

Belmont Lakes

Community Development District

Meeting Agenda

April 16, 2026

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

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=ma75833c28cc4e04c78a64098f7c46f48>
✓ Phone: (408) 418-9388 Code: 2341 503 6076; Event Password: Jpward

APRIL, 2026

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AGENDA

1. Call to Order & Roll Call
2. Minutes:
 - I. February 26, 2026 - Regular Meeting. **Pages 6 - 15**
3. Discussion on the 2019 Tax Assessment Summary. **Pages 16 - 30**
4. Consideration of **Resolution 2026-3**, a Resolution of the Belmont Lakes Community Development District amending the Fiscal Year 2026 Budget which began on October 1, 2025, And Ends On September 30, 2026; providing a severability clause; providing for conflict and providing an effective date. **Pages 31 - 37**
5. Consideration of **Resolution 2026-4**, a Resolution of the Belmont Lakes Community Development District approving a proposed budget for Fiscal Year 2027 and setting a Public Hearing for **Thursday, June 18, 2026, at 6:30 p.m.** at the **Shenandoah Park Community Room, 14452 Shenandoah Parkway, Davie, Florida 33325**. **Pages 38 - 45**
6. Staff Reports.
 - I. District Attorney
 - II. District Manager
 - a) **Important Meeting Dates for Fiscal Year 2026:**
 - Next Meeting: Thursday, May 21, 2026.
 - Thursday, June 18, 2026 - Public Hearing on proposed FY 2027 Budget.
 - b) Financial Statements for the period ending February 28, 2026 (unaudited).
 - c) Financial Statements for the period ending March 31, 2026 (unaudited).**Pages 46-57**
7. Supervisors Requests.
8. Public Comments.

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

AGENDA

Meeting Schedule-FY 2026

Thursday, October 16, 2025	Thursday, November 20, 2025
Monday, December 15, 2025	Thursday, January 15, 2026
Thursday, February 26, 2026	Thursday, March 19, 2026
<u>Thursday, April 16, 2026</u>	Thursday, May 21, 2026
Thursday, June 18, 2026	Thursday, July 16, 2026
Thursday, August 20, 2026	Thursday, September 17, 2026

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 - February 26, 2026 - Regular Meeting.

Item 3: Discussion on the 2019 Tax Assessment Summary

Item 4: **Resolution 2026-3**, a Resolution of the Belmont Lakes Community Development District amending the Fiscal Year 2026 Budget which began on October 1, 2025, And Ends On September 30, 2026; providing a severability clause; providing for conflict and providing an effective date.

Item 5: Is the continuation of the District’s Budget review for the Fiscal Year 2027 Budget. The Budget timeline is as follows:

Date of Action	Action Required	Description
April 16, 2026	Continued Discussion/Amendments of Proposed Budget	Approve Proposed Budget Required
May 21, 2026	Continued Discussion/Amendments of Proposed Budget	No Action required
June 18, 2026	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
Week of August 21, 2026	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.

AGENDA

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.

At the April 16, 2026, meeting the Board will consider Resolution 2026-4 to approve the proposed Budget for Fiscal Year 2027, which does not bind the Board. Once approved - the District may NOT increase the Budget, but the District can decrease the Budget, thereby decreasing the assessment rate during the review period of the Budget with must be completed by the April 16, 2026, Board Meeting.

The Public hearing date is proposed for **Thursday, June 18, 2026**, at **6:30 p.m.** at the **Shenandoah Park Community Room, 14452 Shenandoah Parkway, Davie, Florida 33325**.

Item 6: 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.

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**MINUTES OF MEETING
BELMONT LAKES
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Belmont Lakes Community
11 Development District was held on Thursday, February 26, 2026 at the Shenandoah Park
12 Community Room, 14452 Shenandoah Parkway, Davie, Florida 33325. It began at 6:30 p.m.
13 and was presided over by Mr. Dominick Madeo, Chairperson, and James P. Ward as Secretary.
14

15
16
17
18

Present:

19	Dominic Madeo	Chairperson
20	Carlos Benhamu	Vice Chairperson
21	Thomas Pacchioli	Assistant Secretary
22	Fabiola Bigio Elibrahim	Assistant Secretary

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24
25
26

Absent:

27	Joseph Capuozzo	Assistant Secretary
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Also present were:

32	James P. Ward	District Manager
33	Jere Earlywine	District Counsel

34
35
36
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Audience:

40 Frank Pupo
41 Leonor Pupo
42 Michael Caradulis
43 Patricia Cobos
44 Darlene Moretti
45 Jenn Peysakhovich
46 Alex Peysakhovich
47 Kim Pacchioli
Amanda Pathon
Richard Buckley

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.

40
41

FIRST ORDER OF BUSINESS

Call to Order

42 Mr. Ward called the meeting to order at approximately 6:30 p.m. He conducted roll call; all
43 Members of the Board were present, with the exception of Supervisor Capuozzo, constituting
44 a quorum.
45
46
47

48 SECOND ORDER OF BUSINESS Consideration of Minutes

49

50 January 15, 2026 - Regular Meeting Minutes

51

52 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; there were
53 none. He called for a motion.

54

55 **On MOTION made by Dominick Madeo, seconded by Carlos**
56 **Benhamu, and with all in favor, the Regular Meeting Minutes**
57 **of January 15, 2026 were approved.**

58

59

60 THIRD ORDER OF BUSINESS Discussion of Proposed Budget

61

62 Discussion on the Proposed Fiscal Year 2027 Budget

63

64 Mr. Ward indicated the fiscal year 2027 budget would begin October 1, 2026 and end
65 September 30, 2027. He stated the budget would be discussed today, approved at the next
66 meeting and adopted at the public hearing on May 21, 2026. He stated if the budget went
67 above the cap rate, mailed notice to all residents would be required. He reported pages 1 and
68 2 were the budget for operations and did not include any capital elements; page 3 was the
69 capital plan. He stated he put together capital project cost estimates for the Board to review.
70 He stated he would review the operating budget and then the capital elements. He indicated
71 the assessment rate for the FY 2026 budget was (indecipherable). There was no audio from
72 04:13 until 10:20. He asked if there were any questions.

73

74 Mr. Richard Buckley asked about the reserve account.

75

76 *Mr. Ward: The \$332,641 was the total estimated appropriations. The total budget line. That's*
77 *not the reserves. If you look further down you will see a total fund balance of \$55,265 dollars.*
78 *After we made all the budget adjustments in 2026, that was the estimated reserves we would*
79 *have in 2026. If you look at the anticipated fiscal year, at the bottom, I anticipate that number to*
80 *be \$58,946 dollars.*

81

82 *Mr. Buckley: So, you're telling me, as of today, in 2026, we have \$55,265 dollars in reserves?*

83

84 *Mr. Ward: That's what we budgeted. By the end of the fiscal year, which is coming up in*
85 *September, that will be at \$58,000 dollars. It's \$55,000 dollars now and will change to roughly*
86 *\$58,946 by September 30, 2026, because I anticipate that some of the expenditures will be*
87 *slightly under our budgeted expenditures for the year.*

88

89 *Mr. Buckley: So, what's the \$332,641 dollars?*

90

91 *Mr. Ward: That's the total appropriations for fiscal year 2026. So, all your expenditure line items*
92 *for 2026. That's what they total to.*

93

94 *Mr. Buckley: So, the total expenditures is \$332,000 dollars. Where is the \$55,000 dollars? Which*
95 *bank?*

96

97 *Mr. Ward: It's in Truist. Any other questions?*

98

99 Mr. Frank Pupo asked Where do you take into account (indecipherable). Audio went silent from
100 13:30 until 19:40.

101

102 Ms. Bigio asked about the guardhouse roof estimate. She noted it was higher than it should
103 be.

104

105 Mr. Ward noted that was a good thing.

106

107 Ms. Pupo asked if Mr. Ward obtained estimates for the capital project numbers. She said she
108 felt these numbers were inflated.

109

110 Mr. Ward explained his numbers were not confirmed estimates. *I just generally reached out to*
111 *vendors I know that do this kind of work who gave me some generalized numbers. I did not get*
112 *specific numbers for any of these items.*

113

114 A female resident: *The windows on the guardhouse, impact windows. I don't see why we need*
115 *to spend that kind of money on our guardhouse. Nobody is in there.*

116

117 *Mr. Ward: Okay.*

118

119 A female resident: *The front monument sign. You have \$16,000 dollars, but somebody came*
120 *up with \$80,000 dollars to redo the sign. Which is it?*

121

122 *Mr. Alex Peysakhovich: May I clarify? The signs were not \$80,000 dollars. Does anyone know*
123 *what was included in the \$80,000 dollars?*

124

125 Discussion ensued regarding what was included in the \$80,000 dollars: the entrance signs,
126 stucco, paint, windows, black hawk sign, marble behind the black hawk sign, powder coating
127 the gates, etc.

128

129 Mr. Peysakhovich stated none of the estimates in the budget were substantiated; his quote was
130 an actual quote handed over to Mr. Madeo and Mr. Ward for over ten line items for \$80,000
131 dollars two and a half years ago. *I offered to do the entrance sign as a favor to the community*
132 *for \$6,000 dollars at the last meeting. What I also offered was to do the street signs free of*
133 *charge for the community after a phone call which should have happened with your Chairman*
134 *about a week ago.*

135

136 *Mr. Tom Pacchioli: Why does he need to call you to do the signs?*

137

138 *Ms. Cobos: We all love this community. I love where I live. And I think that what it comes down*
139 *to was, there was a call where the HOA, there were two attorneys and two people who were*
140 *supposed to be on the call, and I guess you were supposed to be on the call.*

141

142 *Mr. Madeo: I was not supposed to be on any call.*

143

144 Discussion ensued regarding the call. Much of the discussion was (indecipherable).

145

146 *Ms. Cobos: I was excited about this call because I thought finally you two would be able to talk*
147 *things out and see how we can put our funds together to make everything better. I was told you*
148 *weren't there.*

149

150 *Mr. Madeo: I was never invited to a phone call by anybody.*

151

152 *Ms. Pupo: This question is for the attorney. Was Dominic Madeo not invited to a call?*

153

154 *Mr. Jere Earlywine: We had a call last week and my understanding was the Chair was invited.*
155 *Jim and I were on the call. We had some folks from the HOA side including Jeffrey. It was*
156 *honestly really good to hear from everyone. Alex showed up for the call and gave his*
157 *perspective on things. I did not do a great job of listening in the beginning and then as they*
158 *were talking it started to make sense in terms of being upset. I thought the communication was*
159 *really good and I would encourage all of you to continue to try to communicate, to get together.*
160 *This is a small community and the more dialog the better. I know I learned some things and if*
161 *you want to have another call it would be great.*

162

163 Discussion continued regarding who was aware of the phone call; who was not aware of the
164 phone call; who was invited to join; who set up the phone call; the phone call being a good
165 conversation; and who was actually on the call. The audio went silent from 28:50 until 37:30.

166

167 Ms. Pathon claimed the community was not informed about CDD meetings and this was
168 because the CDD did not want the public to attend.

169

170 Discussion ensued regarding this remark.

171

172 *Mr. Ward: May I interrupt? Let's stop and go back to the budget. I think that's important. I will*
173 *say to the community in terms of how you get notified, we have a District website. You can go*
174 *to it. We post the agenda 7 days in advance. We missed the deadline this past week because*
175 *someone tried to hack our website, so we had to move the meeting to this week. The agendas*
176 *are posted 7 days in advance. We put a cancellation notice out there also. I don't have email*
177 *addresses from all of you because as a governmental entity we don't collect them. No*
178 *government does because the email addresses would become a public record, but to the extent*
179 *that anybody wants to get an individualized copy of the agenda you are welcome to give me*
180 *your email address and we will send it to you. It's not a big deal. I will tell you, your email*
181 *addresses will then become public record, so if you do not want your email address on the*
182 *public record then don't give it to me. But I'm happy to send you agendas as we move forward.*

183

184 *Ms. Peysakhovich: Alex supported you for years before he insulted you, so to speak, how come*
185 *you never agreed to talk to you then. When he came to you three years ago and tried to talk to*
186 *you about the front, and whatever happened - happened.*

187

188 *Mr. Madeo: We did talk and I brought it to the Board and they voted it down, so what would you*
189 *like me to do?*

190

191 Ms. Peysakhovich: He tried to speak with you before he so-called insulted you and you did not
192 agree to that. Why?

193
194 Mr. Madeo: We talked twice. I brought it to the Board twice. They knocked it down twice. They
195 said they weren't going to entertain it. Now, there are five board members. I'm not the only one.
196 And at the time there was not enough money in the budget to do it. So, what does he say? He
197 says, let's hit everybody with an assessment and then we can redo these walls. I did not think
198 the walls were a priority number one. To me there were other things that needed to be done.
199 And I've always advocated keeping the budget low for the community. Not what's going on
200 here. Dig up the streets? We had the streets tested. The streets are perfectly fine, but no, we are
201 going to dig up perfectly fine streets. Why? I don't know.

202
203 Mr. Madeo and Mr. Peysakhovich discussed what was said or not said about sealing the streets
204 versus milling.

205
206 Mr. Peysakhovich: When you and I had the conversation, and the way you presented it is the
207 same way that Fabiola just said, the walls and the sign are \$80,000, which is the same comment
208 Jim made. That's how you presented it to the Board and there are minutes that show it.
209 Therefore, when you had your \$80,000 dollar comment, and that's how you presented it, when
210 I came to the next meeting, what I said was, if you guys don't have it in the budget, would you
211 support the fact that we do these items if I went to the community and asked everybody to chip
212 in \$1,800 dollars each to get those items done, would you all support it, and I could not get a
213 straight answer, which is why I put it in the WhatsApp and I clarified what was going to get done.
214 And then I texted you again and we were supposed to have a conversation and never did, and
215 the comment I got from you was, it's not happening. Not, let's talk about it for next year, not let's
216 talk about the following year, but yet we spent \$100,000 dollars on landscaping which we don't
217 have any before and after photos for, we spent \$30,000 dollars on pickleball which we now have
218 to redo based on your new quotes that aren't real quotes, and when I specifically stated that we
219 weren't spending \$330,000 dollars, I was told I was wrong, but now we have \$60,000 dollars in
220 reserves, and we have money that we've spent over the approved budget from 2026 because
221 the catch basins weren't approved for \$26,000 dollars. Your sealcoating, you already spent
222 \$17,000 dollars out of \$25,000 dollars that you approved, but you haven't sealcoated anything
223 yet. So, yes, it should be upsetting to everybody here. The money is going to the wrong things
224 at the wrong time.

225
226 Mr. Pacchioli: You came to the meeting, and we said to you, okay, go to the community, and I
227 said to you myself that I would back you if you get over 50% of the community on board. You
228 came to the next meeting and I said, "where are your signatures?" And you said, "it's not my job,
229 it's the Boards job." You said you were going to the residents and get signatures.

230
231 Ms. Fabiola Bigio Elibrahim stated she remembered Mr. Peysakhovich's presentation and the
232 Board did not have funds in the budget to support Mr. Peysakhovich's suggestions. She said
233 the Board asked Mr. Peysakhovich to obtain support from the community regarding his
234 suggestions and then his suggestions would be considered for next year's budget, but Mr.
235 Peysakhovich never brought in anything to show he spoke with the neighbors and obtained
236 community support.

237

238 Discussion continued regarding Mr. Peysakhovich's suggestions, his estimate and community
239 support for inclusion in the budget; the landscaping budget; and the Board attempting to work
240 with Mr. Peysakhovich. Much of this discussion was (indecipherable).

241
242 Mr. Peysakhovich noted most of the capital projects were things which would improve the
243 community and should be planned for, whether sooner or later, but pushing the projects out
244 further and further only increased the costs. He said he understood everyone wanted to save
245 money, but these projects would have to be paid for in the end. He stated the residents who
246 left benefited in the short term while the residents who stayed would be stuck with the bill. He
247 asked the Board to figure out what needed to be done, plan for it, and get it done; projects
248 should not need to be rushed.

249
250 Mr. Benhamu: *Now that we have the geotechnical report on the roads. We've got \$180,000*
251 *dollars' worth of resurfacing for the roads. Do you think this is a priority now that we have a*
252 *geotechnical report showing the roads are perfect?*

253
254 Mr. _____ suggested saving \$20,000 dollars a year for the next 10 years so when the roads did
255 need to be resurfaced the community would be prepared.

256
257 Discussion ensued regarding putting money aside for future projects; what projects should be
258 done when; how to prioritize projects; and putting the pickleball courts at the top of the list.

259
260 Mr. Madeo indicated he would be meeting with the pickleball court vendor tomorrow to
261 discuss fixing the pickleball courts.

262
263 Ms. _____ asked if the pavers, roundabout and sidewalks would cost \$108,000 dollars.

264
265 Discussion ensued regarding the estimate of \$108,000 dollars to fix the sidewalks being high.

266
267 *Mr. Ward: As I said, I reached out to a couple of vendors who gave me some pricing, so the*
268 *numbers are high to begin with on purpose.*

269
270 Mr. Madeo discussed how he handled the landscaping estimates understanding the estimates
271 were inflated.

272
273 *Ms. Pathon: When we spent \$100,000 dollars with ClubCare on landscaping we didn't ask the*
274 *City for permits, we did not ask the City for approval, and we did not take before and after*
275 *photos, so I'm asking, when we hand over \$440,000 dollars to you, or whatever that might be,*
276 *that you please get us the proper scope of work. I have combed through countless years of*
277 *invoices and payments. I have gone from 2016 until now on every single invoice that we have*
278 *copies of and there are a lot of invoices that say, "spoke to Dominic (management), \$53,000*
279 *dollars, check cut." No scope of work. We cut a check for \$53,000 dollars but we can't tell what*
280 *it was for. All I ask is when you do these jobs and contract people, know what the scope of work*
281 *is because when we did the tennis courts, we are turning around and saying we have to do*
282 *exactly what we already did all over again. Every time we do a project, we end up having to do*
283 *it again. And get before and after photos so we can prove what was done.*

284

285 *Mr. Madeo: When we did the landscaping, and the entranceway, I said to Jim, "Are we going to*
286 *talk to the City?" and he said he didn't have to do that because he knew what the landscaping*
287 *needed to be. He's done it before.*

288
289 *Ms. Pathon: Do you see what a disadvantage that is to us as a community? Because now we've*
290 *handed over \$100,000 dollars for plants that if the City comes to us, we have no documentation*
291 *to prove what you did.*

292
293 *Mr. Ward: That's actually not true.*

294
295 *A brief discussion ensued regarding landscaping.*

296
297 *Ms. Pathon: Moving on. If we are assessing and these assessments are not going to be built into*
298 *our tax bill, how are we collecting this?*

299
300 *Mr. Ward: There are a couple of ways to do it. It can be built into your tax bill, which is the*
301 *preferred method of doing something, which is my preferred method of doing things. If you bill*
302 *it separately, we have to do it as a separate capital assessment, do mailed notice, and then send*
303 *invoices out and hopefully we get the collections, but if people don't pay then it has to go to an*
304 *attorney for purposes of collection.*

305
306 *Ms. Pathon: So, what Frank was bringing up earlier, when we did our last assessment, and*
307 *people did not pay, they moved out of the community without paying. When you're in an HOA*
308 *there's something called an estoppel letter and you will get a balance that's due. There's no*
309 *estoppel letter for a CDD. How do we make sure the assessments get paid?*

310
311 *Mr. Ward: If you do a separate capital assessment we do record a lien of record, so it's on record*
312 *and a title company would automatically pick that up. Then we release the lien once it's paid.*
313 *That's if you do it separately off the tax bill. If it's on the tax bill there is no estoppel letter needed.*
314 *The title companies prorate automatically from the tax bill. If an owner does not pay their tax*
315 *bills, there is a process in the state where the tax bill goes to the tax collector, they do what's*
316 *called a tax sales certificate process. They sell the certificate at an interest rate, once it's sold the*
317 *money is then remitted to the agency that was on the tax bill. I know this has happened usually*
318 *when I get money in June or July. That's when I know a tax certificate has been sold. Tax*
319 *certificates are going to sell. Let's say the taxes on a \$2 million dollar home is \$30,000 dollars,*
320 *somebody is buying that certificate. They always get bought. The lien to value ratio is so low.*
321 *What was brought up was something that happened in 2019 that I just saw today, and the way*
322 *your prior manager did that I saw the issue, but it didn't make sense to me because I thought*
323 *they were on the tax bills. I have to go back and look at the tax bills for the units. He didn't have*
324 *it recorded in his general ledger, so I don't know the answer to the question. It looked to me,*
325 *the way the recording was done, that it was on the tax bill, but that documentation was not clear.*

326
327 *Mr. Peysakhovich: (Indecipherable). All I'm asking is to do things right. If someone doesn't show*
328 *up then they should be voted off.*

329
330 *Mr. Madeo: We can't vote off board members. Board members have to resign. I ask Joe all the*
331 *time if he wants to be on the Board and if he doesn't, to resign. I don't get a response half the*

332 *time. Joe's had a lot of surgery done. So, he doesn't want to talk to me about anything. But when*
333 *I do get a hold of him, if I can convince him to resign, I will.*

334

335 *Mr. Peysakhovich: I just want things done right. How do we get the money and can we get the*
336 *money?*

337

338 *Mr. Ward: In the CDD world, it's not a big number. Your lien to value ratio is good. I could*
339 *probably do a tiny financing for this amount and finance it over 2 or 3 years just because your*
340 *values are so high and this is not a lot of cash.*

341

342 *Mr. Peysakhovich: Can we get the money from previous owners?*

343

344 *Mr. Ward: No. What happened in 2019 was a mistake and it's a done deal. There's no way to go*
345 *after them.*

346

347 *Ms. ____: I just want to say, everybody wants this stuff done right? So, let's get real quotes on*
348 *everything. And then see what our priorities are and then move forward.*

349

350 *Mr. Benhamu: We need to prioritize and try to do as much as we can at the same time.*

351

352 Discussion ensued regarding getting the capital projects quoted properly and prioritized.

353

354 Mr. Peysakhovich stated he felt the assessment should not have to go up; the capital projects
355 could be completed over the next few years with the current assessment rate. He indicated the
356 CDD was actually only spending about \$200,000 dollars a year.

357

358 Mr. Ward indicated that was incorrect.

359

360 Mr. Peysakhovich stated it should only be about \$200,000 dollars if it was done right because
361 there were \$60,000 dollars in reserves. *If you prioritize things that aren't big budget amounts,*
362 *and do it properly, like moving the palm trees in the front so they don't look lopsided for \$1,000*
363 *dollars, those things along with a whole bunch of other small projects that make sense to do*
364 *and would have instant impact and visualization, those should be done. A lot of the animosity*
365 *everyone has is because things like this come up, they get pushed to the side, and then you*
366 *have to act on those emotions.* He discussed the WhatsApp chat conversation with residents
367 who were upset. He stated there was no reason for animosity between neighbors; everyone
368 wanted the same things. He stated the animosity needed to be pushed aside, not rehashed,
369 so things could get done.

370

371 Discussion ensued regarding the budget and what line items could be eliminated: \$180,000
372 dollars for road resurfacing, the money for pickleball court (the vendor should fix it for free),
373 \$12,000 dollars for a French drain; the possibility of reducing the budget by 75 percent while
374 completing 90 percent of the capital projects; having a talk with the residents to determine
375 which projects should be prioritized; whether the residents wanted to improve the entrance
376 and signage; what was said in the past between Alex Peysakhovich and Dominick Madeo;
377 obtaining new quotes for the budget; how to promote peace and harmony in the CDD and the
378 community; and who called the City on who. Much of this discussion was (indecipherable) due
379 to residents speaking over one another.

380
381 Mr. Ward attempted to call the meeting to order on several occasions; the residents continued
382 to speak over one another.

383
384 Mr. Michael Caradulis stated the name calling needed to stop. He suggested moving forward,
385 prioritizing the projects, getting estimates, and planning for the projects. He asked who was
386 responsible for ensuring residents maintained their properties.

387
388 Mr. Ward responded the HOA.

389
390 Mr. Caradulis stated the CDD had to allow the HOA to do the HOA's job.

391
392 Mr. Benhamu explained the CDD was not preventing the HOA from doing its job. *The HOA*
393 *was reinstated because we had a lot of violations. I was on the HOA Board, and I resigned*
394 *because of the situation. There were a lot of violations with new owners, which was why we*
395 *wanted to reinstate it to make sure everything was done correctly.*

396
397 *Mr. Caradulis: Moving forward is the HOA going to be able to do these things?*

398
399 *Mr. Benhamu: Anything on your property. Mowing your grass, painting your house, cleaning*
400 *your roof. All of that is HOA. That has nothing to do with the CDD.*

401
402 *Mr. Caradulis: And these items can be prioritized. Maybe not all this year, but in two or three*
403 *years. The main items, like you said, the front, some residents don't feel the front is that bad. I'm*
404 *one who feels the front is pretty bad. It's kind of embarrassing when guests come in and the*
405 *windows are all rusty, mismatched lights, and the black hawk sign is very dated. Hopefully we*
406 *will move forward and plan for those and fix some of the things that need to be fixed. Can the*
407 *HOA meet with the CDD and talk about these things here?*

408
409 *Mr. Madeo: I'm going to meet with Alex. I'm going to sit with Alex.*

410
411 Discussion ensued regarding getting input from residents about which projects should be
412 prioritized; the CDD's responsibility being to the community; the CDD had to do what was right
413 for the community regardless of community input; the residents would never all agree on the
414 same thing; and whether the projects listed were a luxury or a necessity.

415

416

417 **FOURTH ORDER OF BUSINESS** **Staff Reports**

418

419 **I. District Attorney**

420

421 No report.

422

423

424 **II. District Manager**

425 **a) Important Meeting Dates for Fiscal Year 2026**

426 – **Next Meeting: Thursday, March 19, 2026**

427 – **Thursday, May 21, 2026 - Public Hearing on proposed FY 2027 Budget**

428 **b) Financial Statement for period ending January 31, 2026 (unaudited)**

429
430 No report.

431

432

433 **FIFTH ORDER OF BUSINESS**

Supervisor's Requests

434

435 There were no additional Supervisor's requests.

436

437

438 **SIXTH ORDER OF BUSINESS**

Public Comments

439

440 There were no additional public comments.

441

442

443 **SEVENTH ORDER OF BUSINESS**

Adjournment

444

445 Chairman Madeo adjourned the meeting at approximately 8:01 p.m.

446

447

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

448

449

450

Belmont Lakes Community Development District

451

452

453

454

455

James P. Ward, Secretary

Dominick Madeo, Chairperson

From: [James Ward](#)
To: [Susan Singer](#); amandapathon@gmail.com; [Cori Dissinger](#)
Subject: RE: Public Records Request – 2019 CDD Assessment Payments and Liens
Date: Friday, February 27, 2026 9:17:30 AM
Attachments: [BL - FY2019 Assessment Collections - 02 27 2026 \(JPW\).pdf](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Amanda

I looked at this assessment collection worksheet that my team sent you yesterday – that came from Wallace’s firm.

There are 42 lots on this worksheet that paid assessments in 2019 – I marked them on this worksheet in red.

Additionally – I checked the tax collector’s web site – and the 2019 assessments were ON ROLL – and the CDD did not bill anyone individually.

Finally, I check the audit from the year (it’s the last page of the PDF) - the audit also confirms that the budgeted assessments that were on roll and the amount collected covered all the lots.

I hope this helps, and if you have any questions, please let me know.

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

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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: Susan Singer <susansinger@jpwardassociates.com>
Sent: Thursday, February 26, 2026 7:40 AM
To: amandapathon@gmail.com

Cc: James Ward <jimward@jpwardassociates.com>; Susan Singer <susansinger@jpwardassociates.com>
Subject: FW: Public Records Request – 2019 CDD Assessment Payments and Liens



Susan L. Singer
Controller
Email: SusanSinger@JPWardAssociates.com
| Mobile: 810-459-4669
JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

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From: Susan Singer
Sent: Wednesday, February 25, 2026 9:37 AM
To: amandapathon@gmail.com
Cc: James Ward <jimward@jpwardassociates.com>
Subject: FW: Public Records Request – 2019 CDD Assessment Payments and Liens

Good morning, Amanda,

In response to your request:

“Pursuant to Chapter 119, Florida Statutes, I am requesting copies of public records identifying all properties that paid the 2019 CDD assessment, including the amount paid and date received, as well as records of all liens issued for nonpayment of the 2019 assessment.”

Attached please find the FYE 9/30/2019 assessment collection report for Belmont Lakes CDD. This report includes all assessments received and detail provided by the County for fiscal year 10/1/2018 – 9/30/2019. We are not supplied the date each payment is received by the County.

FY2019 – Assessment Revenue	Collected	Budget
Maintenance Assessments	\$208,906	\$166,170
Debt Service Assessments	<u>\$ 44,561</u>	<u>\$ 44,561</u>
Total FY2019 Assessments	\$253,467	\$210,731

The Broward County Tax Collector handles all non-payment issues through a foreclosure/lien process. Details of this process (including names & dates) are not provided to any CDD.

Thank you,
Susan Singer



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Excellence**

Susan L. Singer
Controller

Email: SusanSinger@JPWardAssociates.com
| Mobile: 810-459-4669

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

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From: James Ward <JimWard@JPWardAssociates.com>

Sent: Wednesday, February 25, 2026 7:54 AM

To: Susan Singer <susansinger@jpwardassociates.com>

Subject: FW: Public Records Request – 2019 CDD Assessment Payments and Liens

Susan

See below – can you please provide.

Thanks

Jim



**Committed to
Excellence**

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

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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: Amanda PATHON <amandapathon@gmail.com>

Sent: Wednesday, February 25, 2026 12:00 AM

To: James Ward <JimWard@JPWardAssociates.com>

Subject: Public Records Request – 2019 CDD Assessment Payments and Liens

To Whom It May Concern,

Pursuant to Chapter 119, Florida Statutes, I am requesting copies of public records identifying all properties that paid the 2019 CDD assessment, including the amount paid and date received, as well as records of all liens issued for nonpayment of the 2019 assessment.

If any records are withheld or redacted, please cite the specific statutory exemption relied upon. If available, please provide the records, **before 02/26/2026**, electronically and advise of any costs in advance.

Thank you for your prompt attention.

Sincerely,

Amanda Pathon

Homeowner at Belmont Lakes CDD

15291 SW 15th Pl Davie FL 33326

- & .

Belmont Lakes CDD
Transaction Detail By Account
 October 2018 through September 2019

Type	Date	Num	Name	Memo	Amount
3250000 - Special Assessments					
3252001 - Assessments - On-Roll					
General Journal	11/21/2018			BC Adval	36,125.56
General Journal	12/07/2018			BC Adval	125,234.48
General Journal	02/15/2019			BC Adval	1,267.17
General Journal	03/15/2019			BC Tax Adval	9,934.48
General Journal	04/15/2019			March 2019 Ad Val	20,069.65
General Journal	05/15/2019			BC Ad Val	1,267.17
General Journal	05/31/2019	8.201...		adjust for assesement types	-44,561.46
General Journal	07/15/2019	SV71...		Broward Ad Val	10,129.14
Invoice	08/09/2019	5	Espailat, Manuel A H/E	Additional Assessment	1,158.07
Invoice	08/09/2019	6	Pathon, Amanda	Additional Assessment	1,158.07
Invoice	08/09/2019	7	Adisson, Carmen	Additional Assessment	1,158.07
Invoice	08/09/2019	8	Arcila, Carlos I	Additional Assessment	1,158.07
Invoice	08/09/2019	9	Ator, Mark W & Debra L	Additional Assessment	1,158.00
Invoice	08/09/2019	10	Benhamu, Carlos & Carolina	Additional Assessment	1,158.07
Invoice	08/09/2019	11	Bigio Elibrahimi, Fabiola	Additional Assessment	1,158.07
Invoice	08/09/2019	12	Bonomo, Angeliqne & Joseph	Additional Assessment	1,158.07
Invoice	08/09/2019	13	Buckley, Richard	Additional Assessment	1,158.00
Invoice	08/09/2019	14	Capuzzo, Joseph F	Additional Assessment	1,158.07
Invoice	08/09/2019	15	Caradulis, Aida & Michael	Additional Assessment	1,158.00
Invoice	08/09/2019	16	Castellan, Pedro Manuel Garcia	Additional Assessment	1,158.07
Invoice	08/09/2019	17	Castro, Ana & Domingo	Additional Assessment	1,158.00
Invoice	08/09/2019	18	Cohn, Michael	Additional Assessment	1,158.07
Invoice	08/09/2019	19	Colas-Lacombe, Marion F	Additional Assessment	1,158.07
Invoice	08/09/2019	20	Crum, Robbie A	Additional Assessment	1,158.07
Invoice	08/09/2019	21	Diaz, Georgina	Additional Assessment	1,158.00
Invoice	08/09/2019	22	Ellis, Ryan	Additional Assessment	1,158.07
Invoice	08/09/2019	23	Harper, Bonnie & James	Additional Assessment	1,158.07
Invoice	08/09/2019	24	Havens, Thomas M & Stacy M	Additional Assessment	1,158.07
Invoice	08/09/2019	25	Heimowitz, Jodie H/E & Todd	Additional Assessment	1,158.07
Invoice	08/09/2019	26	Holbrooke, Troy	Additional Assessment	1,158.07
Invoice	08/09/2019	27	John, Siby & Sheena	Additional Assessment	1,158.00
Invoice	08/09/2019	28	John, Soman & Soosan Sam	Additional Assessment	1,158.00
Invoice	08/09/2019	29	Johnston, Albert & Kris	Additional Assessment	1,158.00
Invoice	08/09/2019	30	Kalhil, Awilda	Additional Assessment	1,158.07
Invoice	08/09/2019	31	Kumar, Sunjay	Additional Assessment	1,158.00
Invoice	08/09/2019	32	Link, Christopher N	Additional Assessment	1,158.07
Invoice	08/09/2019	33	Link, Christopher N:Madeo, Dominick & Lorraine	Additional Assessment	1,158.07
Invoice	08/09/2019	34	Medina, Pedro Jr & Gloria	Additional Assessment	1,158.07
Invoice	08/09/2019	35	Moretti, Matthew & Darlene	Additional Assessment	1,158.07
Invoice	08/09/2019	36	Needleman, Howard I	Additional Assessment	1,158.07
Invoice	08/09/2019	37	Parbhoo, Shivananda & Vikki	Additional Assessment	1,158.07
Invoice	08/09/2019	38	Peysakhovich, Aleksander	Additional Assessment	1,158.00

Checked the Tax Collector web site for the 2019 assessments - they were on-roll for 2019 - their were NO assessment billed directly to owners.

Marked in Red ae 42 lots that paid

02/25/26

Belmont Lakes CDD
Transaction Detail By Account
 October 2018 through September 2019

Type	Date	Num	Name	Memo	Amount
Invoice	08/09/2019	39	Pupo, Pedro Francisco & Leonor	Additional Assessment	1,158.07
Invoice	08/09/2019	40	Roach, James W & Noreen S	Additional Assessment	1,158.07
Invoice	08/09/2019	41	Rodríguez, Ileana M	Additional Assessment	1,158.07
Invoice	08/09/2019	42	Roopchand, Hemraj & Sookranie	Additional Assessment	1,158.07
Invoice	08/09/2019	43	Salgado, Marta	Additional Assessment	1,158.07
Invoice	08/09/2019	44	Shah, Anal	Additional Assessment	1,158.07
Invoice	08/09/2019	45	Tulsiyan, Deepak	Additional Assessment	1,158.07
Invoice	08/09/2019	46	Zhang, Xiao Lan	Additional Assessment	1,158.07
Invoice	08/09/2019	37	Parbhoo, Shivananda & Vikki	Additional Assessment	1,158.00
Invoice	08/09/2019	46	Zhang, Xiao Lan	Additional Assessment, late	115.83
Invoice	08/09/2019	26	Holbrooke, Troy	Additional Assessment, Laate	129.10
Invoice	08/09/2019	30	Kalhil, Awilda	Additional Assessment, Late	115.83
Invoice	08/09/2019	14	Capuzzo, Joseph F	Additional Assessment, late	155.64
Invoice	08/09/2019	12	Bonomo, Angelique & Joseph	Additional Assessment, Late	142.37
General Journal	09/09/2019			Assessments	0.00
General Journal	09/30/2019			Assessments	9,280.30
General Journal	09/30/2019	0930...		correct posting of 9/9/19	-9,280.30
Total 3252001 · Assessments - On-Roll					208,905.50
3259001 · Debt Assess Adjustment					
General Journal	05/31/2019	8.201...		adjust for assessment types	44,561.46
Total 3259001 · Debt Assess Adjustment					44,561.46
Total 3250000 · Special Assessments					253,466.96
TOTAL					253,466.96

**BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Maintenance assessments	\$ 159,523	\$ 208,162	\$ 208,906	\$ 744
Debt assessments	42,779	42,779	44,561	1,782
Interest and other revenues	984	984	944	(40)
Total revenues	<u>203,286</u>	<u>251,925</u>	<u>254,411</u>	<u>2,486</u>
EXPENDITURES				
Current:				
General government	62,296	62,296	66,757	(4,461)
Maintenance	98,211	146,850	94,087	52,763
Debt service	42,779	42,779	41,145	1,634
Total expenditures	<u>203,286</u>	<u>251,925</u>	<u>201,989</u>	<u>49,936</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	52,422	<u>\$ 52,422</u>
Fund balances - beginning			<u>(15,154)</u>	
Fund balances - ending			<u>\$ 37,268</u>	

See notes to required supplementary information

March 3, 2026

Re: 2019 Tax Assessments Summary

On September 11, 2018, Belmont Lakes CDD passed resolution 2018-3 (attached) adopting the proposed Fiscal Year 2019 budget, including Special Tax Assessments as follows:

FY 2019 Adopted Budget:

General Fund Operations	\$157,740.46
Debt Service Fund	<u>\$ 44,561.46</u>
Total Assessments	\$202,302.92

These assessments were placed on the tax rolls through Broward County.

On July 30, 2019, Belmont Lakes CDD passed resolution 2019-4 (attached) amending the FY 2019 budget to allow for an additional assessment, billed directly by the District, in the amount of \$1,158.07 per parcel. This special assessment (totaling \$48,639.09) provided necessary funds needed to cover the cost of unforeseen damage from Hurricane Irma.

FY 2019 Amended Budget:

General Fund Operations	\$206,379.55
Debt Service Fund	<u>\$ 44,561.46</u>
Total Assessments	\$250,941.01

At the close of FYE 9/30/2019, (6) additional assessments remained unpaid. These were transferred to Broward County for collection. The revenue from these assessments was accrued and reported in FY 2019. On February 14, 2020, all delinquent additional assessments had been collected (including late fees) and received from Broward County.

FY 2019 Actual Tax Collections:

Broward County Tax Collector	\$204,027.65
Directed Billed	\$ 41,690.17
Late Assessments 2/14/20	<u>\$ 6,948.00</u>
Total Collected	\$252,665.82

The actual discounts/fees charged by Broward County were less than budgeted, resulting in the small budget to actual variance. A reconciliation of all assessment revenue for the fiscal year ending 9/30/2019 is attached.

All Special Assessments for Fiscal Year Ending September 30, 2019, were collected in accordance with the Districts resolutions and no duplicate payments were received from the property owners for FY 2019.

Resolution 2018-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2018-2019.

WHEREAS, Belmont Lakes Community Development District is required to annually adopt a budget for its revenues and expenditures; and

WHEREAS, the District has sent first class notices to all property owners, utilizing the uniform method of levy and collection and placed a copy of the proposed budget on its website; and

WHEREAS, the Board of Supervisors has considered the proposed FY2019 operating budget:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The FY2018-2019 budget (Exhibit "A") is hereby adopted.

Section 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 11th DAY OF SEPTEMBER 2018.

Attest:



Chair

Secretary

Belmont Lakes Community Development District					
Proposed Budget					
Fiscal Year 2018					
Revenues:		FY17 Adopted	FY18 Proposed	Change	Comments
363.100	Administrative and Maintenance Assessments	168,255.17	168,255.17	-	
363.810	Debt Assessment	42,859.56	42,859.56	-	
363.831	Assessment Discounts	(8,444.59)	(8,444.59)	-	
	Net Assessment Revenue	202,670.14	202,670.14	-	
369.400	Other Income	1,000.00	1,000.00	-	
369.401	Interest Income	25.00	25.00	-	
	Total Expenditure	203,695.14	203,695.14	-	
Expenditures:					
511.513	Postage	200.00	200.00	-	
512.121	Management Fees	15,500.00	15,500.00	-	
512.211	Legal	500.00	500.00	-	
512.315	Legal Advertising	650.00	650.00	-	
512.320	Audit	4,500.00	4,500.00	-	
512.355	Meeting Room and Misc.	250.00	150.00	(100.00)	Reduced
512.356	Misc. Maintenance	500.00	750.00	250.00	Combined with "Maintenance Other"
512.654	Dues, Licenses, and Subscriptions	175.00	175.00	-	
513.000	Properter Appraiser and Tax Collector Fees	3,489.00	3,489.00	-	
517.100	Debt Service- Principal	32,058.40	33,365.10	1,306.70	
517.200	Debt Service - Interest	9,086.78	7,780.08	(1,306.70)	
530.000	Maintenance- Other	250.00	-	(250.00)	Combined with "Misc Maintenance"
530.410	Telephone	3,288.00	1,450.00	(1,838.00)	Eliminated Comcast and combined with ATT Service for old transponder system
530.431	Electric	6,800.00	6,800.00	-	
530.450	Insurance	7,015.00	7,200.00	185.00	estimated premium increase
530.461	Cleaning Guardhouse	450.00	450.00	-	
530.462	Irrigation Maintenance	3,600.00	3,600.00	-	
530.463	Lake Maintenance	3,350.00	3,350.00	-	
530.464	Landscaping	73,000.00	40,275.00	(32,725.00)	new contract plus contingent amount of \$5,000
530.496	Landscaping Replacement	3,000.00	30,000.00	27,000.00	replace foliage as necessary
530.465	Lights	3,500.00	3,500.00	-	
530.466	Mainteance, Gate and Guardhouse	4,800.00	12,640.00	7,840.00	Replace swing gate motors and batteries
530.491	Street Cleaning	500.00	500.00	-	
530.492	Lights-Entry Gates and Guardhouse	750.00	750.00	-	
530.497	Virtual Guard Monitoring Service	20,100.00	20,100.00	-	
530.511	Bank Fee	-	-	-	Bank's not charging
530.702	Street Maintenance and Repairs	500.00	500.00	-	
530.743	Water and Sewer	-	-	-	
530.744	Stormwater Maintenance	500.00	500.00	-	
530.745	Pressure Cleaning	5,000.00	5,000.00	-	2 x tennis courts plus community-wide
590.000	Contingency/Operating Reserve	382.96	20.96	(362.00)	
	Total Expenditures	203,695.14	203,695.14	-	
	Revenues Less Expenditures	-	-	-	
	Use Of Reserves	-	-	-	
	Net of Reserves	-	-	0	
	Gross Assessments	211,114.73	211,114.73	-	
	Less: Discounts Taken	(8,444.59)	(8,444.59)	-	
	Net Assessments	202,670.14	202,670.14	-	
	Gross Assessment	211,114.73	211,114.73	-	
	Number of Units	42	42	-	
	Gross Assessment Per Unit	5,026.54	5,026.54	-	
	Estimated Net Assessment After Discount	4,825.48	4,825.48	-	

Resolution 2019-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INITIAL ADDITIONAL ASSESSMENT FOR FISCAL YEAR 2018-2019, AND AMENDING THE FY2018-2019 BUDGET FOR THE ADDITIONAL FUNDING

WHEREAS, Belmont Lakes Community Development District adopted a budget and assessment for the Fiscal Year 2018-2019; and

WHEREAS, the budget was adopted with the expectation that the District would be reimbursed for its Hurricane Irma expenses; and

WHEREAS, the reimbursement has been initially denied by FEMA, but an appeal has been filed by the District, which appeal has also been recommended for approval by the State of Florida; and

WHEREAS, the appeals process is not expected to be resolved by the end of the fiscal year and the District's cash flow will be insufficient to cover anticipated expenses of both FY2019 and FY2020 through the tax collection cycle that begins mid-December 2020; and

WHEREAS, the Board of Supervisors unanimously adopted Initial Additional Assessment Resolution 2018-3, which set the place, date, and time for the public hearing at which the additional assessment would be discussed; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The proposed FY2019 additional assessment of \$1,158.07 per parcel to cover cash flows and gate equipment replacements (Exhibit "A") is hereby approved.


Section 2. The District Manager is hereby authorized to send out billings to be paid no later than September 15, 2019, and that any assessment not paid by that date will be added to the assessment roll for FY2019-2020, together with a 5% late payment and administrative fee.

Section 3. The District's FY2018-2019 budget is hereby amended by providing an additional \$48,639.09 to replenish the District's funds used for Hurricane Irma and to provide funding as the Board sees necessary for security gate repairs and/or replacement of equipment.

Section 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 30th DAY OF JULY 2019.

Attest:


Chair Dominick Madeo


Secretary Christopher Wallace

Belmont Lakes CDD
Estimated Cash Flows
June through December 2019

Current Cash	44,573.02
Estimated Distributions	1,267.17
Estimated Tax Certificate	8,493.41
Total Cash Available	<u>54,333.60</u>

Must Have Vendor Payments	June	July	August	September	October	November
Management Fees	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67
Legal Advertising			125.00			
Bond Payments				20,571.67		
Telephone	120.00	120.00	120.00	120.00	120.00	120.00
Electric	600.00	600.00	600.00	600.00	600.00	600.00
Insurance					1,850.00	
Lake Maintenance	276.00	396.00	276.00	276.00	276.00	276.00
Landscaping	5,332.00	5,332.00	5,332.00	5,332.00	5,332.00	5,332.00
Fertilization and Pest	1,690.00					
Lights	900.00	1,600.00		1,600.00		1,600.00
Gate Maintenance	300.00	300.00	300.00	300.00	300.00	300.00
Envera	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00
Total Committed	<u>12,242.67</u>	<u>11,372.67</u>	<u>9,777.67</u>	<u>31,824.34</u>	<u>11,502.67</u>	<u>11,252.67</u>
Running Total		<u>23,615.34</u>	<u>33,393.01</u>	<u>65,217.35</u>	<u>76,720.02</u>	<u>87,972.69</u>
				<u>44,645.68</u>		<u>54,333.60</u>
				w/o Debt Payment		<u>33,639.09</u>

estimated cash shortfall

The District can be expected to run out of cash by mid-september. Positive cash flows will not return until mid-December. Debt Service Payment is made in September, but is for the FY2020 October payment.

	Total	Per Unit
Cash Shortfall	33,639.09	800.93
With Gates	15,000.00	357.14
Total Assessment with		
Gates and Cash Shortfall	<u>48,639.09</u>	<u>1,158.07</u>

Belmont Lakes CDD
Transaction Detail By Account
October 2018 through September 2019
Special Assessment Revenue

Type	Date	Num	Name	Memo	Amt PD FY19	Amt PD FY20
General Journal	11/21/2018		Broward County	BC Adval	36,125.56	
General Journal	12/07/2018		Broward County	BC Adval	125,234.48	
General Journal	02/15/2019		Broward County	BC Adval	1,267.17	
General Journal	03/15/2019		Broward County	BC Tax Adval	9,934.48	
General Journal	04/15/2019		Broward County	March 2019 Ad Val	20,069.65	
General Journal	05/15/2019		Broward County	BC Ad Val	1,267.17	
General Journal	07/15/2019	SV71519	Broward County	No Back up on this Deposit	10,129.14	
FY 2019 - Tax Collections Received from Broward County					\$ 204,027.65	
		Inv #				
Invoice	08/09/2019	5	1 Espailat, Manuel A H/E	Additional Assessment	1,158.07	
Invoice	08/09/2019	6	2 Pathon, Amanda	Additional Assessment	1,158.07	
Invoice	08/09/2019	7	3 Adisson, Carmen	Additional Assessment	1,158.07	
Invoice	08/09/2019	8	4 Arcila, Carlos I	Additional Assessment	1,158.00	
Invoice	08/09/2019	9	5 Ator, Mark W & Debra L	Additional Assessment	1,158.07	
Invoice	08/09/2019	10	6 Benhamu, Carlos & Carolina	Additional Assessment	1,158.07	
Invoice	08/09/2019	11	7 Bigio Elibrahimi, Fabiola	Additional Assessment	1,158.07	
Invoice	08/09/2019	12	8 Bonomo, Angelique & Joseph	Additional Assessment	0.00	1,158.00
Invoice	08/09/2019	13	9 Buckley, Richard	Additional Assessment	1,158.07	
Invoice	08/09/2019	14	10 Capuzzo, Joseph F	Additional Assessment	0.00	1,158.00
Invoice	08/09/2019	15	11 Caradulis, Aida & Michael	Additional Assessment	1,158.07	
Invoice	08/09/2019	16	12 Castellan, Pedro Manuel Garcia	Additional Assessment	1,158.00	
Invoice	08/09/2019	17	13 Castro, Ana & Domingo	Additional Assessment	1,158.07	
Invoice	08/09/2019	18	14 Cohn, Michael	Additional Assessment	1,158.07	
Invoice	08/09/2019	19	15 Colas-Lacombe, Marion F	Additional Assessment	1,158.07	
Invoice	08/09/2019	20	16 Crum, Robbie A	Additional Assessment	1,158.00	
Invoice	08/09/2019	21	17 Diaz, Georgina	Additional Assessment	1,158.07	
Invoice	08/09/2019	22	18 Ellis, Ryan	Additional Assessment	1,158.07	
Invoice	08/09/2019	23	19 Harper, Bonnie & James	Additional Assessment	1,158.07	
Invoice	08/09/2019	24	20 Havens, Thomas M & Stacy M	Additional Assessment	1,158.07	
Invoice	08/09/2019	25	21 Heimowitz, Jodie H/E & Todd	Additional Assessment	1,158.07	
Invoice	08/09/2019	26	22 Holbrooke, Troy	Additional Assessment	0.00	1,158.00
Invoice	08/09/2019	27	23 John, Siby & Sheena	Additional Assessment	1,158.00	
Invoice	08/09/2019	28	24 John, Soman & Soosan Sam	Additional Assessment	1,158.00	
Invoice	08/09/2019	29	25 Johnston, Albert & Kris	Additional Assessment	1,158.07	
Invoice	08/09/2019	30	26 Kalhil, Awilda	Additional Assessment	0.00	1,158.00
Invoice	08/09/2019	31	27 Kumar, Sunjay	Additional Assessment	1,158.07	
Invoice	08/09/2019	32	28 Link, Christopher N	Additional Assessment	1,158.07	
Invoice	08/09/2019	33	29 Link, Christopher N:Madeo, Dominick & Lorraine	Additional Assessment	1,158.07	
Invoice	08/09/2019	34	30 Medina, Pedro Jr & Gloria	Additional Assessment	1,158.07	
Invoice	08/09/2019	35	31 Moretti, Matthew & Darlene	Additional Assessment	1,158.07	
Invoice	08/09/2019	36	32 Needleman, Howard I	Additional Assessment	1,158.07	
Invoice	08/09/2019	37	33 Parbhoo, Shivananda & Vikki	Additional Assessment	0.00	1,158.00
Invoice	08/09/2019	38	34 Peysakhovich, Aleksander	Additional Assessment	1,158.07	

Belmont Lakes CDD
Transaction Detail By Account
 October 2018 through September 2019
 Special Assessment Revenue

Type	Date	Num	Name	Memo	Amt PD FY19	Amt PD FY20
Invoice	08/09/2019	39	35 Pupo, Pedro Francisco & Leonor	Additional Assessment	1,158.07	
Invoice	08/09/2019	40	36 Roach, James W & Noreen S	Additional Assessment	1,158.07	
Invoice	08/09/2019	41	37 Rodriguez, Ileana M	Additional Assessment	1,158.07	
Invoice	08/09/2019	42	38 Roopchand, Hemraj & Sookranie	Additional Assessment	1,158.07	
Invoice	08/09/2019	43	39 Salgado, Marta	Additional Assessment	1,158.07	
Invoice	08/09/2019	44	40 Shah, Anal	Additional Assessment	1,158.07	
Invoice	08/09/2019	45	41 Tulsiyan, Deepak	Additional Assessment	1,158.07	
Invoice	08/09/2019	46	42 Zhang, Xiao Lan	Additional Assessment	0.00	1,158.00
FY 2019 - Direct Billed Additional Assessment (42) Per Resolution 2019 - 4					\$ 41,690.17	\$ 6,948.00
Invoice	02/14/2020	37	Parbhoo, Shivananda & Vikki	Late fee-Delinquent Addtl Assessment Collected by BC		115.83
Invoice	02/14/2020	46	Zhang, Xiao Lan	Late fee-Delinquent Addtl Assessment Collected by BC		129.10
Invoice	02/14/2020	26	Holbrooke, Troy	Late fee-Delinquent Addtl Assessment Collected by BC		115.83
Invoice	02/14/2020	30	Kalhil, Awilda	Late fee-Delinquent Addtl Assessment Collected by BC		155.64
Invoice	02/14/2020	14	Capuzzo, Joseph F	Late fee-Delinquent Addtl Assessment Collected by BC		142.37
Invoice	02/14/2020	12	Bonomo, Angelique & Joseph	Late fee-Delinquent Addtl Assessment Collected by BC		142.37
FY 2019 - Late Fees Received on Additional Assessments Per Resolution 2019 - 4						\$ 801.14
FY 2019 - Total Assessments Collected - On-Roll & Direct Bill					\$ 245,717.82	\$ 7,749.14

		<i>(6) Delinquent Additional Assessments from FY2019 Collected through County (Income Accrued in FY 2019)</i>		\$ 7,749.14
General Journal	02/14/2020	Broward County	<i>Less: Late Fees Collected</i>	\$ (801.14)
<i>Balance = Remainging (6) Delinquent Addtl Assessments Collected by Broward County @ \$1,158</i>				\$ 6,948.00

As of 02/14/2020 All 42 Additional Assessments for FY 2019 are paid.

FY 2019 - Budget vs Actual			
FY 2019 - Special Assessments Budget			
General Fund - Operations	Original Budget Per Resolution 2018-3 (less discounts)	\$	157,740.46
Debt Service Fund	Original Budget Per Resolution 2018-3	\$	44,561.46
		\$	202,301.92
Original FY 2019 - Net Special Assessment Budget			
General Fund - Amendment	Additional Assessment (42) Per Resolution 2019 - 4	\$	48,639.09
		\$	250,941.01
FY 2019 - Special Assessment Amended Budget			
FY 2019 - Special Assessments Collections			
Received from Broward County	Fiscal Year 2019 Tax Collections Received	\$	204,027.65
Additional Assessments Direct Billed	Invoice No: 5 - 46	\$	41,690.17
Deliquent Addtl Assessments Collected by County	JE 2.20.2 (Less Late Fees)	\$	6,948.00
		\$	252,665.82
FY 2019 - Special Assessments Collected			
		\$	1,724.81
Budget to Actual Variance			

RESOLUTION 2026-3

THE RESOLUTION OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING THE FISCAL YEAR 2026 BUDGET WHICH BEGAN ON OCTOBER 1, 2025, AND ENDS ON SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District previously adopted the Fiscal Year 2026 Budget; and

WHEREAS, the District desires to amend the adopted Fiscal Year 2026 Budget in accordance with Exhibit A attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. That the foregoing recitals are true and correct and incorporated herein as if written into this Section.

SECTION 2. AMENDMENT OF FISCAL YEAR 2026 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with Exhibit A attached hereto and incorporated herein as if written into this Section.

SECTION 3. SUPPLEMENTAL APPROPRIATION. The District Manager shall have the authority within the General Fund to authorize the transfer of any appropriation or any portion thereof, provided such transfer does not have the effect of increasing the total budget appropriations (Expenses) for Fiscal Year 2026.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Belmont Lakes Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Belmont Lakes Community Development District, Broward County, Florida, this 16th day of April 2026.

ATTEST:

**BELMONT LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Dominick Madeo, Chairman

Exhibit A: Fiscal Year 2026 Budget Amendment #2

Belmont Lake Estates

Community Development District

*Proposed Amendment 2
General Fund Budget
Fiscal Year 2026*

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Belmont Lakes Community Development District
General Fund Budget - Fiscal Year 2026
Amendment #2

Description	Actual at 4/8/26	Anticipated Fiscal Year 9/30/2026	FY 2026 Amend #1 Budget	Amendment #2	FY 2026 Amend #2 Budget	Notes
Revenues and Other Sources						
Carryforward	\$ -	\$ 1,218	\$ -	\$ 1,218	\$ 1,218	Prior year cash applied to FY26
Assessment Revenue						
Assessments - On-Roll	\$ 292,056	\$ 332,640	\$ 332,640	\$ -	\$ 332,640	Assessments from Property Owners
Total Revenue and Other Sources	\$ 292,056	\$ 333,858	\$ 332,640	\$ 1,218	\$ 333,858	
Appropriations						
Legislative						
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived)
Executive						
Professional - Management	\$ 6,250	\$ 12,500	\$ 12,500	\$ -	\$ 12,500	District Manager
Financial and Administrative						
Audit Services	\$ 4,100	\$ 4,100	\$ 4,100	\$ -	\$ 4,100	Statutory required audit - Yearly
Other Contractual Services						
Legal Advertising	\$ 86	\$ 500	\$ 1,275	\$ (750)	\$ 525	Statutory Required Legal Advertising
Property Appraiser Fees	\$ 400	\$ 500	\$ 500	\$ -	\$ 500	Fees to place assessments on tax bills
Bank Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -	- Bank Monthly Service Fees
Communications and Freight Services						
Postage, Freight & Messenger	\$ 650	\$ 800	\$ 50	\$ 750	\$ 800	Agenda Mailings and other Misc Mailings
Rentals and Leases						
Meeting Room Rental	\$ 150	\$ 202	\$ 156	\$ 46	\$ 202	\$26.00/Meeting Charge (Estimated 6/year)
Computer Services (Web Site)	\$ -	\$ -	\$ -	\$ -	\$ -	- Statutory Maintenance of District Web Site
Insurance	\$ 14,013	\$ 14,013	\$ 14,013	\$ -	\$ 14,013	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	\$ -	\$ 1,200	\$ 1,200	Agenda books and copies (PDF only to Board)

Belmont Lakes Community Development District
General Fund Budget - Fiscal Year 2026
Amendment #2

Description	Actual at 4/8/26	Anticipated Fiscal Year 9/30/2026	FY 2026 Amend #1 Budget	Amendment #2	FY 2026 Amend #2 Budget	Notes
Legal Services						
General Counsel	\$ 9,127	\$ 11,127	\$ 3,500	\$ 8,000	\$ 11,500	Counsel not on Retainer
Other General Government Services						
Engineering Services	\$ 5,450	\$ 5,450	\$ 5,450	\$ -	\$ 5,450	Netting Engineering - Geotechnical Exploration Ser
Sub-Total	\$ 41,511	\$ 50,478	\$ 41,719	\$ 9,246	\$ 50,965	
 Public Safety (Guardhouse & Gates)						
Utility Services						
Electric						Utility Services Guardhouse
FPL - 91383-84111 - Guard House	\$ 421	\$ 1,011	\$ 1,000	\$ -	\$ 1,000	
FPL - 06848-16184 - Street Lights	\$ 2,478	\$ 5,947	\$ 5,600	\$ -	\$ 5,600	
FPL - 34889-12076 - Gate	\$ 199	\$ 478	\$ 600	\$ -	\$ 600	
Telephone/Internet	\$ 676	\$ 1,622	\$ 1,606	\$ -	\$ 1,606	Internet Services for Gates
Entrance Gates						
Monitoring	\$ 10,461	\$ 20,922	\$ 21,422	\$ -	\$ 21,422	Envera Monitoring Contract
Repairs - Gates/Poles	\$ 9,398	\$ 9,968	\$ 9,000	\$ 1,000	\$ 10,000	Periodic Repairs
Guardhouse						
Cleaning	\$ -	\$ 750	\$ 1,000	\$ (250)	\$ 750	Periodic Maintenance
Repairs		\$ 1,000	\$ 2,000	\$ (1,000)	\$ 1,000	
Roadway						
Curbs/Gutters - Pressure Cleaning	\$ 5,725	\$ 8,325	\$ 8,325	\$ -	\$ 8,325	Periodic Service (Nov, Jan, April, July & Sept.) Expanded Scope to include Outside Sidewalks,
Miscellaneous	\$ -	\$ -	\$ 500	\$ -	\$ 500	
Capital Outlay						
Road from 114th though the Community	\$ 17,050	\$ 17,050	\$ 27,020	\$ (9,970)	\$ 17,050	Seal Coating - Boulder Construction
Sidewalk/Pavement Repairs & Resoration	\$ -	\$ 27,000	\$ 6,000	\$ 21,000	\$ 27,000	Repaving
Directional Signage	\$ -	\$ 26,000	\$ -	\$ 26,000	\$ 26,000	Street Signs
Sub-Total	\$ 46,408	\$ 120,073	\$ 84,073	\$ 36,780	\$ 120,853	

Belmont Lakes Community Development District
General Fund Budget - Fiscal Year 2026
Amendment #2

Description	Actual at 4/8/26	Anticipated Fiscal Year 9/30/2026	FY 2026 Amend #1 Budget	Amendment #2	FY 2026 Amend #2 Budget	Notes
Lake, Lake Bank and Littoral Shelf Maintenance						
Repairs and Maintenance						
Aquatic Weed Control - Community	\$ 1,950	\$ 3,900	\$ 4,200	\$ -	\$ 4,200	Monthly Maintenance (\$325.00/Mo)
Aquatic Weed Control - 14th St	\$ 1,350	\$ 2,700	\$ 2,700	\$ -	\$ 2,700	Monthly Maintenance (\$225.00/Mo)
Structures, Catch Basins & Outfalls	\$ 21,241	\$ 21,241	\$ 22,782	\$ (1,500)	\$ 21,282	Stormwater 5-Year Recertification & Drainage Proj
Sub-Total	\$ 24,541	\$ 27,841	\$ 29,682	\$ (1,500)	\$ 28,182	
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	\$ 3,000	Sod & Mulch
Sub-Total	\$ 3,000	\$ 3,000	\$ 4,000	\$ (1,000)	\$ 3,000	
Landscaping & Hardscape Maintenance						
Utility Services						
Electric	\$ 560	\$ 1,343	\$ 1,539	\$ -	\$ 1,539	
Repairs and Maintenance						
Landscaping						
Landscape Maintenance	\$ 45,000	\$ 90,000	\$ 92,500	\$ (1,500)	\$ 91,000	Periodic Maintenance
Annuals	\$ 1,200	\$ 3,850	\$ 5,100	\$ (1,200)	\$ 3,900	Two (2) Times per year rotation (Qty 750 @ \$3.40/l
Irrigation System	\$ -	\$ -	\$ 5,000	\$ (2,500)	\$ 2,500	Periodic Repairs/Maintenance
Landscape Lighting Repairs	\$ 4,652	\$ 4,652	\$ -	\$ 4,652	\$ 4,652	Outdoor lighting repairs & replacements
Annual Holiday Lights	\$ 7,288	\$ 2,765	\$ 7,288	\$ -	\$ 7,288	Annual Holiday Lights
Capital Outlay						
Landscaping Renovations	\$ -	\$ 10,000	\$ 7,500	\$ 2,500	\$ 10,000	Landscaping Shot Gun Rd.
Sub-Total	\$ 58,700	\$ 112,610	\$ 118,927	\$ 1,952	\$ 120,879	

Belmont Lakes Community Development District
General Fund Budget - Fiscal Year 2026
Amendment #2

Description	Actual at 4/8/26	Anticipated Fiscal Year 9/30/2026	FY 2026 Amend #1 Budget	Amendment #2	FY 2026 Amend #2 Budget	Notes
Reserves						
Cash Required to Cover Three (3) months	\$ 21,923	\$ -	\$ 37,583	\$ (37,583)	\$ -	Assessments come in late January
Other Fees and Charges						
Discounts, Tax Collector Fee	\$ -	\$ 9,979	\$ 16,656	\$ (6,677)	\$ 9,979	*Discount is 4% for November payment, plus 1% TC charge for fees to include assessments on Tax Bills
Total Appropriations	\$ 196,083	\$ 323,981	\$ 332,640	\$ 1,218	\$ 333,858	
Fund Balances:						
Change from Current Year Operations	\$ 95,973	\$ 9,877	\$ 0	\$ -	\$ 0	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 17,683	\$ 17,683	\$ 17,683	\$ -	\$ 17,683	
Current Year Reserve Appropriation	\$ 21,923	\$ -	\$ 37,583	\$ (37,583)	\$ -	Budgeted Funds for Long Term Capital Planning
Expenditures from Fund	\$ -	\$ (1,218)	\$ -	\$ (1,218)	\$ (1,218)	
Total Fund Balance	\$ 135,579	\$ 26,342	\$ 55,266	\$ (38,801)	\$ 16,465	Total Cash Position
			FY 2026		FY 2026	
Assessment Rate (Current and Proposed)			\$ 7,920.00		\$ 7,920.00	
Units Subject to Assessment			42		42	
Cap Rate (Current and Proposed)			\$ 9,504.00		\$ 9,504.00	

RESOLUTION 2026-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Belmont Lakes Community Development District (the "Board") prior to June 15, 2026, a proposed Budget for Fiscal Year 2027; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. The foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. BUDGET. The proposed Budget submitted by the District Manager for Fiscal Year 2027 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. PUBLIC HEARING. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Thursday, June 18, 2026
HOUR: 6:30 PM
LOCATION: Shenandoah Park, Community Room
14452 Shenandoah Parkway
Davie, Florida 33325

SECTION 4. TRANSMITTAL OF BUDGET. The District Manager is hereby directed to submit a copy of the proposed budget to Broward County at least 60 days prior to the hearing set above. In accordance with [Section 189.016, Florida Statutes](#), the District's Secretary is directed to post the proposed budget on the District's website at least two days before the Public Hearing date.

SECTION 5. PUBLICATION. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two

(2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 7. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 8. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Belmont Lakes Community Development District, Broward County, Florida, this 16th day of April 2026.

ATTEST:

**BELMONT LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Dominick Madeo, Chairman

Exhibit A: Proposed Fiscal Year 2027 Budget

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 Amend #2	Actual at 4/8/26	Anticipated Fiscal Year 9/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ 1,218	\$ -	\$ 1,218	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ 332,640	\$ 292,056	\$ 332,640	\$ 381,723	Assessments from Property Owners
Total Revenue and Other Sources	\$ 333,858	\$ 292,056	\$ 333,858	\$ 381,723	
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	\$ 4,100	\$ 4,100	\$ 4,100	\$ 4,200	Statutory required audit - Yearly
Other Contractual Services					
Legal Advertising	\$ 525	\$ 86	\$ 500	\$ 1,275	Statutory Required Legal Advertising
Property Appraiser Fees	\$ 500	\$ 400	\$ 500	\$ 425	Fees to place assessments on tax bills
Bank Service Fees	\$ -	\$ -	\$ -	\$ 100	Bank Monthly Service Fees
Communications and Freight Services					
Postage, Freight & Messenger	\$ 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	\$ 202	\$ 150	\$ 202	\$ 156	\$26.00/Meeting Charge (Estimated 6/year)
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	\$ 1,200	\$ 1,111	\$ 1,111	\$ 1,000	Agenda books and copies (PDF only to Board)
Legal Services					
General Counsel	\$ 11,500	\$ 9,127	\$ 11,127	\$ 5,000	District Attorney

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

Description	Fiscal Year 2026 Budget Amend #2	Actual at 4/8/26	Anticipated Fiscal Year 9/30/2026	Fiscal Year 2027 Budget	Notes
Other General Government Services					
Engineering Services	\$ 5,450	\$ 5,450	\$ 5,450	\$ -	Nutting Eng. Geotechnical (FY 26)
Sub-Total	\$ 50,965	\$ 41,511	\$ 50,478	\$ 39,294	
Public Safety (Guardhouse & Gates)					
Utility Services					
Electric					
FPL - 91383-84111 - Guard House	\$ 1,000	\$ 421	\$ 1,011	\$ 1,061	
FPL - 06848-16184 - Street Lights	\$ 5,600	\$ 2,478	\$ 5,947	\$ 6,244	
FPL - 34889-12076 - Gate	\$ 600	\$ 199	\$ 478	\$ 502	
Telephone/Internet	\$ 1,606	\$ 676	\$ 1,622	\$ 1,663	Internet Services for Gates
Entrance Gates					
Monitoring	\$ 21,422	\$ 10,461	\$ 20,922	\$ 21,422	Envera Monitoring Contract
Repairs - Gates/Poles	\$ 10,000	\$ 9,398	\$ 9,968	\$ 2,000	Periodic Repairs
Guardhouse					
Cleaning	\$ 750		\$ 750	\$ 1,000	Periodic Maintenance
Repairs	\$ 1,000	\$ -	\$ 1,000	\$ 2,000	
Roadway/Sidewalks					
Curbs/Gutters - Pressure Cleaning	\$ 8,325	\$ 5,725	\$ 8,325	\$ 6,475	Periodic Service (Nov, Jan, April, July & Sept.)
Sidewalk Repairs	\$ -	\$ -	\$ -	\$ 2,000	
Miscellaneous	\$ 500	\$ -	\$ -	\$ 500	
Capital Outlay					
Road from 114th though the Community	\$ 17,050	\$ 17,050	\$ 17,050	\$ -	Seal Coating
Gate	\$ -	\$ -	\$ -	\$ 11,000	Powder Coat Gates
Front Monument Sign	\$ -	\$ -	\$ -	\$ 18,000	Replace Blackhawk Sign/tile & repaint
Sidewalk/Pavement Repairs & Resoration	\$ 27,000	\$ -	\$ 27,000	\$ -	Repaving
Directional Signage	\$ 26,000	\$ -	\$ 26,000	\$ -	Street Signs
Sub-Total	\$ 120,853	\$ 46,408	\$ 120,073	\$ 73,867	

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

Description	Fiscal Year 2026 Budget Amend #2	Actual at 4/8/26	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	\$ 1,950	\$ 3,900	\$ 4,200	Monthly Maintenance (\$325.00/Mo)
Aquatic Weed Control - 14th St	\$ 2,700	\$ 1,350	\$ 2,700	\$ 2,700	Monthly Maintenance (\$225.00/Mo)
Structures, Catch Basins & Outfalls	\$ 21,282	\$ 21,241	\$ 21,241	\$ 5,000	Yearly Inspection and Minor Cleaning (Recert - Due 2031)
Miscellaneous Repairs & Maint.	\$ -	\$ -	\$ -	\$ 1,000	
Sub-Total	\$ 28,182	\$ 24,541	\$ 27,841	\$ 12,900	
Tennis Courts/Pickel Ball Courts					
Repairs & Maintenance					
Pressure Washing/French Drain	\$ -	\$ -	\$ -	\$ 4,000	Periodic Maintenance
Misc. Repairs & Maintenance	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
Capital Outlay					
Pickle Ball Court - Surfacing	\$ -	\$ -	\$ -	\$ 20,650	Repair low lying areas and resurface
Pickle Ball Court - Windscreen/paint railings	\$ -	\$ -	\$ -	\$ 9,000	Replace with black fencing and paint existing posts
Pickle Ball Court - Drainage	\$ -	\$ -	\$ -	\$ 8,000	Add french drain outside of courts for drainage
Sub-Total	\$ 3,000	\$ 3,000	\$ 3,000	\$ 41,650	
Landscaping & Hardscape Maintenance					
Utility Services					
Electric	\$ 1,539	\$ 560	\$ 1,343	\$ 1,410	
Repairs and Maintenance					
Landscaping					
Landscape Maintenance	\$ 91,000	\$ 45,000	\$ 90,000	\$ 92,500	Periodic Maintenance (incl Mulch 1/yr)
Annuals	\$ 3,900	\$ 1,200	\$ 3,850	\$ 5,100	Two (2) Times per year rotation (Qty 750 @ \$3.40/plant)
Irrigation System	\$ 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	\$ 7,288	\$ 7,288	\$ 2,765	\$ 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 Amend #2	Actual at 4/8/26	Anticipated Fiscal Year 9/30/2026	Fiscal Year 2027 Budget	Notes
Capital Outlay					
Landscaping Renovations	\$ 10,000	\$ -	\$ 10,000	\$ -	Shot Gun Rd
Sub-Total	\$ 120,879	\$ 58,700	\$ 112,610	\$ 126,210	
Reserves					
Cash Required to Cover Three (3) months	\$ -	\$ 21,923	\$ -	\$ 69,983	Cash required at 2.2 months
Other Fees and Charges					
Discounts and Tax Collector Fees	\$ 9,979	\$ -	\$ 9,979	\$ 17,819	*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	\$ 333,858	\$ 196,083	\$ 323,981	\$ 381,723	
Fund Balances:					
Change from Current Year Operations	\$ 0	\$ 95,973	\$ 9,877	\$ (0)	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 17,683	\$ 17,683	\$ 17,683	\$ 27,560	
Current Year Reserve Allocation	\$ -	\$ 21,923	\$ -	\$ 69,983	Budgeted Funds for Long Term Capital Planning - N/A
Expenditures from Fund	\$ (1,218)	\$ -	\$ (1,218)	\$ -	
Total Fund Balance	\$ 16,465	\$ 135,579	\$ 27,560	\$ 97,543	Total Cash Position
	FY 2026			FY 2027	
Assessment Rate (Current and Proposed)	\$ 7,920.00			\$ 9,088.65	
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)	\$ 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			

Belmont Lakes

Community Development District

Financial Statements
February 28, 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
Balance Sheet
for the Period Ending February 28, 2026

	Governmental Funds	Account Groups	Totals
	General Fund	General Fixed Assets	(Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 153,906	\$ -	\$ 153,906
Accounts Receivable	-	-	-
Due from Other Funds			
Investment in General Fixed Assets (net of depreciation)	-	279,448	279,448
Total Assets	\$ 153,906	\$ 279,448	\$ 433,354
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	15,659	-	15,659
Results from Current Operations	120,564	-	120,564
Total Fund Equity and Other Credits	\$ 153,906	\$ 279,448	\$ 433,354
Total Liabilities, Fund Equity and Other Credits	\$ 153,906	\$ 279,448	\$ 433,354

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Total	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	7,684	284,294	332,640	85%
Other Income	-	-	-	0%
Other Fees and Charges				
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	(16,657)	5%
Total Revenue and Other Sources:	\$ 7,684	\$ 284,294	\$ 315,984	90%
Expenditures and Other Uses				
Executive				
Professional Management	1,042	5,208	12,500	42%
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	32	637	50	1274%
Rentals and Leases				
Meeting Room Rental	-	150	156	96%
Insurance				
	-	14,013	14,013	100%
Subscription and Memberships				
	-	175	175	100%
Printing and Binding				
	-	1,111	-	N/A
Legal Services				
Legal - General Counsel	5,006	5,006	3,500	143%
Other General Government Services				
Engineering Services - General Fund	5,450	5,450	5,450	100%
Public Safety (Guardhouse & Gates)				
Utility Services				
Electric				
Electric - Guardhouse	90	351	1,000	35%
Electric - Street Lights	512	2,478	5,600	44%
Electric - Gate	47	161	600	27%
Telephone/Internet	137	539	1,606	34%
Entrance Gates				
Monitoring	1,744	8,718	21,422	41%
Repairs - Gates/Poles	185	9,018	9,000	100%

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Total	Total Annual Budget	% of Budget
Guardhouse				
Cleaning	-	-	1,000	0%
Repairs	-	-	2,000	0%
Roadway				
Curbs/Gutters-Pressure Cleaning	-	4,430	8,325	53%
Miscellaneous	-	-	500	0%
Capital Outlay				
Road from 114th through the Community	-	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	1,625	4,200	39%
Aquatic Weed Control - 14th Street (Canal)	225	1,125	2,700	42%
Structures, Catch Basin & Outfall	259	21,241	22,782	93%
Tennis Courts/Pickelball Courts				
Repairs and Maintenance				
Pressure Washing	-	-	4,000	0%
Landscaping and Hardscape Maintenance				
Utility Services				
Electric				
Electric - Pumps	109	460	1,539	30%
Repairs and Maintenance				
Landscaping				
Landscape Maintenance	7,500	37,652	92,500	41%
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)	3,132	15,659	37,583	42%
Total Expenditures and Other Uses:	\$ 25,794	\$ 163,730	\$ 315,983	52%
Net Increase/ (Decrease) in Fund Balance	(18,110)	120,564	(0)	
Fund Balance - Beginning	168,885	17,683	17,683	
Current Year Reserve Allocation	3,132	15,659	37,583	
Fund Balance - Ending	\$ 153,906	\$ 153,906	\$ 55,265	

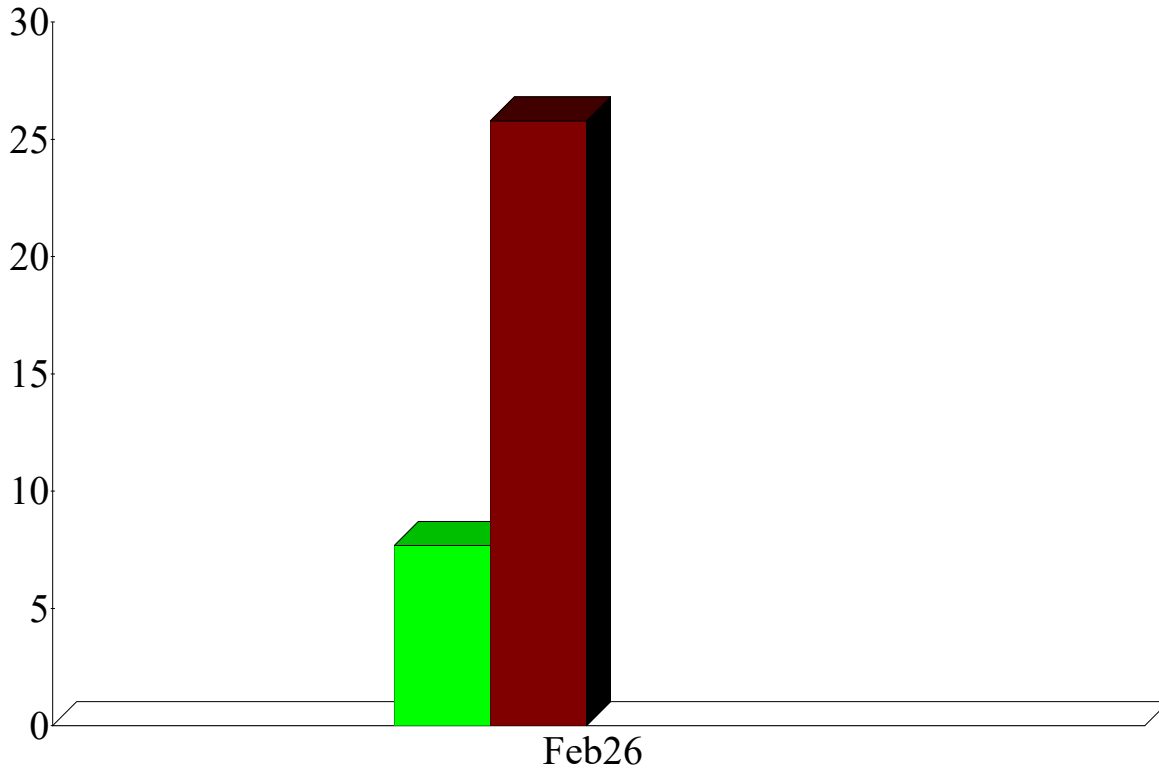
Belmont Lakes Community Development District

Income and Expense by Month

February 2026

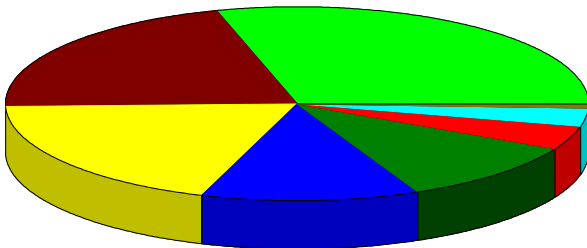


\$ in 1,000's



Expense Summary February 2026

5790000 · Landscaping & Har	29.50%
5190000 · Other General Govern	21.13
5140000 · Legal Services	19.41
9099000 · Reserve Allocations	12.14
5290000 · Public Safety(Guardh	10.52
5120000 · Executive	4.04
5380000 · Lake, Lake Bk & Littor	3.14
5134100 · Communications and F	0.13
Total	\$25,794.16



By Account

Belmont Lakes

Community Development District

Financial Statements
March 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
Balance Sheet
for the Period Ended March 31, 2026

	Governmental Funds	Account Groups	Totals
	General Fund	General Fixed Assets	(Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 144,279	\$ -	\$ 144,279
Accounts Receivable	-	-	-
Due from Other Funds			
Investment in General Fixed Assets (net of depreciation)	-	279,448	279,448
Total Assets	\$ 144,279	\$ 279,448	\$ 423,727
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	15,659		15,659
Results from Current Operations	110,937	-	110,937
Total Fund Equity and Other Credits	\$ 144,279	\$ 279,448	\$ 423,727
Total Liabilities, Fund Equity and Other Credits	\$ 144,279	\$ 279,448	\$ 423,727

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended March 31, 2026

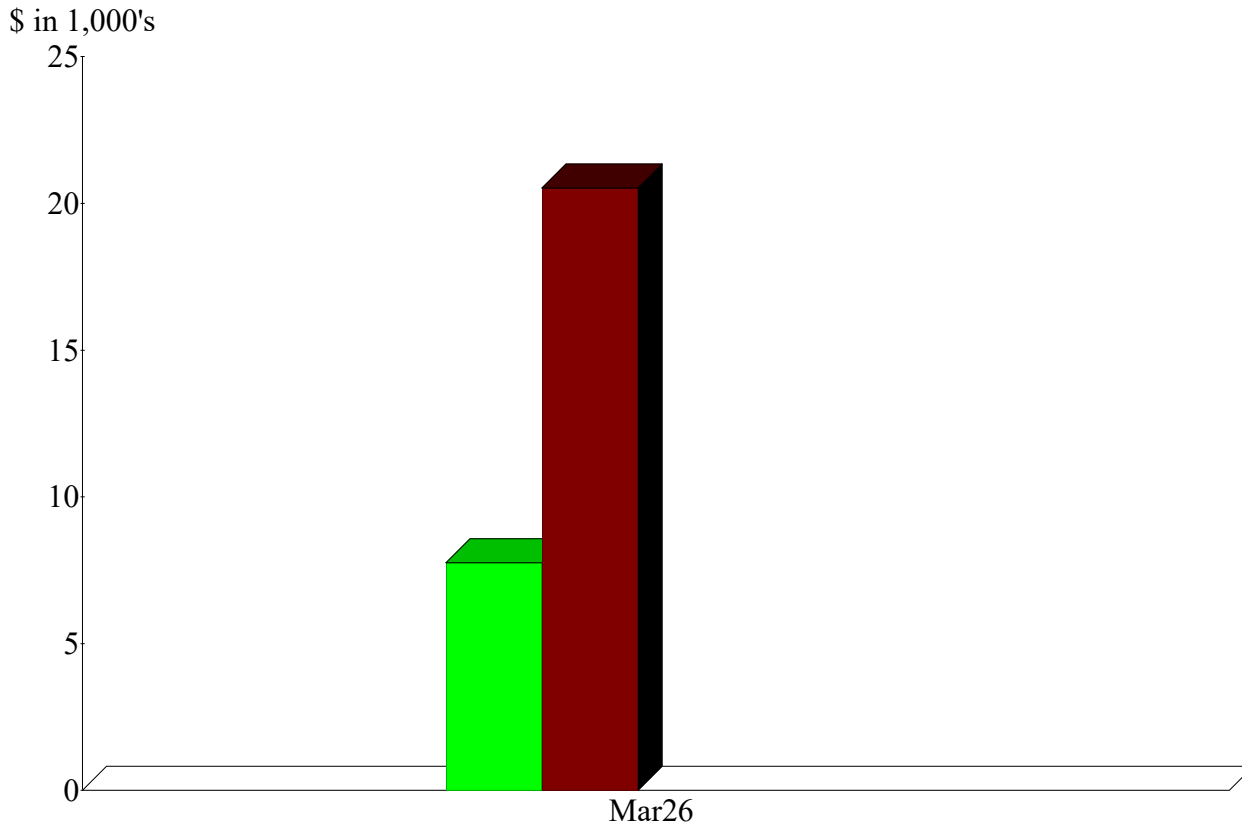
Description	March	Total	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	7,762	292,056	332,640	88%
Other Income	-	-	-	0%
Other Fees and Charges				
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	(16,657)	5%
Total Revenue and Other Sources:	\$ 7,762	\$ 292,056	\$ 315,984	92%
Expenditures and Other Uses				
Executive				
Professional Management	1,042	6,250	12,500	50%
Financial and Administrative				
Audit Services	-	4,100	4,100	100%
Other Contractual Services				
Legal Advertising	-	86	1,275	7%
Property Appraiser & Tax Collector Fees	400	400	500	80%
Communications & Freight Services				
Postage, Freight & Messenger	13	650	50	1300%
Rentals and Leases				
Meeting Room Rental	-	150	156	96%
Insurance				
	-	14,013	14,013	100%
Subscription and Memberships				
	-	175	175	100%
Printing and Binding				
	-	1,111	-	N/A
Legal Services				
Legal - General Counsel	4,121	9,127	3,500	261%
Other General Government Services				
Engineering Services - General Fund	-	5,450	5,450	100%
Public Safety (Guardhouse & Gates)				
Utility Services				
Electric				
Electric - Guardhouse	71	421	1,000	42%
Electric - Street Lights	-	2,478	5,600	44%
Electric - Gate	38	199	600	33%
Telephone/Internet	137	676	1,606	42%
Entrance Gates				
Monitoring	1,744	10,461	21,422	49%
Repairs - Gates/Poles	380	9,398	9,000	104%

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended March 31, 2026

Description	March	Total	Total Annual Budget	% of Budget
Guardhouse				
Cleaning	-	-	1,000	0%
Repairs	-	-	2,000	0%
Roadway				
Curbs/Gutters-Pressure Cleaning	1,295	5,725	8,325	69%
Miscellaneous	-	-	500	0%
Capital Outlay				
Road from 114th through the Community	-	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	1,950	4,200	46%
Aquatic Weed Control - 14th Street (Canal)	225	1,350	2,700	50%
Structures, Catch Basin & Outfall	-	21,241	22,782	93%
Tennis Courts/Pickelball Courts				
Repairs and Maintenance				
Pressure Washing	-	-	4,000	0%
Landscaping and Hardscape Maintenance				
Utility Services				
Electric				
Electric - Pumps	100	560	1,539	36%
Repairs and Maintenance				
Landscaping				
Landscape Maintenance	7,500	45,152	92,500	49%
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)	-	15,659	37,583	42%
Total Expenditures and Other Uses:	\$ 17,390	\$ 181,119	\$ 315,983	57%
Net Increase/ (Decrease) in Fund Balance	(9,627)	110,937	(0)	
Fund Balance - Beginning	153,906	17,683	17,683	
Current Year Reserve Allocation	-	15,659	37,583	
Fund Balance - Ending	\$ 144,279	\$ 144,279	\$ 55,265	

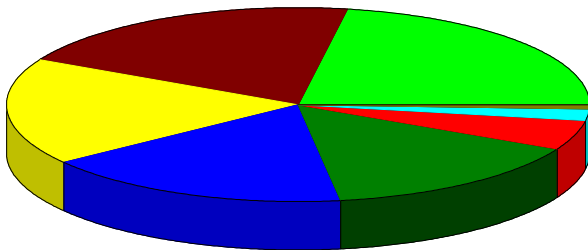
Belmont Lakes Community Development District

Income and Expense by Month March 2026



Expense Summary March 2026

5790000 · Landscaping & Hardscape Svce	22.41%
5140000 · Legal Services	20.08
5290000 · Public Safety(Guardhse & Gates	17.86
5380000 · Lake, Lake Bk & Littoral Shelf	17.30
9099000 · Reserve Allocations	15.26
5120000 · Executive	5.08
5133400 · Other Contractual Services	1.95
5134100 · Communications and Freight Svc	0.06
Total	\$20,521.52



By Account