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

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Entrance GatesMonitoring\$22,727\$10,551\$21,012\$21,422Envera Monitoring ContractRepairs - Gates/Poles\$2,500\$1,011\$2,011\$2,000Periodic RepairsGate - Capital Outlay\$-******Guardhouse******Cleaning\$1,950\$1,699\$1,000\$1,000Periodic MaintenanceRepairs\$6,581\$1,699\$3,200\$2,000**Roadway\$6,425\$1,699\$3,200\$2,000**Curbs/Gutters - Pressure Cleaning\$6,425\$6,425\$6,425\$Periodic Service (Nov, Jan, April, July & Sept.)Miscellaneous\$6,425\$6,425\$6,425\$500**Guardhouse Painting\$6,425\$4,882\$6,482\$•Exterior - Not Included in FY 2026Road from 114th though the Community\$-\$4,882\$-\$25,000Seal Coating	Telephone/Internet	\$	1,740	\$	656	\$	1,574	\$	1,606	Internet Services for Gates
Monitoring\$22,727\$10,551\$21,012\$21,422Envera Monitoring ContractRepairs - Gates/Poles\$2,500\$1,011\$2,011\$2,000Periodic RepairsGate - Capital Outlay\$\$-\$Guardhouse\$1,000\$1,000Periodic MaintenanceRepairs\$1,950\$-\$1,000\$1,000Repairs\$6,6581\$1,699\$3,200\$2,000RoadwayCurbs/Gutters - Pressure Cleaning\$6,425\$1,642\$6,425\$Miscellaneous\$500\$2,570\$6,425\$6,425Periodic Service (Nov, Jan, April, July & Sept.)Miscellaneous\$500\$2,570\$56,425\$Periodic Service (Nov, Jan, April, July & Sept.)Guardhouse Painting\$-\$4,882\$56,425\$Exterior - Not Included in FY 2026Road from 114th though the Communit\$-\$4,882\$2,500\$Sel Coating										
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Gate - Capital Outlay\$-\$-\$-\$Guardhouse1,950\$-\$1,000\$1,000Periodic MaintenanceCleaning\$1,950\$-\$1,000\$1,000Periodic MaintenanceRepairs\$6,6581\$1,699\$3,200\$2,000Periodic MaintenanceRoadway2,570\$6,425\$6,425\$Periodic Service (Nov, Jan, April, July & Sept.Miscellaneous\$6,425\$876\$500\$500\$500\$500Capital Outlay </td <td>-</td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>_</td>	-		-							_
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Miscellaneous\$500\$876\$500\$500Capital OutlayGuardhouse Painting\$-\$4,882\$-Exterior - Not Included in FY 2026Road from 114th though the Community\$-\$-\$25,000Seal Coating	•			-		-		_		
Capital OutlayGuardhouse Painting\$- \$4,882 \$- Exterior - Not Included in FY 2026Road from 114th though the Community\$- \$- \$25,000 Seal Coating	_		-				-		-	Periodic Service (Nov, Jan, April, July & Sept.)
Guardhouse Painting\$-\$4,882\$-Exterior - Not Included in FY 2026Road from 114th though the Community\$-\$-\$25,000Seal Coating	Miscellaneous	\$	500	\$	876	\$	500	\$	500	
Road from 114th though the Community \$ - \$ - \$ - \$ 25,000 Seal Coating	Capital Outlay									
	Guardhouse Painting	\$	-	\$	4,882	\$	4,882	\$	-	Exterior - Not Included in FY 2026
	Road from 114th though the Community	\$	-	\$	-	\$	-	\$	25,000	Seal Coating
		\$	-	\$	-	\$	-			Standard Signage (Not Decorative) (\$200/sign) poles??
Sub-Total \$ 50,200 \$ 25,169 \$ 47,623 \$ 73,153		\$	50.200	Ś	25.169	\$	47.623		-	

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

	Fis	scal Year	ļ	Actual at		nticipated		Fiscal Year	
Description		2025 Budget		03/27/2025		Fiscal Year		026 Budget	Notes
Lake, Lake Bank and Littoral Shelf Maintenance					9	/30/2025			
Repairs and Maintenance									
Aquatic Weed Control - Community	\$	4,153	Ś	1,878	Ś	4,153	Ś	4.200	Monthly Maintenance (\$325.00/Mo)
Aquatic Weed Control - 14th St	\$		\$	1,700		3,275			Monthly Maintenance (\$225.00/Mo)
Lake Bank Maintenance	\$		\$	_,: = =	\$	-,	Ś		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	<u> </u>	6,478	· ·	10,328	<u> </u>	6,900	
Tennis Courts/Pickel Ball Courts									
Repairs & Maintenance	ć	2 5 0 0	ć		÷		÷	4 000	Deviadia Maintenanaa
Pressure Washing/French Drain	\$	2,500	Ş	-	\$	-	\$	4,000	Periodic Maintenance
Capital Outlay	ć	26 602	ć	26 760	ć	26 760	ć		Posurfacing One Tennic Court to two (2) Dickelhall
Resurrfacing Tennis to Pickel Ball Cts	\$ \$	26,692		26,760		26,760	-		Resurfacing - One Tennis Court to two (2) Pickelball
Sub-Total	Ş	29,192	Ş	26,760	Ş	26,760	Ş	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			Two (2) Times per year rotation (Qty 750 @ \$3.40/plant)
Irrigation System	\$	4,200		4,285	\$	5,285			Periodic Repairs/Maintenance
Annual Holiday Lights	\$		\$		\$	5,200			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	ć	0.100			ć	0.100	÷	22 444	Discount is 4% for November payment, plus TC/PA charge of
Appraiser Fee	\$	9,106			\$	9,106	Ş	23,444	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
		112 042		,					
Fund Balance - Beginning Current Year Reserve Allocation	\$ \$	113,942			\$ ¢	113,942	Ş	7,379	Budgeted Funds for Long Term Capital Planning - N/A
Total Fund Balance	ې \$	113,942	-		ې \$	7,379	<u>ې</u> \$,	Total Cash Position
	<u>~</u>	123,372	=		-	,,,,,	Ŷ	50,043	=
	F	Y 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	