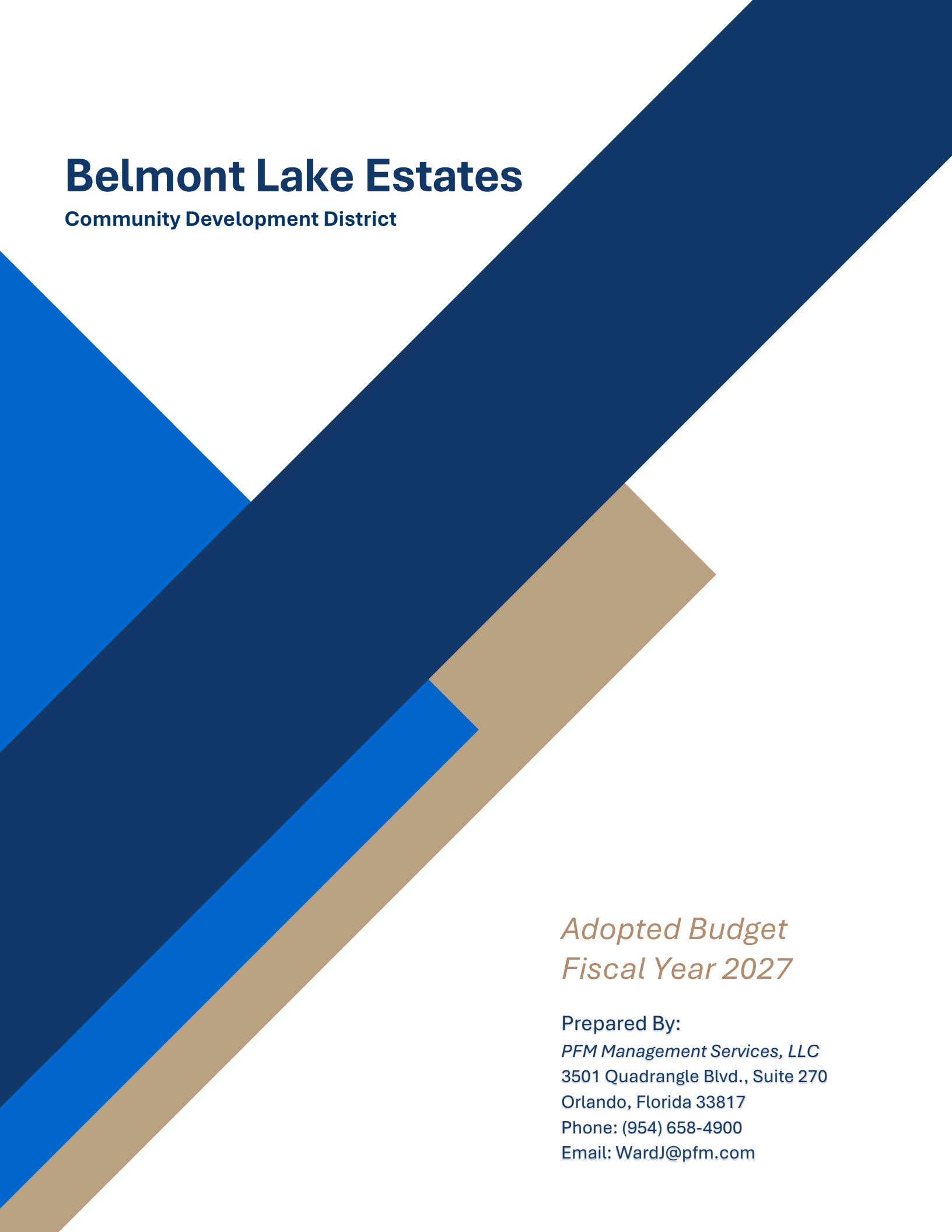




Belmont Lake Estates

Community Development District

Adopted Budget Fiscal Year 2027

Prepared By:

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 33817
Phone: (954) 658-4900
Email: WardJ@pfm.com

Belmont Lakes Community Development District
General Fund Budget - Fiscal Year 2027

Description	Fiscal Year 2026 Budget - As Originally Adopted	Fiscal Year 2026 Budget Amend #2	Actual at 6/8/26	Anticipated Fiscal Year 9/30/2026	Fiscal Year 2027 Adopted Budget	Notes
Revenues and Other Sources						
Carryforward	\$ -	\$ 1,218	\$ -	\$ 1,218	\$ -	
Assessment Revenue						
Assessments - On-Roll	\$ 312,169	\$ 332,640	\$ 322,374	\$ 332,640	\$ 332,640	Assessments from Property Owners
Total Revenue and Other Sources	\$ 312,169	\$ 333,858	\$ 322,374	\$ 333,858	\$ 332,640	
Appropriations						
Legislative						
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived)
Executive						
Professional - Management	\$ 12,500	\$ 12,500	\$ 8,333	\$ 12,500	\$ 12,500	District Manager
Financial and Administrative						
Audit Services	\$ 4,200	\$ 4,100	\$ 4,100	\$ 4,100	\$ 4,200	Statutory required audit - Yearly
Other Contractual Services						
Legal Advertising	\$ 1,275	\$ 525	\$ 1,760	\$ 500	\$ 1,275	Statutory Required Legal Advertising
Property Appraiser Fees	\$ 425	\$ 500	\$ 400	\$ 500	\$ 425	Fees to place assessments on tax bills
Bank Service Fees	\$ 140	\$ -	\$ -	\$ -	\$ 100	Bank Monthly Service Fees
Communications and Freight Services						
Postage, Freight & Messenger	\$ 100	\$ 800	\$ 650	\$ 800	\$ 100	Agenda Mailings and other Misc Mailings
Computer Services (Web Site)		\$ -		\$ -	\$ -	Statutory Maintenance of District Web Site
Rentals and Leases						
Meeting Room Rental	\$ 156	\$ 202	\$ 150	\$ 202	\$ 156	\$26.00/Meeting Charge (Estimated 6/year)
Insurance	\$ 14,363	\$ 14,013	\$ 14,013	\$ 14,013	\$ 15,500	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding		\$ 1,200	\$ 1,111	\$ 1,111	\$ 1,000	Agenda books and copies (PDF only to Board)
Legal Services						
General Counsel	\$ 3,500	\$ 11,500	\$ 13,475	\$ 11,127	\$ 5,000	District Attorney
Other General Government Services						
Engineering Services		\$ 5,450	\$ 5,450	\$ 5,450	\$ -	Nutting Eng. Geotechnical (FY 26)
Sub-Total	\$ 36,834	\$ 50,965	\$ 49,616	\$ 50,478	\$ 40,431	

Belmont Lakes Community Development District
General Fund Budget - Fiscal Year 2027

Description	Fiscal Year 2026 Budget - As Originally Adopted	Fiscal Year 2026 Budget Amend #2	Actual at 6/8/26	Anticipated Fiscal Year 9/30/2026	Fiscal Year 2027 Adopted Budget	Notes
Public Safety (Guardhouse & Gates)						
Utility Services						
Electric						
FPL - 91383-84111 - Guard House	\$ 1,093	\$ 1,000	\$ 682	\$ 1,023	\$ 1,061	
FPL - 06848-16184 - Street Lights	\$ 8,257	\$ 5,600	\$ 3,999	\$ 5,999	\$ 6,244	
FPL - 34889-12076 - Gate	\$ 478	\$ 600	\$ 345	\$ 518	\$ 502	
Telephone/Internet	\$ 1,676	\$ 1,606	\$ 1,086	\$ 1,497	\$ 1,663	Internet Services for Gates
Entrance Gates						
Monitoring	\$ 21,422	\$ 21,422	\$ 13,948	\$ 20,922	\$ 21,422	Envera Monitoring Contract
Repairs - Gates/Poles	\$ 2,000	\$ 10,000	\$ 10,568	\$ 11,138	\$ 2,000	Periodic Repairs
				\$ -		
Guardhouse						
Cleaning	\$ 1,000	\$ 750		\$ 750	\$ 1,000	Periodic Maintenance
Repairs	\$ 2,000	\$ 1,000	\$ -	\$ 1,000	\$ 2,000	
				\$ -		
Roadway/Sidewalks						
Curbs/Gutters - Pressure Cleaning	\$ 6,475	\$ 8,325	\$ 7,020	\$ 8,325	\$ 6,475	Periodic Service (Nov, Jan, April, July & Sept.)
Sidewalk Repairs	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000	
Miscellaneous	\$ 500	\$ 500	\$ -	\$ -	\$ 500	
Capital Outlay						
Road from 114th though the Community	\$ -	\$ 17,050	\$ 17,050	\$ 17,050	\$ -	Seal Coating
Gate	\$ -	\$ -	\$ -	\$ -	\$ 11,000	Powder Coat Gates
Gate Arms - Upgrades to Arms	\$ -	\$ -	\$ -	\$ -	\$ 3,500	Replace Arms/Add lights to Arms
Front Monument Sign	\$ -	\$ -	\$ -	\$ -	\$ -	Replace Blackhawk Sign/tile & repaint
Sidewalk/Pavement Repairs & Resoration	\$ -	\$ 27,000	\$ -	\$ 27,000	\$ -	Repaving
Directional Signage	\$ -	\$ 26,000	\$ -	\$ 26,000	\$ -	Street Signs
Sub-Total	\$ 46,901	\$ 120,853	\$ 54,699	\$ 121,221	\$ 59,367	
Lake, Lake Bank and Littoral Shelf Maintenance						
Repairs and Maintenance						
Aquatic Weed Control - Community	\$ 4,200	\$ 4,200	\$ 2,600	\$ 3,900	\$ 4,200	Monthly Maintenance (\$325.00/Mo)
Aquatic Weed Control - 14th St	\$ 2,700	\$ 2,700	\$ 1,800	\$ 2,700	\$ 2,700	Monthly Maintenance (\$225.00/Mo)
Structures, Catch Basins & Outfalls	\$ 5,000	\$ 21,282	\$ 21,241	\$ 21,241	\$ 5,000	Yearly Inspection and Minor Cleaning (Recert - Due 2031)
Miscellaneous Repairs & Maint.	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	
Sub-Total	\$ 12,900	\$ 28,182	\$ 25,641	\$ 27,841	\$ 12,900	

Belmont Lakes Community Development District
General Fund Budget - Fiscal Year 2027

Description	Fiscal Year 2026 Budget - As Originally Adopted	Fiscal Year 2026 Budget Amend #2	Actual at 6/8/26	Anticipated Fiscal Year 9/30/2026	Fiscal Year 2027 Adopted Budget	Notes
Tennis Courts/Pickel Ball Courts						
Repairs & Maintenance						
Pressure Washing/French Drain	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000	Periodic Maintenance
Misc. Repairs & Maintenance	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
Capital Outlay						
Pickle Ball Court - Surfacing	\$ -	\$ -	\$ -	\$ -	\$ -	- Repair low lying areas and resurface
Pickle Ball Court - Windscreen/paint railings	\$ -	\$ -	\$ -	\$ -	\$ -	- Replace with black fencing and paint existing posts
Pickle Ball Court - Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	- Add french drain outside of courts for drainage
Sub-Total	\$ 4,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 4,000	
Landscaping & Hardscape Maintenance						
Utility Services						
Electric	\$ 1,475	\$ 1,539	\$ 849	\$ 1,273	\$ 1,410	
Repairs and Maintenance						
Landscaping						
Landscape Maintenance	\$ 92,500	\$ 91,000	\$ 60,000	\$ 90,000	\$ 92,500	Periodic Maintenance (incl Mulch 1/yr)
Annuals	\$ 5,100	\$ 3,900	\$ 1,200	\$ 3,850	\$ 5,100	Two (2) Times per year rotation (Qty 750 @ \$3.40/plant)
Irrigation System	\$ 5,000	\$ 2,500	\$ -	\$ -	\$ 5,000	Periodic Repairs/Maintenance
Landscape Lighting Repairs	\$ -	\$ 4,652	\$ 4,652	\$ 4,652	\$ -	- Outdoor lighting repairs & replacements
Landscape Periodic Replacements	\$ -	\$ -	\$ -	\$ -	\$ 10,000	Periodic Replacement of Materials
Annual Holiday Lights	\$ 6,200	\$ 7,288	\$ 7,288	\$ 2,765	\$ 6,200	Annual Holiday Lights
General Operating Repairs	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000	General Repairs
Capital Outlay						
Landscaping Renovations	\$ 15,000	\$ 10,000	\$ -	\$ 10,000	\$ 19,901	Shot Gun Rd
Sub-Total	\$ 131,275	\$ 120,879	\$ 73,989	\$ 112,540	\$ 146,111	

**Belmont Lakes Community Development District
General Fund Budget - Fiscal Year 2027**

Description	Fiscal Year 2026 Budget - As Originally Adopted	Fiscal Year 2026 Budget Amend #2	Actual at 6/8/26	Anticipated Fiscal Year 9/30/2026	Fiscal Year 2027 Adopted Budget	Notes
Reserves						
Cash Required to Cover Three (3) months	\$ 57,231	\$ -	\$ 28,187	\$ 8,799	\$ 51,536	Cash required at 2.2 months
Other Fees and Charges						
Discounts and Tax Collector Fees	\$ 23,027	\$ 9,979	\$ -	\$ 9,979	\$ 18,295	*Discount is 4% for November payment, plus TC charge of 1.5% for fees to include assessments on Tax Bills
Total Appropriations and other Uses	\$ 312,168	\$ 333,858	\$ 235,132	\$ 333,858	\$ 332,640	
Fund Balances:						
Change from Current Year Operations	\$ -	\$ 0	\$ 87,242	\$ 0	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 58,946	\$ 17,683	\$ 17,683	\$ 17,683	\$ 26,482	
Current Year Cash Allocation	\$ 57,231	\$ -	\$ 28,187	\$ 8,799	\$ 51,536	Budgeted Funds for Long Term Capital Planning - N/A
Expenditures from Fund	\$ -	\$ (1,218)	\$ -	\$ (1,218)		
Total Fund Balance	\$ 116,177	\$ 16,465	\$ 133,113	\$ 26,482	\$ 78,018	Total Cash Position
	FY 2026	FY 2026			FY 2027	
Assessment Rate (Current and Proposed)	\$ 7,920.00	\$ 7,920.00			\$ 7,920.00	
Units Subject to Assessment	42	42			42	
Cap Rate (Adopted)	\$ 9,504.00	\$ 9,504.00			\$ 9,504.00	

**Belmont Lakes Community Development District
Capital Improvement Plan
Fiscal Year 2027**

Description	Project Estimate	One Year Assessment	Two Year Assessment	Three Year Assessment
Asphalt Resurfacing	\$ 180,000.00	\$ 4,285.71	\$ 2,142.86	\$ 1,428.57
Remove/Replace All Pavers (Sand and Seal)	\$ 108,000.00	\$ 2,571.43	\$ 1,285.71	\$ 857.14
Pickle Ball Courts (Repair low lying areas and resurface)	\$ 8,000.00	\$ 190.48	\$ 95.24	\$ 63.49
Pickle Ball Courts - Replace Fence (Black Fencing, Paint Existing Posts)	\$ 10,000.00	\$ 238.10	\$ 119.05	\$ 79.37
Pickle Ball Courts - (Add French Drain outside of Courts for Drainage)	\$ 8,000.00	\$ 190.48	\$ 95.24	\$ 63.49
Replace Center Curb at roundabout	\$ 6,000.00	\$ 142.86	\$ 71.43	\$ 47.62
Front Entrance - White Fencing	\$ 1,000.00	\$ 23.81	\$ 11.90	\$ 7.94
Front Monument Sign (Replace Blackhawk Sign/tile (use back lit lettering) add power, Repaint)	\$ 16,000.00	\$ 380.95	\$ 190.48	\$ 126.98
Guardhouse (Paint, Repl Windows with Impact, Repl Doors, Stucco)	\$ 19,000.00	\$ 452.38	\$ 226.19	\$ 150.79
Guardhouse and Pavilion (Replace Roof)	\$ 41,000.00	\$ 976.19	\$ 488.10	\$ 325.40
Gate Arms - Replace and add Light to arm.	\$ 2,000.00	\$ 47.62	\$ 23.81	\$ 15.87
Gates (Powder Coat)	\$ 11,000.00	\$ 261.90	\$ 130.95	\$ 87.30
New Street Signs	\$ 18,000.00	\$ 428.57	\$ 214.29	\$ 142.86
	\$ 428,000.00	\$ 10,190.48	\$ 5,095.24	\$ 3,396.83
APPLIED TO FY 2027 BUDGET	\$ 53,000.00			