Belmont Lakes

Community Development District

Meeting Agenda
February 26, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

BELMONT LAKES
Community Development District

LOCATION: ***Shenandoah Park Community Room***
14452 Shenandoah Parkway
Davie, Florida 33325

DATE: ***February 26, 2026***

TIME: ***6:30 PM***

MEETING AGENDA

Board of Supervisors
Dominick Madeo, Chairman
Carlos Benhamu, Vice-Chairman
Joseph F. Capuozzo, Assistant Secretary
Thomas Pacchioli, Assistant Secretary
Fabiola Bigio, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: https://districts.webex.com/districts/j.php?MTID=m0775f555f71f8dc9a0e45f232e60bd81

- ✓ Phone: (408) 418-9388 Code: 2339 869 6432 Event Password: Jpward

FEBRUARY, 2026

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AGENDA

1. Call to Order & Roll Call

2. Minutes:
   I. January 15, 2026 – Regular Meeting.

Pages 7-18

3. Discussion on the Proposed Fiscal Year 2027 Budget.

Pages 19-24

4. Staff Reports.
   I. District Attorney
   II. District Manager
      a) **_Important Meeting Dates for Fiscal Year 2026:_**
         - _Next Meeting: Thursday, March 19, 2026._
         - _Thursday, May 21, 2026 – Public Hearing on proposed FY 2027 Budget._
      b) Financial Statements for the period ending January 31, 2026 (unaudited).

Pages 25-30

5. Supervisors Requests.

6. Public Comments.

   These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda

7. Adjournment.

Meeting Schedule–FY 2026		
	Thursday, October 16, 2025	**Thursday, November 20, 2025**
	Monday, December 15, 2025	**Thursday, January 15, 2026**
	Thursday, February 19, 2026 **Thursday, February 26, 2026**	**Thursday, March 19, 2026**
	Thursday, April 16, 2026	**Thursday, May 21, 2026**
	Thursday, June 18, 2026	**Thursday, July 16, 2026**
	Thursday, August 20, 2026	**Thursday, September 17, 2026**

AGENDA

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 2: Minutes – January 15, 2026 – Regular Meeting.

Item 3: Is the beginning of the District's Budget review for the Fiscal Year 2027 Budget. The Budget timeline is as follows:

Date of Action	Action Required	Description
February 26, 2026	Presentation and Discussion on Proposed Budget	No Action required
March 19, 2026	Consideration of Proposed Budget by Resolution	Approve Proposed Budget Required
April 16, 2026	Continued Discussion/Amendments of Proposed Budget	No Action required
May 21, 2026	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
Week of August 21, 2025	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

During this discussion, Members will be allowed to offer amendments to delete or reduce any line item in the Budget as well as propose any additional item(s) that a Board Member wants to add to the Budget.

The Board will continue to discuss the Proposed Budget during the March 19, 2026, and April 16, 2026 meetings.

The Fiscal Year 2027 Budget plan for operations and capital continue on a steady plan to keep the Community's assets well maintained insuring that the District's operations plans include a forward plan for the future in identifying life expectancy and evaluating certain assets that are nearing the end of their useful life

Item 4: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

SunSentinel MEDIA GROUP

Campaign No.	29951
Today's Date	17 Feb 2026
P.O. Number	
Sales Rep	Williams, Rose

bill-to

JPWard and Associates
2301 Northeast 37th Street
Fort Lauderdale, FL 33308
Tel: 407 913-3545
Account No: 297112

advertiser

JPWard and Associates
2301 Northeast 37th Street
Fort Lauderdale, FL 33308
Tel: 407 913-3545
Account No: 297112

Campaign Summary

Description	NOTICE OF MEETING BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT
Start Date	2/19/2026
End Date	2/19/2026
Currency	

Cost Summary

Gross Amount	$95.16
Agency Commission	$0.00
Net Amount	$95.16
Estimated Tax	$0.00
Total	**$95.16**

Package Details

Description	Start Date	Price
Notice of Public Meeting	2/19/2026	95.16

Package Component Detail	Start Date
Public Notices	2/19/2026
Affidavit	2/19/2026
Sun Sentinel Classified	2/19/2026

NOTICE OF MEETING
BELMONT LAKES COMMUNITY
DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Belmont Lakes Community Development District (the "District") will hold a Regular Meeting of the Board of Supervisors on Thursday, February 26, 2026 at 6:30 p.m. in the Community Room at Shenandoah Park, 14452 Shenandoah Parkway, Davie, Florida 33325.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the office of the District Manager, JPWard & Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida, 33308, at least seven (7) days in advance of the meeting, by phoning (954) 658-4900. In addition, the agenda will be posted on the District's website at www.BelmontLakescdd.org.

The meeting may be cancelled or continued to a date, time and location specified on the record at the meeting.

Belmont Lakes Community Development District
James P. Ward, District Manager
2/19/26 29951

MINUTES OF MEETING
BELMONT LAKES
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Belmont Lakes Community Development District was held on Thursday, January 15, 2026 at the Shenandoah Park Community Room, 14452 Shenandoah Parkway, Davie, Florida 33325. It began at 6:30 p.m. and was presided over by Mr. Dominick Madeo, Chairperson, and James P. Ward as Secretary.

Present:

Dominic Madeo	Chairperson
Thomas Pacchioli	Assistant Secretary
Fabiola Bigio Elibrahim	Assistant Secretary

Absent:

Carlos Benhamu	Vice Chairperson
Joseph Capuozzo	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Ben Steets	Grau & Associates

Audience:

Amanda Pathon
Jerome Pathon
Alex Peysakhovich
Jenn Peysakhovich
Annette Buckley
Frank Pupo
Leonor Pupo
Kim Pacchioli

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. James Ward called the meeting to order at approximately 6:30 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Capuozzo and Supervisor Benhamu, constituting a quorum.

SECOND ORDER OF BUSINESS Consideration of Minutes

December 13, 2025 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; there were none. He noted he would fill in the audience names as he was able. He called for a motion.

On MOTION made by Dominick Madeo, seconded by Thomas Pacchioli, and with all in favor, the Regular Meeting Minutes of December 13, 2025 were approved.

THIRD ORDER OF BUSINESS Consideration of Audited Financial Statements

Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2025

Mr. Ward introduced Ben Steets with Grau and Associates who would discuss the audited financial statements for Fiscal Year 2025 ending September 30, 2025.

Mr. Ben Steets with Grau and Associates declared the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP). He indicated the Opinion Letter was on pages 1 and 2. He stated pages 3-6 were the Management's Discussion and Analysis providing a summary overview of the year's financial activity. He reported pages 7-12 were basic financial statements including government wide financial statements, fund level financial statements, the fund level balance sheet, and the fund level income statement. He stated pages 13-18 were the notes to the financial statements. He reported notes 1 through 4 were standard for government entities in Florida; and note 5 was capital assets (infrastructure improvements). He indicated page 19 was the comparison of the general fund activity for the year to the budget; page 21 contained data elements required by the State of Florida; pages 22-23 contained the auditor's report on internal controls; page 24 was the Florida Statute dealing with investments (the District did not have any investments); and pages 25-26 contained the Management Letter. He stated there were no instances of noncompliance with Florida Statutes and there were no findings. He concluded the District was in compliance and Grau issued a clean opinion.

Mr. Alex Peysakhovich asked what the Audit was based upon.

Mr. Ward explained the auditor was given access to all the District's financial records for fiscal year 2025; this included the budget, all the revenue streams, bank accounts, checks, everything.

Mr. Steets noted Mr. Ward was very thorough and provided login information to the server where everything was stored, so Grau & Associates pulled everything, all reports from QuickBooks, the trial balances, general ledger, check register, bank statements, invoices, everything. He noted all was filed very neatly and it was easy to find everything needed for the audit.

Mr. Peysakhovich asked what the general government expense line item was within the statement.

Mr. Steets explained the general government expense line item was mostly administrative expenses. He discussed the breakdown of the line item: there were 10 accounts including management fees of $12,500 dollars, audit expense of $4,000 dollars, legal advertising of $3,584 dollars, property appraiser and tax collector fees of $400 dollars, meeting room rental of $172 dollars, insurance expense of $12,985 dollars, subscriptions and memberships of $175 dollars (annual filing fee with the State of Florida), printing and binding of $329 dollars, telephone/internet of $1,555 dollars, and bank service fees of $140 dollars; the total was $35,840 dollars.

Mr. Peysakhovich asked (indecipherable).

Mr. Steets: The beginning balance is $113,942 dollars, expenditures were greater than revenues by a total of $96,259 dollars, so $113,942 minus $96,259 leaves you with an ending fund balance of $17,683 dollars. It looks like the maintenance expenses went up quite a bit in 2025.

Mr. Peysakhovich: What is the difference between final and actual?

Ms. Annette Buckley: You said the expenses were greater than revenue by $96,000 dollars. Can you explain what the total revenue ended up being?

Mr. Steets: The total revenue was $216,168 dollars. To explain what this schedule is showing us, the original budget is in the far left column, and then the District amended the budget, so the amended budget, those figures are in the second column from the left. The amended budget shows total expenditures of $321,774 dollars, then the actual expenditures is $312,427 dollars. First it shows the original budget, then the amended budget, then the actual recorded activity, and the final column shows the difference between the amended budget amounts and the actual amounts.

Mr. Peysakhovich: So, you're saying (indecipherable)?

Mr. Steets: The actual amounts column is what really happened, but the final budgeted amounts, that's what's reflected on the amended budget. $17,000 dollars is your actual ending fund balance; that's what's available to the District as of September 30, 2025. If you go to your balance sheet on page 9, you see that $17,683 dollars is your entire fund balance. Because you have no liabilities at year end, that whole amount is cash, so your assets equal your fund balance at the end of the year.

Mr. Peysakhovich: So, if that amount is there and we collect $332,000 dollars this year, we will have a fund balance of $350,000 dollars, is that correct?

Mr. Steets: I would have to look at the budget for fiscal year 2026. $332,640 dollars is what you are being assessed for this year, plus the $17,000 dollars.

Mr. Peysakhovich: So, the budget should reflect $350,000 dollars in usable funds, correct?

Mr. Steets: This is only as of September 30, 2025.

Mr. Peysakhovich: Yes, and we have no liabilities as of September 30, 2025 for that year which means all that money is new.

Ms. Buckley: The year ended with a balance of $17,000 dollars and change and then what you are collecting for fiscal year 2026, which started October 1, 2025, is going to be $332,000 dollars, so when you add those numbers, rounding up, you have $350,000 dollars.

Mr. Peysakhovich: I see everything in here listed under your actuals is under maintenance. There were no capital improvements for fiscal year 2025?

Mr. Steets: There is an account labeled landscaping and hardscape services – repairs and maintenance – capital outlay – landscaping renovations. That account has an expense of $106,255 dollars. It's pretty common, if districts have a capital outlay account, but the amount is not truly a capitalizable expense, we sometimes classify it as maintenance and operations on this schedule. If the expenditure was to replace existing landscaping improvements you could expense it, that can be up to the Board's discretion. I've seen these types of expenditures go either way.

Mr. Peysakhovich: It's $100,000 dollars in landscape renovations. That's not true. There was also resurfacing of a tennis court for almost $27,000 dollars. That's also maintenance? We rezoned it and completely changed the structure of it.

Mr. Ward: Usually, capital infrastructure that you see in a CDD is larger major capital infrastructure like installing water and sewer lines, building new roadways, putting a new guardhouse, larger items. I know $100,000 dollars is a lot within the context of this budget, but in the context of audited financial statements, they are generally considered maintenance items.

Ms. Buckley: $100,000 dollars is more than 50 percent of (indecipherable), so it is a large expenditure percentage wise.

Mr. Ward: It is a large expenditure, but it does not have to be in the capital expenditure account. It can be an operation and maintenance item.

Mr. Peysakhovich: How do you value your assets then? You put in two palm trees that were $15,000 dollars, so that's a capital investment in those two palm trees, right? It's not a bush for $20 dollars. A stormwater drain is not expensive, but you have it in capital outlay in your budget.

Mr. Ward: What Ben and I are trying to say is, it can go either way. You do not have to put it as a capital depreciable asset for purposes of the audit in the CDD world. It's not needed. It doesn't rise to the level of being that kind of capital asset.

Mr. Peysakhovich continued to discuss why he felt certain items were capital outlay. He stated the CDD spent $286,000 dollars plus $35,000 dollars which was $321,000 dollars, minus $130,000 dollars was $190,000 dollars.

Mr. Ward: All I am telling you, for purposes of an audit, it does not have to be in a capital account that is depreciable. That's all I'm saying to you. You can put it in as a depreciable asset if you want, or you can leave it in this way.

Ms. Buckley: If you look at the numbers on the CapEx, and we did, and you put it under maintenance. The bottom line is the money that we actually spent on maintenance is $190,000 dollars, so (indecipherable)? So, now we have $132,000 dollars which should be put into reserves, so that when we do have to do major projects, whether it's maintenance or CapEx, we have the funds. I really worry about a comment you made last meeting about (indecipherable). If we can continue to run our community, the maintenance part, at $190,000 dollars, and the remaining we keep for capital or reserves, it would be good. Based on the numbers just mentioned it provides us with the money we need to have reserves. She stated it was better to keep the money out of maintenance and in CapEx so when vendors looked at the CDD's budget it would not think the CDD had a $300,000 dollar maintenance budget.

Mr. Ward indicated he understood her point. He stated he could do this in the fiscal year 2027 budget for the CDD.

On MOTION made by Dominick Madeo, seconded by Fabiola Bigio Elibrahim, and with all in favor, the Audited Financial Statements for Fiscal Year ending September 30, 2025 were accepted.

FOURTH ORDER OF BUSINESS **Staff Reports**

I. District Attorney

Mr. Jere Earlywine stated he was working on some property due diligence but otherwise had no report.

II. District Manager

a) Financial Statement for period ending December 31, 2025 (unaudited)

Mr. Ward stated he did a budget realignment for the fiscal year 2026 budget (Resolution 2026-2). *This is the first year I did your full budget, so I am realigning things based upon where our spend is today and where I think our spend will be through September 30. In all likelihood, I will do another one for you once we get further along. All this does is realign your budget through the end of December basically. I do this periodically throughout the year, especially in a District that is changing a lot so we can keep track of* *where we are on a budget to spend basis.* He asked if there were any questions; hearing none, he called for a motion.

Mr. _____ asked a question which was (indecipherable).

Mr. Ward: We had a couple of pipes that were broken in the system, so that had to be repaired more than what we would normally do when going in, cleaning them out and recertifying them. Plus, we had to recertify them this year with Central Broward Drainage District, which I did not know about when I did the budget that it was time for that, so between those two things it was over budget. They have to be recertified every five years. In all my districts I have them inspected annually, and generally if they are over 20% to 25% full, we go ahead and clean them. If they are under that threshold, then we leave it until the following year.

Discussion ensued regarding the drainage system, the last time the drainage system pipes were certified, the cost of recertification, the cost of cleaning the pipes, the cost to repair the broken pipe, whether or not the drainage system was inspected and cleaned in prior years, when the pipes were last cleaned, how often pipes needed to be cleaned, and inspecting the pipes annually.

Mr. Ward: I'm going to put inspection of the drainage system pipes in the fiscal year 2027 budget. It should be done annually. You have 23,000 linear feet of drainage pipe in this community and something like 28 weir structures which the pipes were draining into, plus a few other things. It's a pretty decent size drainage system for a community this small. They should be inspected once a year to see what they look like, and as I said, if they get to the 20 to 25 percent mark we will go ahead and clean them.

On MOTION made by Dominick Madeo, seconded by Fabiola Bigio Elibrahim, and with all in favor, Resolution 2026-2 was adopted, and the Chair was authorized to sign.

Mr. Peysakhovich asked if the CDD paid the attorney.

Mr. Ward: I put a line item for the budget amendment. They haven't billed anything yet. We didn't pay anything at this point in time. It's not a retainer.

Ms. Buckley: But he spent two hours with us last week, and that was one of the things I wanted to discuss. Are we always going to have an attorney at our meetings now? Are we paying him to spend two hours at our meetings?

Mr. Earlywine: CDDs are special purpose units of government and virtually every CDD in Florida has an engineer and a lawyer and a manager attend the meetings. That said, I'm pretty reasonable with my fees. If you have any trouble with bills or anything like that just pick up the phone and call me. We will definitely add some value. I can already tell there are a few items that we need to track down and address including real property issues.

FIFTH ORDER OF BUSINESS Supervisor's Requests

Mr. Ward asked if there were any Supervisor's requests; there were none.

SIXTH ORDER OF BUSINESS Public Comments

Mr. Ward asked if there were any public comments.

Ms. Annette Buckley discussed the sidewalks and asked why the CDD was cleaning and repairing sidewalks which were not the CDDs responsibility.

Mr. Ward: You have a very old CDD and a very old HOA, so when you read the documents, every common element was originally given to this HOA. After that, there were two amendments done; between those two amendments/declarations they transferred all of what was defined as the common elements to the CDD. One of the common elements includes the inside sidewalks. That's why that was done. We did pay to pressure clean the outside sidewalks and the exterior fences, but then we agreed to include the cleaning in our existing monthly fee for what he does inside the community, which was basically the guardhouse and the cabana, etc. No, sorry, he does not clean monthly. He cleans quarterly. I think it's $1,290 dollars a quarter for cleaning the guardhouse, if I ask him he will clean the signs for us, the gazebo, the exterior sidewalks, the exterior fence and the inside sidewalks.

Ms. Buckley stated she did not want the CDD to become responsible for outside sidewalk repair if the city noticed the CDD was cleaning them regularly.

Mr. Ward stated the outside sidewalks belonged to the CDD.

Discussion ensued regarding the white picket fence which was pressure cleaned, the damaged area of the fence from golf carts, getting the fence fixed, the golf carts damaging the fence weekly, fixing the fence versus taking the fence down, whether the development order required the fence and whether the fence could be removed.

Ms. _____ *40:20: I want to get on the record, for as long as I have lived in the community it has been brought up in multiple CDD meetings, when neighbors have complained about falling on the sidewalk and who has to repair them, you have said openly to everyone, the sidewalks do not belong to us, they belong to the homeowners. There was a homeowner, Mr. Rhodes, who was at one meeting, who's sidewalk was the most elevated, that my husband fell on once, and we asked him, and he was part of the CDD, he also asked can you (the CDD) fix my sidewalks, and he was told the CDD cannot fix the sidewalks because the sidewalks belong to you (the homeowner). So, are we publicly saying today the sidewalks are part of the CDD?*

Mr. Ward: I will tell you – I have asked Jere to look at what I've read. The documents I pulled when I started say the sidewalk is on private property. It's on your lot. That's true in the entire community. That's the way the plat is done. Behind the plat are your HOA docs which are from a long time ago. Those docs define the sidewalk as a common facility, common area. And in those docs it then transfers from the HOA to the CDD the common facilities, which the *sidewalk was then defined as a common element. I have asked Jere to verify my reading of all those documents.*

Mr. Earlywine: We are taking a look at it. We will have an answer for you in a couple of days. Preliminarily what Jim is saying is spot on. The HOA has documents where they were authorized to dedicate property, including the common facilities, to the CDD, and we are just trying to make sure there is nothing else we are missing.

Mr. Peysakhovich discussed the sidewalks and what belonged to residents versus the CDD.

Mr. Earlywine noted the sidewalks could have been granted to the CDD through an easement.

Mr. Ward explained the property appraiser website would not show who was responsible for the sidewalks or who had easement rights for the sidewalks.

Mr. Earlywine explained the property appraiser website would not show easements, only fee title. He said he was checking on this.

Discussion continued regarding sidewalks, who was responsible for fixing sidewalks, whether the CDD had an easement over the sidewalks, waiting for the attorney to determine whether the CDD had an easement over the sidewalks, the homeowners' need to know who was responsible for maintenance of what, the sidewalks and roads in Weston being fixed by the City, repairing the holes in the roads in the community and sealcoating, and taking pictures of the holes in the roads which needed attention to send to Mr. Ward.

Mr. Ward noted the vendor was not done fixing the roads.

Ms. Buckley discussed a quote she obtained for the roads.

Mr. Ward stated the core samples were being taken tomorrow by a geotechnical firm. He stated he released the road vendor to make the repairs, not to do anything else; he was waiting to get the geotechnical firm report first. He said the sealcoating was on hold until the geotechnical report was in.

Mr. Peysakhovich asked why the repairs would be done before the geotechnical samples were taken.

Mr. Ward explained when the geotechnical firm came out it indicated the roads did not need to be redone. He said he made the decision to move ahead with the repairs on the word of the geotechnical firm.

Mr. Peysakhovich asked if Boulder was the road vendor.

Mr. Ward responded he was unsure.

Mr. Peysakhovich asked if there was a permit for the work done thus far by the road vendor.

Mr. Ward responded in the affirmative.

Mr. Peysakhovich: You have a record of pulling a permit before the work started the other day?

Mr. Ward: The sidewalks?

Mr. Peysakhovich: Both the sidewalks and the road.

Mr. Ward: The sidewalks we pulled the day we started. The town called us to pull the permit, so we pulled the permit. We have permits.

Discussion ensued regarding whether the road contractor was Boulder or another company or a subcontractor; the quote received in October for around $25,000 dollars was the amount for the road project.

Mrs. Leonor Pupo asked if the minutes from the last meeting were approved.

Mr. Ward responded in the affirmative.

Mrs. Leonor Pupo stated the comments she had in the last meeting related to the elections and the seats were not included in the minutes, so she would like to contest the minutes.

Mr. Ward: I want to correct the (indecipherable) because I forgot about it. I said something wrong last time. The seats that are up for election are Seat 1, Seat 2 and Seat 4. So, there are three seats up for election this year. Then when you do the election, the two individuals who receive the highest number of votes will get a four year term and the other individual will get a two year term. I made a mistake at the last meeting.

Mrs. Leonor Pupo*: Why are my comments not stated in the minutes?*

Mr. Ward: If they are not stated in the minutes it's because I am not picking you up on the audio. I mean this will pick up from here, but if you want, at the next meeting, I can move this over here and then you can come up to the podium if you want and your questions will be picked up.

Mrs. Leonor Pupo: *They were very short questions and they are not there.*

Mr. Ward: The only reason it's not there is we can't hear you.

Mr. Frank Pupo: Can we submit them to you?

Mr. Ward: Yes.

Mrs. Leonor Pupo: *Are the transcripts of the meetings available somewhere? Can we read the transcript?*

Mr. Ward: Yes.

Mr. Peysakhovich asked about receiving a copy of the financials. (Indecipherable).

Mr. Ward: We will do a USB drive and send them over to you.

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 7:28 p.m.

On MOTION made by Dominick Madeo, seconded by Thomas Pacchioli, and with all in favor, the Meeting was adjourned.

Belmont Lakes Community Development District

______________________________ _________________________________

James P. Ward, Secretary Dominick Madeo, Chairperson

From: James Ward
To: Cori Dissinger
Subject: FW: Correction to December Meeting Minutes-January 15,2026 open session
Date: Monday, January 26, 2026 8:34:21 AM
Attachments: image003.png

Cori – you can add this to the record.

Jim

James P. Ward
Chief Operating Officer
Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900
JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale. Florida 33308

Committed to Excellence

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Board Members: Do not use the "reply all" feature to e-mails where other Board Members that serve are in the e-mail transmission.

From: Leonor Pupo <leonorplove@gmail.com>
Sent: Sunday, January 25, 2026 5:13 PM
To: James Ward <jimward@jpwardassociates.com>
Subject: Correction to December Meeting Minutes-January 15,2026 open session

Dear Mr Ward,

I am writing to formally document that during the January 15th, 2026 CDD meeting, in open session, I contested the approval of the December meeting minutes.

Specifically, I raised questions and concerns that were not reflected in the approved minutes, including my inquiries regarding whether prior CDD meetings and related actions were conducted within lawful state election period and requirements.

My questions and comments were made on the public record and were intended to address compliance with applicable state election standards as they relate to CDD governance. The omission of these questions from the December meeting minutes does not accurately reflect the substance of the discussion of my objections raised during the January 15 meeting.

As of today, upon review of the posted records, the December meeting minutes have not been corrected or amended to reflect these objections.

I respectfully request that this email be entered into the CDD's official records, and considered for inclusion or reference when addressing or correcting the December meeting minutes, as appropriate.

Thank you for your attention to this matter. Please confirm receipt of this correspondence.

Sincerely,
Leonor Pupo
Resident, Belmont Lakes (Blackhawk Reserve) Community

Belmont Lake Estates

Community Development District

Proposed Budget
Fiscal Year 2027

Prepared By:
JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900
Email: JimWard@JPWardAssociates.com

Belmont Lakes Community Development District

General Fund Budget - Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 1/28/2026	Anticipated Fiscal Year 9/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Carryforward	$ -	$ -	$ -	$ -	
Assessment Revenue					
Assessments - On-Roll	$ 332,640	$ 276,610	$ 332,640	$ 312,169	Assessments from Property Owners
Miscellaneous Revenue					
Envera Sticker's/Interest Income	$ -	$ -	$ -	$ -	
Total Revenue & Other Sources	**$ 332,640**	**$ 276,610**	**$ 332,640**	**$ 312,169**	
Appropriations					
Legislative					
Board of Supervisor's Fees	$ -	$ -	$ -	$ -	Statutory Required Fees (Waived)
Executive					
Professional - Management	$ 12,500	$ 4,167	$ 12,500	$ 12,500	District Manager
Legal Services					
General Counsel	$ 3,500	$ -	$ 3,500	$ 3,500	District Attorney
Financial and Administrative					
Audit Services	$ 4,100	$ 4,100	$ 4,100	$ 4,200	Statutory required audit - Yearly
Other Contractual Services					
Legal Advertising	$ 1,275	$ 86	$ 3,000	$ 1,275	Statutory Required Legal Advertising
Property Appraiser Fees	$ 500	$ -	$ 425	$ 425	Fees to place assessments on tax bills
Bank Service Fees	$ -	$ -	$ 100	$ 140	Bank Monthly Service Fees
Communications and Freight Services					
Postage, Freight & Messenger	$ 50	$ 605	$ 655	$ 100	Agenda Mailings and other Misc Mailings
Rentals and Leases					
Meeting Room Rental	$ 156	$ 150	$ 200	$ 156	$26.00/Meeting Charge (Estimated 6/year)
Computer Services (Web Site)	$ -	$ -	$ -	$ -	Statutory Maintenance of District Web Site
Insurance	$ 14,013	$ 14,013	$ 14,013	$ 14,363	General Liability and D&O Liability Insurance
Subscriptions and Memberships	$ 175	$ 175	$ 175	$ 175	Department of Economic Opportunity Fee
Printing and Binding	$ -	$ 1,111	$ 1,111	$ -	Agenda books and copies (PDF only to Board)

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

Description	Fiscal Year 2026 Budget	Actual at 1/28/2026	Anticipated Fiscal Year 9/30/2026	Fiscal Year 2027 Budget	Notes
Other General Government Services					
Engineering Services	$ 5,450	$ -	$ 5,450	$ -	Nutting Eng. Geotechnical (FY 26)
Contingencies	$ -	$ -	$ -	$ -	Not Applicable for FY 2027
Capital Outlay	$ -	$ -	$ -	$ -	Not Applicable for FY 2027
Sub-Total	**$ 41,719**	**$ 24,406**	**$ 45,229**	**$ 36,834**	
Public Safety (Guardhouse & Gates)					
Utility Services					
Electric					
FPL - 91383-84111 - Guard House	$ 1,000	$ 260	$ 1,041	$ 1,093	
FPL - 06848-16184 - Street Lights	$ 5,600	$ 1,966	$ 7,864	$ 8,257	
FPL - 34889-12076 - Gate	$ 600	$ 114	$ 455	$ 478	
Telephone/Internet	$ 1,606	$ 402	$ 1,635	$ 1,676	Internet Services for Gates
Entrance Gates					
Monitoring	$ 21,422	$ 6,974	$ 21,422	$ 21,422	Envera Monitoring Contract
Repairs - Gates/Poles	$ 9,000	$ 8,833	$ 9,553	$ 2,000	Periodic Repairs
Gate - Capital Outlay	$ -		$ -	$ -	
Guardhouse					
Cleaning	$ 1,000	$ -	$ 500	$ 1,000	Periodic Maintenance
Repairs	$ 2,000	$ -	$ 500	$ 2,000	
Roadway/Sidewalks					
Curbs/Gutters - Pressure Cleaning	$ 8,325	$ 4,430	$ 8,315	$ 6,475	Periodic Service (Nov, Jan, April, July & Sept.)
Sidewalk Repairs	$ 6,000		$ 6,000	$ 2,000	
Miscellaneous	$ 500		$ 500	$ 500	
Capital Outlay					
Road from 114th though the Community	$ 27,020	$ 17,050	$ 27,020	$ -	Seal Coating
Directional Signage	$ -	$ -	$ -	$ -	Replacement of Existing Directional Signage
Sub-Total	**$ 84,073**	**$ 40,029**	**$ 84,806**	**$ 46,902**	

Belmont Lakes Community Development District

General Fund Budget - Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 1/28/2026	Anticipated Fiscal Year 9/30/2026	Fiscal Year 2027 Budget	Notes
Lake, Lake Bank and Littoral Shelf Maintenance					
Repairs and Maintenance					
Aquatic Weed Control - Community	$ 4,200	$ 1,300	$ 3,900	$ 4,200	Monthly Maintenance ($325.00/Mo)
Aquatic Weed Control - 14th St	$ 2,700	$ 900	$ 2,700	$ 2,700	Monthly Maintenance ($225.00/Mo)
Lake Bank Maintenance	$ -	$ -	$ -	$ -	N/A
Structures, Catch Basins & Outfalls	$ 22,782	$ 20,982	$ 21,241	$ 5,000	Yearly Inspection and Minor Cleaning (Recert. Due 2031)
Gate Replacement - 14th St.	$ -	$ -	$ -	$ -	Replace Broken Gates
Miscellaneous	$ -	$ -	$ -	$ 1,000	
Sub-Total	**$ 29,682**	**$ 23,182**	**$ 27,841**	**$ 12,900**	
Tennis Courts/Pickel Ball Courts					
Repairs & Maintenance					
Pressure Washing/French Drain	$ 4,000	$ -	$ 4,000	$ 4,000	Periodic Maintenance
Misc. Repairs & Maintenance	$ -	$ -	$ -	$ -	
Capital Outlay					
Resurfacing Tennis to Pickel Ball Cts	$ -	$ -	$ -	$ -	Resurfacing - One Tennis Court to two (2) Pickleball
Sub-Total	**$ 4,000**	**$ -**	**$ 4,000**	**$ 4,000**	
Landscaping & Hardscape Maintenance					
Utility Services					
Electric	$ 1,539	$ 351	$ 1,405	$ 1,475	
Repairs and Maintenance					
Landscaping					
Landscape Maintenance	$ 92,500	$ 30,152	$ 97,652	$ 92,500	Periodic Maintenance (incl Mulch 1/yr)
Annuals	$ 5,100	$ -	$ 3,500	$ 5,100	Two (2) Times per year rotation (Qty 750 @ $3.40/plant)
Irrigation System	$ 5,000	$ -	$ 3,000	$ 5,000	Periodic Repairs/Maintenance
Annual Holiday Lights	$ 7,288	$ 7,288	$ 7,288	$ 6,200	Annual Holiday Lights
General Operating Repairs	$ -	$ -	$ -	$ 6,000	General Repairs

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

Description	Fiscal Year 2026 Budget	Actual at 1/28/2026	Anticipated Fiscal Year 9/30/2026	Fiscal Year 2027 Budget	Notes
Capital Outlay					
Landscaping Renovations	$ 7,500	$ -	$ -	$ 15,000	Shot Gun Rd
Fencing Renovations	$ -	$ -	$ -	$ -	Line item moved to Landscaping Renovations
Sub-Total	**$ 118,927**	**$ 37,791**	**$ 112,845**	**$ 131,275**	
Reserves					
Cash Required to Cover Three (3) months	$ 37,583	$ 12,528	$ 37,583	$ 57,231	Cash required at 2.2 months
Other Fees and Charges					
Discounts and Tax Collector Fees	$ 16,657		$ 16,657	$ 23,027	*Discount is 4% for November payment, plus TC charge of 1.5% for fees to include assessments on Tax Bills
Total Appropriations	**$ 332,641**	**$ 137,936**	**$ 328,960**	**$ 312,169**	
Fund Balances:					
Change from Current Year Operations	$ (0)	$ 138,674	$ 3,680	$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	$ 17,683		$ 17,683	$ 58,946	
Current Year Reserve Allocation	$ 37,583		$ 37,583	$ 57,231	Budgeted Funds for Long Term Capital Planning - N/A
Total Fund Balance	**$ 55,265**		**$ 58,946**	**$ 116,177**	Total Cash Position

	FY 2026	**FY 2027**
Assessment Rate (Current and Proposed)	**$ 7,920.00**	**$ 7,432.59**
Units Subject to Assessment	**42**	**42**
Cap Rate (Adopted)	**$ 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)	$ 7,000.00	$ 166.67	$ 83.33	$ 55.56
Pickle Ball Courts - Replace Fence (Black Fencing, Paint Existing Posts)	$ 25,000.00	$ 595.24	$ 297.62	$ 198.41
Pickle Ball Courts - (Add French Drain outside of Courts for Drainage)	$ 12,000.00	$ 285.71	$ 142.86	$ 95.24
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
	$ 446,000.00	**$ 10,619.05**	**$ 5,309.52**	**$ 3,539.68**

Belmont Lakes

Community Development District

Financial Statements
January 31, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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Belmont Lakes Community Development District

Monthly Financial Statements

Belmont Lakes Community Develoment District
Balance Sheet
for the Period Ending January 31, 2026

	Governmental Funds	Account Groups	
	General Fund	General Fixed Assets	Totals (Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	$ 168,885	$ -	$ 168,885
Accounts Receivable	-	-	-
Due from Other Funds			
Investment in General Fixed Assets (net of depreciation)	-	279,448	279,448
Total Assets	**$ 168,885**	**$ 279,448**	**$ 448,333**
Liabilities			
Accounts Payable	$ -	$ -	$ -
Due to Other Funds			
Total Liabilities	**$ -**	**$ -**	**$ -**
Fund Equity and Other Credits			
Investment in General Fixed Assets	-	279,448	279,448
Fund Balance			
Reserved			
Beginning: October 1, 2025 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
Unreserved			
Beginning: October 1, 2025 (Unaudited)	17,683	-	17,683
Extraordinary Capital/Operations Reserve	8,422		8,422
Results from Current Operations	142,779	-	142,779
Total Fund Equity and Other Credits	**$ 168,885**	**$ 279,448**	**$ 448,333**
Total Liabilities, Fund Equity and Other Credits	**$ 168,885**	**$ 279,448**	**$ 448,333**

Belmont Lakes Community Develoment District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

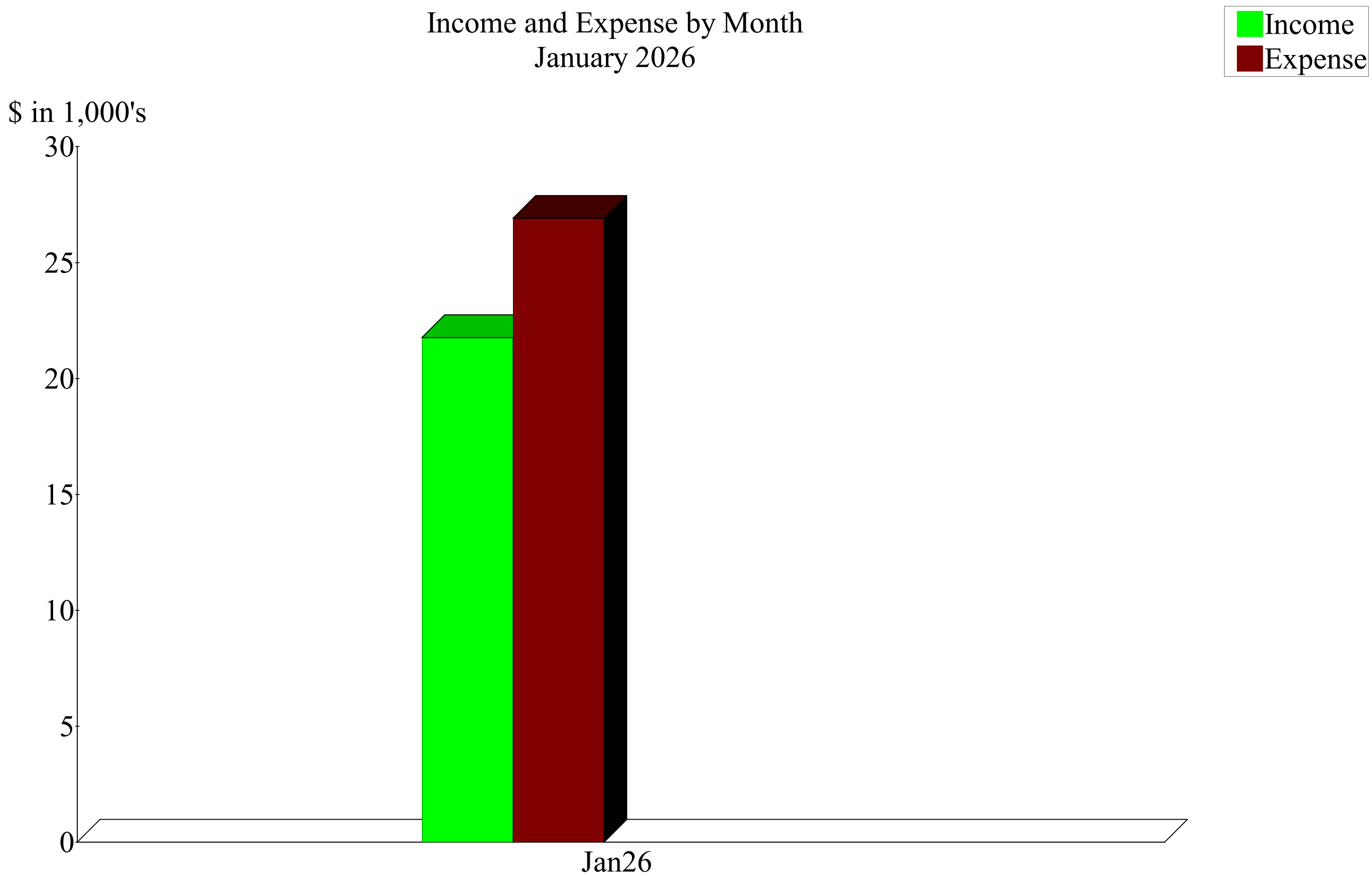
Description	January	Total	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	21,768	276,610	332,640	83%
Other Income	-	-	-	0%
Other Fees and Charges				
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	(16,657)	5%
Total Revenue and Other Sources:	**$ 21,768**	**$ 276,610**	**$ 315,984**	**88%**
Expenditures and Other Uses				
Executive				
Professional Management	1,042	4,167	12,500	33%
Financial and Administrative				
Audit Services	-	4,100	4,100	100%
Other Contractual Services				
Legal Advertising	-	86	1,275	7%
Property Appraiser & Tax Collector Fees	-	-	500	0%
Communications & Freight Services				
Postage, Freight & Messenger	570	605	50	1210%
Rentals and Leases				
Meeting Room Rental	25	150	156	96%
Insurance	-	14,013	14,013	100%
Subscription and Memberships	-	175	175	100%
Printing and Binding	1,111	1,111	-	N/A
Legal Services				
Legal - General Counsel	-	-	3,500	0%
Other General Government Services				
Engineering Services - General Fund	-	-	5,450	0%
Public Safety (Guardhouse & Gates)				
Utility Services				
Electric				
Electric - Guardhouse	88	260	1,000	26%
Electric - Street Lights	997	1,966	5,600	35%
Electric - Gate	43	114	600	19%
Telephone/Internet	137	402	1,606	25%
Entrance Gates				
Monitoring	1,744	6,974	21,422	33%
Repairs - Gates/Poles	90	8,833	9,000	98%

Belmont Lakes Community Develoment District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Total	Total Annual Budget	% of Budget
Guardhouse				
Cleaning	-	-	1,000	0%
Repairs	-	-	2,000	0%
Roadway				
Curbs/Gutters-Pressure Cleaning	3,145	4,430	8,325	53%
Miscellaneous	-	-	500	0%
Capital Outlay				
Road from 114th through the Community	17,050	17,050	27,020	63%
Sidewalk Repairs/Restoration	-	-	6,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Repairs and Maintenance				
Aquatic Weed Control - Community (Lake)	325	1,300	4,200	31%
Aquatic Weed Control - 14th Street (Canal)	225	900	2,700	33%
Structures, Catch Basin & Outfall	-	20,982	22,782	92%
Tennis Courts/Pickelball Courts				
Repairs and Maintenance				
Pressure Washing	-	-	4,000	0%
Landscaping and Hardscape Maintenance				
Utility Services				
Electric				
Electric - Pumps	105	351	1,539	23%
Repairs and Maintenance				
Landscaping				
Landscape Maintenance	-	30,152	92,500	33%
Annuals	-	-	5,100	0%
Irrigation System	-	-	5,000	0%
Annual Holiday Lights	-	7,288	7,288	100%
Capital Outlay				
Landscaping Renovations	-	-	7,500	0%
Reserve Allocations				
Operational Reserves (Future Years)	212	8,422	37,583	22%
Total Expenditures and Other Uses:	**$ 26,907**	**$ 133,831**	**$ 315,983**	**42%**
Net Increase/ (Decrease) in Fund Balance	(5,139)	142,779	(0)	
Fund Balance - Beginning	173,812	17,683	17,683	
Current Year Reserve Allocation	212	8,422	37,583	
Fund Balance - Ending	**$ 168,885**	**$ 168,885**	**$ 55,265**	

Belmont Lakes Community Development District

Income and Expense by Month
January 2026



Expense Summary
January 2026

5290000 · Public Safety(Guardhse & Gate	86.57%
5134700 · Printing & Binding	4.13
5120000 · Executive	3.87
5134100 · Communications and Freight Svc	2.12
5380000 · Lake, Lake Bk & Littoral Shelf	2.04
9099000 · Reserve Allocations	0.79
5790000 · Landscaping & Hardscape Svces	0.39
5134400 · Rentals and Leases	0.09
Total	$26,907.41