7 property roof leaks; 11 property tree removals; 8 property fence damages; 2 property window and siding damages and 2 property carport damages). This disciplined approach allowed CSF to keep cash flow at the lowest responsible level while still meeting the growing needs of the community. (See supplement 1)

Strategic investments also played a key role in sustaining operations. CSF continued to invest in money market certificates of deposit for \$966,636.00 and managed an endowment fund of \$1,315,438.00 that benefited from the strong financial investment headwinds. As markets improved, the endowment generated additional earnings, providing a reliable source of support for CSF's programs and helping offset rising costs in property maintenance, utilities, and service delivery.

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Advancing Community Stability

Our foundation's work this year is centered on one urgent truth shaping life for low-income families: *rent eats first*. In Pinellas County, where our organization is based, the cost of housing continues to rise faster than wages, placing extraordinary pressure on families already struggling to meet basic needs. By prioritizing affordable housing, we focused on the most powerful lever for long-term community stability.

Understanding the Housing Landscape

Across the nation, the affordable housing crisis has deepened. The U.S. faces a shortage of more than **4.7 million homes**, a deficit that has driven up prices and placed safe, stable housing out of reach for millions of low-income families. At the same time, the cost of building new homes has surged. Since the COVID-19 pandemic, the price of building materials has increased **41.6%**, far outpacing overall inflation.

Fair Market Rent (FMR) Pressures

- Pinellas County's 2025 Fair Market Rent for a two bedroom unit was \$2,089 per month
- The average Fair Market Rent for a 2-bedroom unit across Florida is significantly lower, at \$1,446 per month
- The 2025 CSF affordable rent rate for a 2-bedroom unit in Pinellas County was \$1,395.00

This means families in Pinellas County face housing costs that are roughly 44% higher than the statewide average. For low-income households, this gap is not just a statistic—it is the difference between stability and crisis.

Why Attaining Affordable Housing Matters

When rent consumes most of a family's income, every other essential need becomes secondary food, transportation, childcare, healthcare, and education all compete for what little remains. Through community listening sessions, home visits, and partnerships with local service providers, we heard consistent themes:

- Parents working fulltime yet falling behind on rent
- Seniors facing displacement from long-time neighborhoods
- Children experiencing frequent school moves due to unstable housing
- Families are unable to save or plan for the future because rent absorbs every paycheck

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These stories guided our strategic focus: to expand access to safe, stable, and affordable housing as the foundation for all other progress.

Our Impact This Year

Affordable housing is not just one program area—it is the foundation for everything else we do. When families are not living on the edge of eviction, they can focus on growth, opportunity, and long-term well-being.

This year's data makes the stakes clear: In a county where a modest two bedroom apartment costs \$643 more per month than the state average, our housing initiatives are not optional—they are essential.

Responsible action: to increase and sustain access to affordable rental units.

As a catalyst for positive change, housing represents not merely a roof, offering a pathway towards fostering a sense of security and dignity for those who have long been on the margins of society.

Specific outreach includes the following initiatives:

1. Through strategic investments and partnerships, we invested \$274,580.00 to renovate and maintain affordable housing properties, offering safe, healthy living environments for low-income families.
2. Together with partners donors, we housed former homeless citizens in the: Tieman Village triplex (1101,1115 and 1119 Woodlawn Street, Clearwater) and the Gehrand Family Charitable Trust Triplex (1537 Myrtle Ave. Units A, B and C, Clearwater)
3. Supported 262 residents in 146 affordable single-family houses and rental units throughout Pinellas County. *(See Supplement No.2)*
4. Senior Program. In a world where fixed income subsidies are not on pace with inflation, the need to protect our seniors from the looming threat of homelessness becomes more pressing than ever. Our commitment to this cause is rooted in the understanding that a stable and secure home environment is essential for the overall well-being of our seniors. In partnership with the Pinellas Community Foundation, we renovated a duplex rental unit property (\$20,000.00), dedicated solely to senior citizens at Tieman Village property. Beyond just a roof over their heads, this is about ensuring access to essential services that contribute to a fulfilling and enriching life. *(See Supplement No.3)*

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Responsible action: to support those who have served our country. This materialized in the Team Veteran-Lee Street Project and St. Vincent DePaul Cares Affordable Housing Program, providing stable housing for homeless U.S. veterans. Transitioning from military to civilian life can bring unique challenges, from accessing healthcare and employment opportunities to securing stable housing and mental health support. That's why we are committed to ensuring that those who have served our country receive the care, resources, and assistance they deserve.

This initiative has made an impact through collaboration over silos: nonprofits, faith groups, businesses, and government all play a part. When collaborating, resources are maximized and solutions become more durable.

1. At the Emrani Duplex (1123 Tangerine Street, Clearwater) and 4single-family= properties supported by Ira Klimberg and Eileen McGowan K-2/Dark Star= Properties LLC, dedicated solely for U.S. veterans and their families.
2. Beyond housing, we collaborated with veteran support organizations to include= Clearwater Veterans Alliance, Bay Pine Community Veterans Engagement Board= and Pinellas County VFW and American Legion Posts. (See Supplement No. 4)
3. Lee Street Project. Inspired by the CSF founder Willis Spivey a World War 1,= U.S. Veteran, and initiated by donor partner The Horse Soldier, CSF sponsored a= December 5, 2024, Charity Golf Classic to promote the need for building a rental= house solely for a U.S. veteran and family. The City of Clearwater issued a Land= Use Agreement for the ownership of the parcel. Subsequent donors include the= legacy donor the Hessel Family Foundation; building material donor Structall= Building Services; contractor Cournoyer Construction Inc.; air conditioning,= Coastal Air Conditioning; painting Lowes Commercial Painting.
(See supplement No. 5A and 5B)

Responsible action: to promote healthy lifestyles and environmental stewardship. This is expressed in the successful restoration efforts of Lake Belleview, the heart of a South Clearwater community. Through collaboration with environmental organizations (the Florida Fish and Wildlife Commission, the Sea Turtle Conservation Team Clearwater Marine Aquarium and Keep Pinellas Beautiful), and the concerted efforts of the community, we achieved the following milestones:

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1. Rigorous monthly water quality testing and remediation efforts have significantly improved the health of Lake Belleview, fostering a thriving ecosystem for aquatic life.
2. In partnership with Florida Fish and Wildlife Conservation Commission, CSF coordinated a Lake Belleview fish stocking that aligned with a fish inventory project and installed signage at Lake Belleview. (See Supplement No.6)
3. Publish the Birds of the Belle calendar 4th Year edition to engage with residents, schools, and businesses and to raise awareness among City of Clearwater elected officials about the importance of preserving Lake Belleview. Other Community-led initiatives, such as shoreline cleanups and educational programs featuring the Birds of the Belle calendar, strengthened our collective commitment to environmental conservation. (See Supplement No.7)

Responsible Action: to see the needs of others and respond with action. The community outreach section of the annual report highlights the profound impact of serving as a catalyst to convene our community. We call this “creating community”.

The City of Clearwater awarded a Safe Neighborhood Grant to address proactive social activities in one of Clearwater’s highest crime neighborhoods, Lake Belleview. (See Supplement No.8)

In the spirit of togetherness, resilience, and shared heritage, we witnessed the transformative power of these collective experiences. Throughout the year, we continued the tradition of hosting an annual Lake Belleview Holiday Celebration, and semi-annual neighborhood clean-ups. This year, the semi-annual neighborhood clean-up on April 5, 2025, benefited Keep Pinellas Beautiful and the Sea Turtle Conservation Team of the Clearwater Marine Aquarium.

These community events served as a catalyst for connection, fostering a sense of belonging and unity among our diverse members. Through shared stories, rituals, and experiences, we deepened our understanding of one another, transcending differences and building a foundation of mutual respect.

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Looking Ahead: The Significance of Giving and Philanthropy

This year demanded resilience, discipline, and unwavering commitment—and thanks to our donors, volunteers, and partners, the Foundation rose to meet the moment. As economic pressures intensified, our community stepped forward with extraordinary generosity of both time and treasure, ensuring that families with the fewest resources continued to receive the support they depend on.

Our foundation remains committed to expanding affordable housing solutions in Pinellas County. As long as *rent eats first*, families will continue to face impossible choices. By addressing housing costs head-on, we are building a stronger, more resilient community where every family has the foundation they need to thrive.

As we look back on this year, one truth stands out with unmistakable clarity: every step forward was made possible by generosity. Philanthropy is more than a financial transaction—it is an act of belief. Each contribution reflects a shared conviction that change is possible, that communities can be strengthened, and that hope can be built through collective action.

We translate resources into impact, but it is the trust and commitment of our donors, partners, and advocates that make this transformation real. Their giving fuels innovation, sustains essential programs, and ensures that the people and communities we serve are never left behind.

This year, we witnessed how powerful philanthropy becomes when it is rooted in shared purpose. Whether through a first-time gift, a long-standing partnership, or the countless volunteer hours offered with open hearts, every act of giving has shaped the story of what we accomplished together.

As we close this chapter and look toward the future, we do so with gratitude and with renewed determination. The challenges ahead are real, but so is the strength of our community. With continued generosity and a steadfast belief in what we can achieve together, we will keep building a world where opportunity, dignity, and possibility are within reach for all.

Thank you for standing with us, investing in our mission, and proving once again that philanthropy is not just about giving—it is about transforming lives.

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Helen and Milton Expenses 2024

2820 5th and ½ Ave Roof Cost \$11,090.00 / Tree Removal \$16,700.00 = **\$27,790.00**

Two Families – each family is a total four – Each house is a two bedroom / one bathroom.

2321 Queen Street – Roof Cost \$825.00 / Large Tree Down Removal \$3,200.00 / Fence Repair \$650.00 = **\$4,675.00** – One Family total household 4 – Three Bedroom / One Bath.

612 Woodlawn Unit A and B – Roof Cost \$300.00 / Debris Removal \$3,100.00 / Fence Replacement \$2,800.00 = **\$6,200.00** Two families – Unit A household 4/Unit B Household 1 Each unit is a Two Bedroom/One Bath

4345 16th Ave S – Roof Cost \$1,725.00 / Debris Removal \$300.00 = **\$2,025.00** Household size 1 Senior / Two Bedroom /One Bath.

1405 Leo Lane – Unit 6 – Roof Damage **\$1,150.00** – Household 2 – Two Bedroom/Two Bath

662 ½ - 29th Ave – Roof Damage \$1,300.00 / Debris Removal \$300.00 / Fence Repair \$200.00 = **\$1,800.00** – Household 1 Senior – Efficiency

2620 14th Ave S – Roof Damage \$900.00 / Large Tree Uprooted \$4,350.00 = **\$5,250.00** – Household size 6 – Four Bedroom/Two Bath.

Debris Removal Varies Properties: **\$16,680.00**

1484 Martin Luther King – 5 Units and 5 Families – Roof Damage **\$17,900.00**

1620 Fulton Roof Damage - **\$8,200.00** Three Families / Three One Bedroom/One Bath units

1606 Fulton Roof Damage **\$27,500.00** – Four Families – Two Bedroom / One Bath / Four Units.

Grand Total \$119,170.00

Rent Roll

Month = 12/2025

	Total Units									Misc		Average		
										Rent	Rent	Deposit		
1537 S. Myrtle Ave	3	2,964.00	2,995.00	1.01	0.00	0.00	0.00	0.00	0.00	0.00	998.33	998.33	0.00	-5.00
1405 N Garden Ave	1	793.00	1,720.00	2.17	0.00	1,413.00	25.00	0.00	0.00	0.00	1,708.00	1,720.00	1,413.00	0.00
915 N Garden Ave	1	912.00	1,495.00	1.64	0.00	0.00	0.00	0.00	0.00	0.00	1,495.00	1,495.00	0.00	0.00
612 Woodlawn St	2	1,134.00	2,195.00	1.94	0.00	0.00	0.00	0.00	0.00	0.00	1,195.00	1,097.50	0.00	0.00
924 Melrose Ave S	1	1,307.00	1,650.00	1.26	0.00	700.00	0.00	0.00	0.00	0.00	1,708.00	1,650.00	700.00	-1,650.00
1677 Tilley Ave	1	1,590.00	3,390.00	2.13	0.00	0.00	0.00	0.00	0.00	0.00	1,695.00	3,390.00	0.00	0.00
400 Cincinnati Pkwy	1	912.00	1,295.00	1.42	0.00	0.00	0.00	0.00	0.00	0.00	1,295.00	1,295.00	0.00	-1,295.00
1544 South Myrtle Avenue	4	3,840.00	2,822.00	0.73	0.00	1,100.00	0.00	295.00	0.08	0.08	1,376.25	940.67	366.67	-1,144.00
1548 South Myrtle Avenue	4	3,600.00	5,797.00	1.61	0.00	2,720.00	0.00	290.00	0.08	0.08	1,395.00	1,449.25	680.00	-1,165.00
1484 South Martin Luther King Junior Aven	6	6,617.00	7,344.00	1.11	0.00	1,925.00	0.00	290.00	0.04	0.04	1,526.00	1,468.80	385.00	1,700.00
7301 Westcott	1	1,100.00	1,695.00	1.54	0.00	0.00	0.00	0.00	0.00	0.00	1,595.00	1,695.00	0.00	-400.00
1201 James Ave S	1	1,443.00	1,800.00	1.25	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00	1,800.00	0.00	0.00
1217 21st Ave S	1	1,110.00	1,705.00	1.54	0.00	0.00	0.00	0.00	0.00	0.00	1,550.00	1,705.00	0.00	2,005.00
1244 11th Avenue South	1	890.00	1,720.00	1.93	0.00	0.00	0.00	0.00	0.00	0.00	1,395.00	1,720.00	0.00	-1,720.00
1411 22nd Avenue South	2	1,580.00	3,268.00	2.07	0.00	0.00	0.00	0.00	0.00	0.00	1,609.00	1,634.00	0.00	620.00
1670 19th Avenue South	1	1,156.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,495.00	0.00	0.00	0.00
1602 Fulton Avenue	4	3,080.00	5,748.00	1.87	0.00	1,275.00	0.00	0.00	0.00	0.00	1,386.25	1,437.00	318.75	-403.50
1604 Fulton Avenue	4	3,780.00	5,697.00	1.51	0.00	650.00	0.00	0.00	0.00	0.00	1,469.75	1,424.25	162.50	930.00
1606 Fulton Avenue	4	3,080.00	5,447.00	1.77	0.00	0.00	0.00	0.00	0.00	0.00	1,417.75	1,361.75	0.00	1,738.00
1608 Fulton Avenue	4	3,080.00	5,121.00	1.66	0.00	2,201.00	0.00	0.00	0.00	0.00	1,449.75	1,280.25	550.25	-297.00
1620 Fulton Avenue	3	1,560.00	2,408.00	1.54	0.00	400.00	0.00	75.00	0.05	0.05	1,031.33	1,204.00	200.00	-1,168.00
910 Woodlawn Street	28	24,248.00	35,558.00	1.47	0.00	9,341.00	60.00	1,710.00	0.07	0.07	1,418.79	1,422.32	373.64	-3,362.83
1254 Franklin Street	1	1,950.00	2,097.00	1.08	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00	2,097.00	0.00	-2,103.00
217 South Lincoln Avenue	1	528.00	932.00	1.77	0.00	870.00	0.00	145.00	0.27	0.27	770.00	932.00	870.00	-1,077.00
219 South Lincoln Avenue	1	528.00	1,303.00	2.47	0.00	800.00	0.00	0.00	0.00	0.00	1,145.00	1,303.00	800.00	0.00
1405 Leo Lane East	10	8,604.00	10,453.00	1.21	0.00	3,375.00	0.00	435.00	0.05	0.05	1,256.10	1,161.44	375.00	1,397.24
1419 Leo Lane East	12	9,225.00	10,645.00	1.15	0.00	684.00	0.00	725.00	0.08	0.08	1,230.75	1,182.78	76.00	-1,335.33
147 Ramona Circle	1	1,328.00	2,076.00	1.56	0.00	0.00	45.00	0.00	0.00	0.00	1,807.00	2,076.00	0.00	0.00
1564 Scranton Avenue	2	1,800.00	1,195.00	0.66	0.00	0.00	0.00	145.00	0.08	0.08	1,245.00	1,195.00	0.00	0.00
1568 Scranton Avenue	2	1,800.00	2,906.00	1.61	0.00	1,961.00	0.00	145.00	0.08	0.08	980.50	1,453.00	980.50	-1,548.00
1123 Tangerine Street	2	900.00	1,100.00	1.22	0.00	700.00	0.00	0.00	0.00	0.00	550.00	550.00	350.00	-840.00
828 Wyatt Street	2	2,010.00	3,229.00	1.61	0.00	400.00	0.00	0.00	0.00	0.00	1,578.50	1,614.50	200.00	2,182.00
1689 Tilley Avenue	2	2,010.00	3,350.00	1.67	0.00	775.00	0.00	0.00	0.00	0.00	1,581.00	1,675.00	387.50	0.00
1101 Woodlawn Street	1	1,134.00	1,350.00	1.19	0.00	0.00	0.00	0.00	0.00	0.00	1,550.00	1,350.00	0.00	0.00
1103 Woodlawn Street	3	1,134.00	630.00	0.56	0.00	0.00	0.00	145.00	0.13	0.13	656.67	630.00	0.00	0.00
1115 Woodlawn Street	1	900.00	978.00	1.09	0.00	0.00	0.00	0.00	0.00	0.00	978.00	978.00	0.00	-978.00
1117 Woodlawn Street	2	1,140.00	440.00	0.39	0.00	0.00	0.00	145.00	0.13	0.13	525.00	220.00	0.00	-585.00
1119 Woodlawn Street	2	1,690.00	1,173.00	0.69	0.00	0.00	0.00	0.00	0.00	0.00	1,173.00	1,173.00	0.00	-960.20
787 36th Avenue South	1	695.00	1,050.00	1.51	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00	1,050.00	0.00	116.71
5361 86th Avenue	1	1,100.00	1,980.00	1.80	0.00	1,000.00	0.00	0.00	0.00	0.00	1,807.00	1,980.00	1,000.00	-996.00
5569 5th Avenue North	1	1,613.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,995.00	0.00	0.00	0.00
662 1/2 29th Ave South	1	500.00	600.00	1.20	0.00	400.00	0.00	75.00	0.15	0.15	625.00	600.00	400.00	-675.00
662 29th Avenue South	1	958.00	1,563.00	1.63	0.00	609.00	0.00	0.00	0.00	0.00	1,563.00	1,563.00	609.00	0.00
4345 16th Avenue South	1	700.00	1,892.00	2.70	0.00	0.00	0.00	0.00	0.00	0.00	1,563.00	1,892.00	0.00	0.00

Rent Roll

As Of = 12/31/2025

Month = 12/2025

Property	Square		Tenant		Other	Misc	Misc	Average	Average	Average	Balance		
	Units	Footage	Rent	per Sqft	Deposit	Deposit	per Sqft	Market	Tenant	Deposit			
4920 4th Avenue South	1	1,128.00	1,395.00	1.24	0.00	0.00	0.00	0.00	1,395.00	1,395.00	0.00	0.00	
2609 3rd Avenue South	1	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,495.00	0.00	0.00	0.00	
2820 1/2 5th St South	1	800.00	1,500.00	1.88	0.00	0.00	0.00	0.00	1,563.00	1,500.00	0.00	0.00	
2820 5th Street South	1	1,602.00	1,563.00	0.98	0.00	600.00	0.00	0.00	1,563.00	1,563.00	600.00	0.00	
2921 18th Avenue South	1	780.00	990.00	1.27	0.00	0.00	0.00	0.00	990.00	990.00	0.00	2,080.00	
2938 12th Avenue South	1	750.00	1,350.00	1.80	0.00	0.00	0.00	0.00	1,350.00	1,350.00	0.00	-1,350.00	
4062 3rd Avenue South	1	924.00	1,195.00	1.29	0.00	0.00	0.00	0.00	1,195.00	1,195.00	0.00	0.00	
2321 Queen Street South	1	1,200.00	1,650.00	1.38	0.00	0.00	0.00	0.00	1,807.00	1,650.00	0.00	0.00	
2538 16th Avenue South	1	949.00	1,350.00	1.42	0.00	0.00	0.00	0.00	1,650.00	1,350.00	0.00	-1,350.00	
2567 16th Avenue South	1	1,600.00	2,100.00	1.31	0.00	100.00	0.00	0.00	2,100.00	2,100.00	100.00	0.00	
1759 Scranton Street South	1	896.00	1,688.00	1.88	0.00	700.00	0.00	0.00	1,563.00	1,688.00	700.00	1,350.43	
907 Beckett Street	1	1,645.00	0.00	0.00	0.00	0.00	0.00	0.00	2,895.00	0.00	0.00	0.00	
2627 5th Avenue South	1	956.00	0.00	0.00	0.00	0.00	0.00	0.00	1,563.00	0.00	0.00	0.00	
2629 5th Avenue South	1	950.00	1,265.00	1.33	0.00	950.00	0.00	0.00	1,563.00	1,265.00	950.00	100.00	
2620 14th Avenue South	1	1,300.00	2,100.00	1.62	0.00	1,550.00	0.00	0.00	2,200.00	2,100.00	1,550.00	-258.00	
4339 16th Avenue South	1	900.00	1,350.00	1.50	0.00	0.00	0.00	0.00	1,350.00	1,350.00	0.00	0.00	
9440 Lakeview Court	1	1,677.00	1,320.00	0.79	0.00	0.00	0.00	0.00	1,807.00	1,320.00	0.00	0.00	
Total	146	131,080.00	172,628.00	1.32	0.00	37,199.00	130.00	4,620.00	0.04	1,368.92	1,338.20	288.36	-12,446.48
Summary Groups		Square	Actual	Subsidy	Security	Other							

Pinellas Community Foundation Tieman Village Duplex Renovation for Senior Citizens

Hello Edward,

Thank you for completing your Award Agreement for Community Service Foundation in the [online portal](#). It has been successfully received! We appreciate your prompt attention.

Regards,

Rebecca Hughes
Pinellas Community Foundation
727-531-0058

Please note: This is an automated confirmation message sent from the Pinellas Community Foundation grant portal.

Applicant Information

Edward Thiebe

925 Lakeview Rd
Clearwater, FL 33756-3420
727-873-8731
ethiebe@csfhome.org

Organization: Community Service Foundation

Form Name: Award Certification Agreement - Senior Citizens Services Grant
Process Name: 2025 Senior Citizens Services: Housing
Project Name: Tieman Village Senior Duplex Renovation

Dear Edward,

It is our pleasure to inform you that Community Service Foundation has been approved for a \$20,000.00 grant from the Senior Citizens Services Fund (SCS) at the Pinellas Community Foundation (PCF) for your proposed project.

Before payment may be issued, you will need to complete an [online award agreement](#). **Please note: PCF issues SCS grant payments by ACH. If you have not provided banking information to PCF previously, or if your banking information has changed, you will complete a DocuSign through the award agreement to**

submit information for payment.

Please review the following information and conditions of acceptance for your grant award.

1. Community Service Foundation will complete the online form that can be found in the grant portal agreeing to these conditions. Log in to the portal by [clicking here](#). You must complete this agreement before the date listed below.
2. Community Service Foundation agrees that grant funds must be used to serve seniors in accordance with the narrative and budget included in your proposal. Specific stipulations may be indicated on your award agreement, so please read it carefully.
3. Community Service Foundation warrants that funds will not be used for lobbying purposes or to aid in the election of a public official.
4. Community Service Foundation will furnish to the Pinellas Community Foundation any information concerning a change in the proposal or a change in grantee's tax-exempt status.
5. If Community Service Foundation's exempt status changes, or if funds cannot be used for the purposes described in your proposal, the Foundation reserves the right to have the grant funds immediately returned, unless a plan is discussed and jointly agreed upon by all parties.
6. Community Service Foundation must provide two community impact reports: at six months and one year. These reports will be submitted online in the [grant portal](#) you used to apply.

Important dates:

Award Agreement Due Date:

04/04/2025 11:59 PM EDT

Project Funding Timeline:

Funds will be released one week after receipt of agreement.

Two Impact Reports are required. Failure to submit the reports will impact future funding requests.

6-month Impact Report is due: October 31, 2025

12-month Impact Report is due: April 30, 2026

We appreciate this opportunity to assist you in your efforts and look forward to hearing about the implementation of your project. Please don't hesitate to reach out to us if you

have any questions. Call us at 727-531-0058 or email grants@pinellascf.org.

Senior Citizens Services is proud to support your mission. Thank you for your good work!

Sincerely,
Duggan Cooley
CEO
Pinellas Community Foundation

Beverly Burton
Co-Chair
Senior Citizens Services Funding Board

Nancy Clifford
Co-Chair
Senior Citizens Services Funding Board



COMMUNITY SERVICE FOUNDATION, INC

“Creating Community”



The **Community Service Foundation, Inc.** (CSF) a 501C-3, not-for-profit organization, Federal ID Number 59-0866939, “Creating Community” is more than words in a vision. We embrace a deep responsibility to our community, to our donors, and to volunteers who guided CSF to where it is today.

Part 1 Mission.

To build an eco-friendly 850 square foot rental property for an unhoused U.S. veteran and family at 1021 Lee Street, Clearwater; this parcel was donated by the City of Clearwater.

Part 2 Mission: Rapid Re-Housing Project. (November 2023-Present)

The resources of CSF and St. Vincent de Paul Cares are creating a coordinated impact to provide veterans enrolled in their SSVF (**Supported Services for Veterans and Families**) Program with shared/permanent housing. The SSVF Program assists very low-income Veteran families residing in or transitioning to permanent housing, while providing a range of supportive services that are designed to promote housing stability. This support bridges the gap from an immediate crisis-such as abuse or homelessness-into permanent housing. The project’s goal is to offer a safe space in which veterans can process their trauma, work on the issues that led to their homelessness, and build a supportive network that will help them in the future.



4339 16th Ave S



2820 ½ 5th St S



2627 5th Ave S



2921 18th Ave S

CSF recently purchased single family homes in South St. Petersburg. These properties will be renovated and made available to St. Vincent de Paul Cares for use by homeless U.S. veterans needing housing.

Part 3 Mission: To build a 2nd eco-friendly property for unhoused U.S. veteran and family at Hall Street in unincorporated Pinellas County.

925 Lakeview Road. Clearwater, FL 33756-3420. Phone: (727) 461-0618
mail@csfhome.org · www.csfhome.org





COMMUNITY SERVICE FOUNDATION, INC

"Creating Community"

Team Veteran partner organizations include Horse Soldier Bourbon Whiskey; Clearwater Veterans Alliance; Bay Pines Community Veterans Engagement Board, the St. Vincent de Paul Cares Veterans Division, and Pinellas County VFW and American Legion Posts and City of Clearwater

Part 1 Mission: Project Volunteer Action Plan

September- October 2025

October-November 2025

Step 1: Unload Building Materials Day- 6 volunteers
Step 2: Install Wall Day-6 Volunteers
Step 3: Install Roof Day- 6 Volunteers
Step 4. Framing (skilled volunteer)

Step 5: Painting Day- 3 Volunteers
Step 6: Landscape Day- 6 Volunteers
Step 7: Fence Build Day-8 Volunteers

Expenses

Property Acquisition
Contractor/ Development Costs
Building Materials
HVAC
Plumber
Project Donation
Legacy Donor
Painting and Paint Supplies

Business Community Donors

TEAM VETERAN Donation

Community Service Foundation
Cournoyer Construction Inc.
Structall Building Systems
Coastal Air Conditioning Company
My Florida Plumber LLC
Gehrand Family Trust
Source 1 Solutions Inc.
Lowe's Commercial Painting and
PPG Paints

Raymond James Valor
Blue Brick Title Company
Live Like a Pro
Kam Roofing Systems
Florida Coastal Insurance Agency

925 Lakeview Road. Clearwater, FL 33756-3420. Phone: (727) 461-0618
mail@csfhome.org · www.csfhome.org





CSF 28th Annual CHARITY Golf Classic

TO BENEFIT



*Shotgun
Start
at Noon*



*Save the Date
December 5, 2024*

Help us reduce homelessness by providing affordable housing in partnership with Team Veteran organizations.

Sponsor Opportunities Available

For more information contact Ed Thiebe, CSF Executive Director at (727-873-8731) or email at ethiebe@csfhome.org



REAL PROPERTY TRANSFER AGREEMENT

This REAL PROPERTY TRANSFER AGREEMENT (this "Agreement") is made on this 9th day of April, 2024, by and between the City of Clearwater (the "City"), a Florida municipal corporation whose address is 600 Cleveland Street, Suite 600, Clearwater, FL 33755 and Community Service Foundation, Inc. ("CSF"), a Florida not-for-profit corporation whose address is 925 Lakeview Road Clearwater, FL 33756 (Collectively referred to as the "Parties").

RECITALS:

WHEREAS, the City is the owner of a parcel of real property, commonly known as 0 Lee Street, Clearwater, FL 33755 which is identified by the Pinellas County Property Appraiser by the property identification number 10-29-15-72000-008-0060 (the "Property"); and

WHEREAS, CSF is a not-for-profit corporation within the State of Florida established for the purpose of providing housing related services including constructing homes for families in need of affordable housing; and

WHEREAS, CSF wishes to acquire the Property for the construction of a single-family home for a qualified family, and the City desires to transfer the Property to CSF for an amount that is less than the fair market value as provided for under Section 2.01(d)(5)(i) of the Clearwater City Charter, subject to certain conditions; and

WHEREAS, the Parties desire to memorialize their agreement.

NOW THEREFORE, in consideration of the mutual covenants herein contained, and the mutual benefits to be derived hereunder, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The recitals set forth above are true and correct and are incorporated herein by reference.
2. This Agreement describes the respective responsibilities of each party in providing for the transfer of the Property for the purpose of constructing a single-family home to be used for affordable housing for a U.S. military veteran (the "Improvements").
3. The Property is legally described as follows:

**PLAZA PARK ADD, CLEARWATER IMPROVEMENT CO CORR PLAT BLK H,
N 45FT OF LOTS 5 AND 6
Parcel Number: 10-29-15-72000-008-0060**

4. The Parties agree the value of the Property is Eighty-Five Thousand Three Hundred and Sixty Four Dollars and 00/100 Cents (\$85,364) and that per this Agreement, the Property will be donated to CSF for the development of affordable housing.

The City agrees to convey and transfer to CSF, all of the City's right, title and interest in and to the Property subject to the terms, conditions and provisions hereof in return for a sale price of zero Dollars and 00/100 Cents (\$0.00). The City transfers this Property in an "as-is, where-is, with all faults" condition making no warranties as to the condition or the suitability of the Property for any use.

5. The Property shall be conveyed by Special Warranty Deed. The Special Warranty Deed shall contain a Reverter Clause providing that in the event CSF has not commenced construction of the Improvements on the Property within six (6) months and completed said construction within twelve (12) months of the execution date of the Deed, CSF shall forthwith, upon the request of the City, reconvey the Property back to the City via Special Warranty Deed at no cost to the City. The City shall be entitled to specific performance among any other remedy available at law or at equity in the event CSF fails to reconvey at the City's request pursuant to the Deed's Reverter Clause. The City retains the unilateral discretion to extend these timeframes as it determines appropriate and may notify CSF in writing of such an extension.
6. CSF shall have at its own expense, the right to conduct inspections and determine feasibility of accepting the transfer of the Property. For purposes of physical inspection of the Property, the City grants CSF, its agents and professionals engaged by such parties, the right to enter upon the Property. CSF shall not perform any inspections or tests requiring invasive methods without prior written consent of the City and shall hold the City harmless and indemnify the City for any liability resulting from CSF's entry to the Property.
7. CSF will pay all closing costs associated with the transfer of Property, including but not limited to: settlement fees, title insurance, appraisal fees, inspection fees, taxes, and recording fees.
8. CSF shall, at its own expense, purchase title insurance. Any matters set forth in the title commitment, including any defects, or liens and encumbrances, shall be the responsibility of CSF to cure, or accept as exceptions to the title policy.
9. The Property must be used by CSF for the sole purpose of constructing a single-family home to be sold or rented to a household whose total household income does not exceed one hundred twenty percent (120%) of Area Median Income, adjusted for household size, as published by the United States Department of Housing and Urban Development for Pinellas County for an affordability period of 15 years.
10. All pre-development activities must be completed prior to closing, including but not limited to obtaining site plan approval, building permits, and any other regulatory approvals, as applicable. The Parties may agree to extend the closing date to allow for additional time to obtain all permit approvals. Once CSF has obtained all permit approvals and all necessary financing for the Improvements, CSF shall notify the City and closing shall then occur within sixty (60) days of completion of all pre-development activities. If CSF is unable to secure all regulatory approvals and obtain all necessary financing within ninety (90) days of the Effective Date of this Agreement or is unable to close within sixty (60) days of completion of all pre-development activities, the City may terminate this Agreement in its sole discretion.
11. Whenever this Agreement requires or permits any consent, notice, request, or demand from one party to the other (collectively "Notice"), such Notice must be in writing and shall be delivered either by hand or by certified mail. Notice shall be effective as of the date of actual delivery or, if delivery is refused by the receiving party, the date on which such delivery was attempted. Each party's initial address for delivery of any Notice is designated below, but any party from time to time may designate a different address for delivery of any Notice by delivering to the other party Notice of such different address:

If to City: City of Clearwater
Attn: City Manager
One Clearwater Tower
600 Cleveland Street, Suite 600

Clearwater, FL 33755

If to CSF: Community Service Foundation, Inc.
c/o Edward Thiebe- Executive Director
925 Lakeview Rd
Clearwater, FL 33756

12. This Agreement may not be assigned by CSF without the express written consent of the City, which consent shall be in the City's sole discretion.
13. This Agreement, together with any exhibit(s) attached hereto, constitutes the entire Agreement between the Parties and no representation, warranty, promise or inducement not expressly included in the Agreement shall be binding upon any party hereto, their legal representative, successors and assigns.
14. This Agreement is effective upon execution of both Parties and shall be governed by the laws of the State of Florida with venue being the appropriate court for Pinellas County, Florida.

IN WITNESS WHEREOF, the Parties have duly executed this agreement the day and year first above written.

[Signature Page to follow]

THE CITY OF CLEARWATER, FLORIDA

By: _____

Mayor Bruce Rector

Date: 4/8/24

Approved as to form:

[Signature]
Jerrold Simpson
Assistant City Attorney
Date: 4/3/24

Attest:

[Signature]
Rosemarie Call
City Clerk
Date: 4/9/2024



Attest:

[Signature]
Witness Signature

DeLON WILSON
Print Name

925 LAKEVIEW RD
CLEARWATER, FL 33756
Address

[Signature]
Witness Signature

Lynn Vellone
Print Name

925 LAKEVIEW RD
CLEARWATER, FL 33756
Address

Community Service Foundation, INC.

By: _____

Edward Thiebe
Executive Director

Date: 3/28/2024

Good Earth Day Friends of the Belle:



April 22nd marks the 55th anniversary of Earth Day. This year's theme is **“Our Power- Our Planet”** designed to inspire plans of action to protect natural resources. As we celebrate **Earth Day 2025**, we pause to reflect on the progress of our actions to implement the “Restore Lake Belleview” campaign in cooperation with the City of Clearwater.

The campaign reminds us of the power generated by a united community. This isn't just about preserving resources; it's about cherishing the lifeblood of our ecosystems and ensuring a sustainable future for generations to come.



Earth Day 2025 marks the 4th year anniversary of the City of Clearwater City Council receiving a petition, which included over 600 signatures and more than 25 organizations and businesses that advocated to restore, conserve, and preserve the Belle and pledged to:

1. Create ecology programs for youth. **Ross Norton Recreation Center provides an opportunity for local children to receive ecology programming; led by Paul Kleeman, a brilliant and talented teacher. Belle's resources provide a natural learning environment.**
2. Take water samples monthly in cooperation with LAKEWATCH, a University of Florida research program that will provide data to reveal the water quality. **Led by the Clearwater Marine Aquarium Sea Turtle Preservation Team, monthly water samplings were taken to enable recorded baseline data to be analyzed annually by Dan Willis, Regional Coordinator, the University of Florida LAKEWATCH program.**
3. Improve trash abatement throughout the Lake Belleview Neighborhood and around the Belle. **City of Clearwater has committed its storm water staff to regularly clean the two “goats” that catch trash from the southeast corner storm drain and the southwest corner**

stream from Bellair Road. The Clearwater Marine Aquarium Sea Turtle Conservation Program Team hosts clean-up activities at the Belle on the 1st Saturday of each month from 9-11 a.m. Please note that the next clean-up is rescheduled for **May 3**.

4. Solicit the City to fund:
 - a. Install baffles (filters) on storm drains to limit trash being deposited in the Belle from the network of storm drains.

City funding to install baffles on the storm drains at Lake Belleview will directly impact Belle's water quality. Currently the City maintains baffles at 40 other locations throughout the city.

The community received the 4th year edition of the Birds of the Belle calendar that features 62 species of birds inhabiting the Belle. The Community Service Foundation (CSF), in collaboration with Photographer Joel Shum and the Sea Turtle Conservation Team of Clearwater Marine Aquarium, has committed its resources to produce 5 years of this calendar series to promote awareness about the environmental significance of the 30-acre, spring-fed, freshwater Lake Belle.

Recently, Joel Shum, passed away. We honor his commitment to the campaign with plans to include special recognition in the final, 5th year edition, to be shared with our community.

- b. Install kayak launch pad and dock. In 2023, the Clearwater Parks and Recreation Department installed a dock; a kayak launch is planned as part of the Ed Wright Park renovations.
- c. Create kiosks to inform walking trail participants about Belle and its habitat. The Florida Fish and Wildlife Conservation Commission (FFWCC) is partnering with Lake Belleview to implement 3 strategic action items: measure the quality and quantity of fish; stock the Belle with fish and support community outreach.

1. The FFWCC is constructing a sign to identify the fish species in the Belle.

2. This past December, FFWCC stocked Lake Belleview with 500 sub-adult Channel Catfish, 2,000 juvenile Bluegill and 1,000 juvenile Redear Sunfish. Last week, 500 sub-adult Largemouth Bass were stocked in the Belle (see picture below).



5. Install raised flower beds to enhance the Belle’s beauty. **This topic has stalled in its evolution to become an urban garden on park property adjacent to Lake Belle.**

Steps Forward:

Ross Norton Recreation Center: The Ross Norton Recreation Center staff remained committed to supporting ecology programming for youth.

City of Clearwater Sustainability Team, and Parks and Recreation Department continue to lead sustainability activities to honor our shared home. The health and wellbeing of residents along with environmental and economic prosperity are Clearwater's top sustainability and resiliency goals.

CSF partnerships with environmentally conscious organizations help create events that promote nature to include the Florida Fish and Wildlife Conservation Team’s Community Ponds Project:

Community Ponds Project

The Southwest Region Community Ponds Project of the Florida Fish and Wildlife Conservation Commission is a cooperative effort with city, county, and state parks to provide quality angling opportunities close to home. Project lakes are actively managed through fish stockings, population assessments, habitat enhancements, installation of fish feeders and attractors, and angler access improvements. In addition, project personnel conduct angler outreach events, fishing clinics, informative presentations, and kids fishing derbies. We look forward to sharing an announcement soon about a special event at the Belle in **December 2025**.



Our hope is that **Earth Day 2025** will help us focus on efforts to activate everyone – governments, citizens, and businesses – to do their part.



Supplement No. 7

Birds of the Belle®



2025
Volume 4 - Issue 1

Restore Lake Belleview

Lake Belleview, a 30-acre natural resource is a treasure for the City of Clearwater and a centerpiece of the Lake Belleview neighborhood. This spring-fed freshwater lake is a habitat for native plants, migrating birds, and indigenous animals and fish. Its presence enhances the quality of life for everyone and everything around it.

Restoring Lake Belleview means a freshwater reserve for City residents during extreme droughts; a learning laboratory for environmental education and a recreational oasis preserved for future generations of the community.

The restoration of Lake Belleview, a headwater resource that flows throughout the City of Clearwater, will require monitoring water quality, and managing invasive plants and pollution.



What's better than cleaning up our environment, being part of the solution, and enjoying some nice views of Lake Belleview?

Join Clearwater Marine Aquarium's Sea Turtle Conservation Program and other community volunteers in cleaning up around Lake Belleview, Ed Wright Park and Ross Norton Recreation Center. Let's keep our public spaces clean and beautiful for all to enjoy!

To volunteer please follow this link: <https://www.givepulse.com/event/228800>

PRODUCED BY

Community Service Foundation Clearwater Marine Aquarium Sea Turtle Conservation Program



Special acknowledgement:
Photography by Joel Suhm

Facts/information were obtained from Audubon (<https://www.audubon.org/birds>) and the Cornell Lab of Ornithology (<https://www.birds.cornell.edu/home>).

Funded by:





Bird Species of Lake Bellevue

Sea/Shore Birds:

Double-crested Cormorant
Herring Gull
Laughing Gull
Ring-billed Gull
Killdeer
Caspian Tern
Common Tern
Royal Tern
Sandwich Tern
Black Skimmers

Raptors:

American Bald Eagle
Cooper's Hawk
Red-shouldered Hawk
Red-tailed Hawk
American Kestrel
Osprey

Wading birds:

Bittern
Great Egret
Reddish Egret
Snowy Egret
Black-crowned Night-Heron
Yellow-crowned Night-Heron
Great Blue Heron
Green Heron
Little Blue Heron
Tricolored Heron
Limpkin
Roseate Spoonbill
White Ibis

Waterbirds

Anhinga
American Coot
Common Gallinule
Pied-billed Grebe

Storks/ Cranes:

Sandhill Crane
Wood Stork

Waterfowl:

Bufflehead
Mottled Duck
Ring-necked Duck
Mallard
Redhead
Northern Shoveler
Blue-winged Teal
Whistling Duck

Songbirds:

Red-winged Blackbird
Northern Cardinal
Gray Catbird
Blue-gray Gnatcatcher
Boat-tailed Grackle
Blue Jay
Northern Mockingbird
Loggerhead Shrike
House Sparrow
European Starling
Brown Thrasher
Palm Warbler
Yellow-rumped Warbler

Woodpeckers:

Downy Woodpecker
Hairy Woodpecker
Pileated Woodpecker
Red-bellied Woodpecker

Other:

Fish Crow
Common Ground Dove
Mourning Dove
Monk Parakeet
Nanday Parakeet
Black Vulture
Turkey Vulture



COMMUNITY SERVICE FOUNDATION, INC.

Affordable Housing Services

925 Lakeview Road • Clearwater, FL 33756-3420 • (727) 461-0618 • Fax (727) 443-6287
 mail@csfhome.org • www.csfhome.org

2025 Community Service Foundation Inc. Lake Belleview Neighborhood Outreach Safety Project

The Lake Belleview Safety Project is aligned with the City of Clearwater's Consolidated Action Plan that cites the Lake Belleview Neighborhood Revitalization Target Area priorities to address revitalization, safety, and community outreach to underserved populations in low wealth areas. This project is designed for strategic outreach that affects the welfare of community residents and includes the City of Clearwater Police personnel. This will strengthen relationships, build trust and reputation, and lead to increased loyalty and support.

Lake Belleview Neighborhood Revitalization Strategy Area (LBNRSA) includes various block groups from Census Tracts 258.00 and 259.00. According to HUD 2020 Low/Mod data and 2014-2018 ACS data, the LBRNSA has a population of 6,668 persons of which 62% are considered low- to moderate- income. The overall HUD LMI percentage in this neighborhood is approximately 75%. Additionally, the 2014-2018 ACS reported that 41.5% of people in the LBNRSA were living below the poverty level, compared to a citywide percentage of 18.8%. The total land area for the LBNRSA is approximately 1.1 square miles.

The median household income is also lower than the rest of the city. According to the 2014-2018 ACS, the median household income for the City of Clearwater is \$45,764. The median household income for Tract 258.00 and Tract 259.00 is \$39,922 and \$26,969.

The Lake Belleview Safety Project is intended to achieve coordinated impact through collaboration with Community Service Foundation Inc., Clearwater Police Department, and Lake Belleview Neighborhood Association, Clearwater Recreation Department-Ross Norton Recreation and Aquatic Complex, Florida Fish and Wildlife Conservation Commission and Lake Belleview Neighborhood residents.

Nothing is more basic to economic prosperity than personal safety. Living in an area where one feels unsafe makes it difficult to meet daily living requirements easily, including working, food shopping, accessing childcare or even trying to maintain better health by walking outdoors around Lake Belleview. Without a safe and decent place to live, it is next to impossible to achieve good health or positive educational outcomes or reach one's economic potential.

Specific objectives to make Lake Belleview residents, workplaces, and neighborhood safer and build trust with community and police department to make better places to live work and play include the following:

1. Host neighborhood clean-up day, October 4, 2025,
2. Host Lake Bellview Nature Expo-Fish Derby-Cleanup December 6, 2025, and
3. Host Holiday Celebration December 13, 2025. This event has evolved to include dinner and entertainment for over 250 residents.