

BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT



ADOPTED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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Belmont Lakes Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 03/27/2025	Anticipated Fiscal Year 9/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ 93,423	\$ -	\$ -	\$ -	Funds from FY 2024 for Landscaping
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	N/A
Assessment Revenue					
Assessments - On-Roll	\$ 227,651	\$ 185,118	\$ 227,651	\$ 332,640	Assessments from Property Owners
Miscellaneous Revenue					
Envera Sticker's/Interest Income	\$ 700	\$ -	\$ 700	\$ 500	
Total Revenue & Other Sources	\$ 321,774	\$ 185,118	\$ 228,351	\$ 333,140	

Appropriations

Legislative

Board of Supervisor's Fees \$ - \$ - \$ - \$ - Statutory Required Fees (Waived)

Executive

Professional - Management \$ 12,500 \$ 6,250 \$ 12,500 \$ 12,500 District Manager

Financial and Administrative

Audit Services \$ 4,000 \$ 4,000 \$ 4,000 \$ 4,100 Statutory required audit - Yearly

Other Contractual Services

Recording and Transcription \$ - \$ - \$ - \$ - Transcription of Board Meetings (Incl in Mgt.)

Legal Advertising \$ 1,450 \$ 635 \$ 1,271 \$ 1,275 Statutory Required Legal Advertising

Property Appraiser Fees \$ 4,300 \$ 400 \$ 4,500 \$ 4,500 Fees to place assessments on tax bills

Bank Service Fees \$ - \$ 140 \$ 140 \$ - Bank Monthly Service Fees

Travel and Per Diem

\$ - \$ - \$ - \$ - N/A

Communications and Freight Services

Telephone \$ - \$ - \$ - \$ - N/A

Postage, Freight & Messenger \$ 200 \$ - \$ - \$ - Agenda Mailings and other Misc Mailings

Rentals and Leases

Meeting Room Rental \$ 100 \$ 103 \$ 180 \$ 156 \$26.00/Meeting Charge (Estimated 6/year)

Computer Services (Web Site) \$ - \$ - \$ - \$ - Statutory Maintenance of District Web Site

Insurance

\$ 12,985 \$ 12,985 \$ 12,985 \$ 13,335 General Liability and D&O Liability Insurance

Subscriptions and Memberships

\$ 175 \$ 175 \$ 175 \$ 175 Department of Economic Opportunity Fee

Printing and Binding

\$ - \$ 247 \$ 247 \$ - Agenda books and copies (PDF only to Board)

Office Supplies

\$ - \$ - \$ - \$ -

Legal Services

General Counsel \$ - \$ - \$ - \$ - Counsel not on Retainer

Other General Government Services

Engineering Services \$ - \$ - \$ - \$ - Engineer not on Retainer

Contingencies \$ - \$ - \$ - \$ - Not Applicable for FY 2026

Capital Outlay \$ - \$ - \$ - \$ - Not Applicable for FY 2026

Sub-Total \$ **35,710** \$ **24,935** \$ **35,998** \$ **36,041**

Public Safety (Guardhouse & Gates)

Utility Services

Electric \$ 7,777 \$ 2,924 \$ 7,018 \$ 7,200 Utility Services Guardhouse

Telephone/Internet \$ 1,740 \$ 656 \$ 1,574 \$ 1,606 Internet Services for Gates

Entrance Gates

Monitoring \$ 22,727 \$ 10,551 \$ 21,012 \$ 21,422 Envera Monitoring Contract

Repairs - Gates/Poles \$ 2,500 \$ 1,011 \$ 2,011 \$ 2,000 Periodic Repairs

Gate - Capital Outlay \$ - \$ - \$ - \$ -

Guardhouse

Cleaning \$ 1,950 \$ - \$ 1,000 \$ 1,000 Periodic Maintenance

Repairs \$ 6,581 \$ 1,699 \$ 3,200 \$ 2,000

Roadway

Curbs/Gutters - Pressure Cleaning \$ 6,425 \$ 2,570 \$ 6,425 \$ 6,425 Periodic Service (Nov, Jan, April, July & Sept.)

Miscellaneous \$ 500 \$ 876 \$ 500 \$ 500

Capital Outlay

Guardhouse Painting \$ - \$ 4,882 \$ 4,882 \$ - Exterior - Not Included in FY 2026

Road from 114th though the Community \$ - \$ - \$ - \$ 25,000 Seal Coating

Directional Signage \$ - \$ - \$ - \$ 6,000 Standard Signage (Not Decorative) (\$200/sign) poles??

Sub-Total \$ **50,200** \$ **25,169** \$ **47,623** \$ **73,153**

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Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 03/27/2025	Anticipated Fiscal Year 9/30/2025	Fiscal Year 2026 Budget	Notes
Lake, Lake Bank and Littoral Shelf Maintenance					
Repairs and Maintenance					
Aquatic Weed Control - Community	\$ 4,153	\$ 1,878	\$ 4,153	\$ 4,200	Monthly Maintenance (\$325.00/Mo)
Aquatic Weed Control - 14th St	\$ 2,700	\$ 1,700	\$ 3,275	\$ 2,700	Monthly Maintenance (\$225.00/Mo)
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	N/A
Structures, Catch Basins & Outfalls	\$ -	\$ -	\$ -	\$ -	N/A
Gate Replacement - 14th St.	\$ 2,900	\$ 2,900	\$ 2,900	\$ -	Replace Broken Gates
Miscellaneous	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ 9,753	\$ 6,478	\$ 10,328	\$ 6,900	
Tennis Courts/Pickel Ball Courts					
Repairs & Maintenance					
Pressure Washing/French Drain	\$ 2,500	\$ -	\$ -	\$ 4,000	Periodic Maintenance
Capital Outlay					
Resurfacing Tennis to Pickel Ball Cts	\$ 26,692	\$ 26,760	\$ 26,760	\$ -	Resurfacing - One Tennis Court to two (2) Pickelball
Sub-Total	\$ 29,192	\$ 26,760	\$ 26,760	\$ 4,000	
Landscaping & Hardscape Maintenance					
Utility Services					
Electric	\$ 1,200	\$ 733	\$ 1,465	\$ 1,539	
Repairs and Maintenance					
Landscaping					
Landscape Maintenance	\$ 75,113	\$ 24,750	\$ 84,750	\$ 92,500	Periodic Maintenance
Annuals	\$ -	\$ -	\$ 6,300	\$ 5,100	Two (2) Times per year rotation (Qty 750 @ \$3.40/plant)
Irrigation System	\$ 4,200	\$ 4,285	\$ 5,285	\$ 5,000	Periodic Repairs/Maintenance
Annual Holiday Lights	\$ 5,200	\$ 2,765	\$ 5,200	\$ 6,200	Annual Holiday Lights
General Operating Repairs	\$ -	\$ -	\$ -	\$ -	General Repairs
Capital Outlay					
Landscaping Renovations	\$ 102,100	\$ 102,100	\$ 102,100	\$ 30,000	Shot Gun Rd & SW 14th St.
Fencing Renovations	\$ -	\$ -	\$ -	\$ -	Line item moved to Landscaping Renovations
Sub-Total	\$ 187,813	\$ 134,632	\$ 205,100	\$ 140,339	
Reserves					
Cash Required to Cover Three (3) months	\$ -	\$ -	\$ -	\$ 49,264	Assessments come in late January
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 9,106		\$ 9,106	\$ 23,444	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessments on Tax Bills
Total Appropriations	\$ 321,774	\$ 217,975	\$ 334,914	\$ 333,140	
Fund Balances:					
Change from Current Year Operations	\$ 0	\$ (32,856)	\$ (106,563)	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 113,942		\$ 113,942	\$ 7,379	
Current Year Reserve Allocation	\$ -		\$ -	\$ 49,264	Budgeted Funds for Long Term Capital Planning - N/A
Total Fund Balance	\$ 113,942		\$ 7,379	\$ 56,643	Total Cash Position
	FY 2025			FY 2026	
Assessment Rate (Current and Proposed)	\$ 5,420.27			\$ 7,920.00	
Units Subject to Assessment	42			42	
Cap Rate (Current and Proposed)	N/A			\$ 9,504.00	