

Belmont Lakes

Community Development District

Meeting Agenda

May 21, 2026

PFM Management Services 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: May 21, 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
wardj@pfm.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=m1ef630302c424b60f600c6ef5ba63aaa>
✓ Phone: (408) 418-9388 Code: 2348 445 5252 Event Password: Jpward

MAY, 2026

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AGENDA

1. Call to Order & Roll Call
2. Minutes:
 - I. April 16, 2026 - Regular Meeting. **Pages 6-16**
3. Continuation of Fiscal Year 2027 Budget Discussion. **Pages 17-22**
4. Consideration of **Resolution 2026-5**, a Resolution of the Board of Supervisors of the Belmont Lakes Community Development District Approving the Agreements with PFM Management Services LLC, And PFM Financial Advisors LLC; Authorizing the Chairperson to execute the Agreements; providing general authorization; and addressing conflicts, severability, and an effective date. **Pages 23-71**
5. Consideration of **Resolution 2026-6**, a Resolution of the Board of Supervisors of the Belmont Lakes Community Development expressing its intent to enter into the Statewide Mutual Aid Agreement with the State of Florida Division of Emergency Management; to carry out Emergency Management Assistance and Responsibilities between Local Governments; providing general authorization, and addressing conflicts, severability and an effective date. **Pages 72-88**
6. Staff Reports.
 - I. District Attorney
 - II. District Manager
 - a) Supervisor of Elections Qualified Elector Report dated April 15, 2026.
 - b) **Important Meeting Dates for Fiscal Year 2026:**
 - Next Meeting: Public Hearings: Fiscal Year 2026 Budget, Thursday, June 18, 2026.
 - c) Financial Statements for the period ending April 30, 2026 (unaudited). **Pages 89-95**
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

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

Item 3: 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
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.

The Public Hearing for the Fiscal Year 2027 Budget has been set for **Thursday, June 18, 2026**, at **6:30 p.m.** at the **Shenandoah Park Community Room, 14452 Shenandoah Parkway, Davie, Florida 33325**. The Board will continue to discuss the Proposed Budget during the May 21, 2026 meeting.

With the Fiscal Year 2027 Budget, the District is now entering its third (3rd) year of operations and maintenance of the infrastructure within the District, which includes the Stormwater Management System, i.e. Lake, and Stormwater pipes, as well as Roadway Resurfacing, and the Front Entrance landscaping.

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.

- Item 4: **Resolution 2026-5**, a Resolution of the Board of Supervisors of the Belmont Lakes Community Development District Approving the Agreements with PFM Management Services LLC, And PFM Financial Advisors LLC; Authorizing the Chairperson to execute the Agreements; providing general authorization; and addressing conflicts, severability, and an effective date.
- Item 5: **Resolution 2026-6**, a Resolution of the Board of Supervisors of the Belmont Lakes Community Development expressing its intent to enter into the Statewide Mutual Aid Agreement with the State of Florida Division of Emergency Management; to carry out Emergency Management Assistance and Responsibilities between Local Governments; providing general authorization, and addressing conflicts, severability and an effective date.
- 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, April 16, 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
14 Secretary.

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Present:

Dominick Madeo	Chairperson
Carlos Benhamu	Vice Chairperson
Fabiola Bigio Elibrahimi	Assistant Secretary

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Absent:

Joseph Capuozzo	Assistant Secretary
Thomas Pacchioli	Assistant Secretary

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Also present were:

James P. Ward	District Manager
Kirsten Mood	District Counsel

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Audience:

Leonor Pupo
Frank Pupo
Michael Caradulis
Patricia Cobus
Darlene Moretti
Jenn Peysakhovich
Kim Pacchioli
Amanda Pathon
Richard Buckley
Alex Peysakhovich
Jesus Cobos

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

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FIRST ORDER OF BUSINESS

Call to Order

44 Mr. James Ward called the meeting to order at approximately 6:32 p.m. He conducted roll
45 call; all Members of the Board were present, with the exception of Supervisor Capuozzo and
46 Supervisor Pacchioli, constituting a quorum.

49 **SECOND ORDER OF BUSINESS** **Consideration of Minutes**

50
51 **February 26, 2026 - Regular Meeting Minutes**

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

55
56 **On MOTION made by Dominick Madeo, seconded by Carlos**
57 **Benhamu, and with all in favor, the Regular Meeting Minutes**
58 **of February 26, 2026 were approved.**

59
60
61 **THIRD ORDER OF BUSINESS** **Discussion**

62
63 **Discussion on the 2019 Tax Assessment Summary**

64
65 *Mr. Ward: My team put together a summary of what your adopted budget was for your*
66 *general fund and your debt service fund. You amended your budget in 2019 and then*
67 *benched that against what the actual collections were. Essentially, you levied a total amount of*
68 *assessments of \$250,941.01 in 2019; your total collected including some late fees on*
69 *assessments that were paid late was \$252,665.82 dollars. I think the confusion was that in*
70 *2019 you levied an assessment that went on the tax bill, Hurricane Irma came through, and*
71 *then you levied an additional assessment where bills were sent out to residents in the amount*
72 *of roughly \$40,000 dollars and that's why residents are thinking we paid by check, which they*
73 *did for part of the assessment, for the assessment you levied in 2019 for Hurricane Irma, but*
74 *prior to that time you put on the tax bill a certain amount of assessments that cover your*
75 *regular operating funds. My staff went through and reconciled all of those budgets to the*
76 *actual collections including a copy of the transactions we were able to garner from the prior*
77 *company's books and records that we had. That's just a summary of what occurred in 2019. Do*
78 *you have any questions? There were no questions.*

79
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81 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2026-3**

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83 **Consideration of Resolution 2026-3, a Resolution of the Belmont Lakes Community**
84 **Development District amending the Fiscal Year 2026 Budget which began on October**
85 **1, 2025, And Ends On September 30, 2026; providing a severability clause; providing**
86 **for conflict and providing an effective date**

87
88 Mr. Ward stated Resolution 2026-3 amended the fiscal year 2026 budget; it was amendment
89 number two. He explained it essentially moved around some line items in order to be able to
90 more accurately project what the actual expenses would be at the end of the fiscal year. *In*
91 *order to cover the costs which we are incurring we are taking \$37,000 dollars out of what*
92 *would have been dropped into what we call cash balances by the end of the fiscal year. The*
93 *details in amendment 2 show you exactly where it's coming from. The two big items are the*
94 *sidewalk pavement repairs and restorations, and the directional signage that we will talk about*
95 *tonight also. He asked if there were any questions; hearing none, he called for a motion.*

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On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

104 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2026-4

106 **Consideration of Resolution 2026-4, a Resolution of the Belmont Lakes Community**
107 **Development District approving a proposed budget for Fiscal Year 2027 and setting a**
108 **Public Hearing for Thursday, June 18, 2026, at 6:30 p.m. at the Shenandoah Park**
109 **Community Room, 14452 Shenandoah Parkway, Davie, Florida 33325**
110

111 Mr. Ward stated Resolution 2026-4 was approval of the proposed budget for fiscal year 2027.
112 He said the public hearing was scheduled for June 18, 2026 at 6:30 p.m. He explained
113 approval did not bind the Board to anything within the budget; it merely allowed the Board
114 to move forward through the budget process. He noted the Board would not be allowed to
115 increase the budget or assessment rate after approval. *At the last meeting I provided longer*
116 *term capital projections and on page 5 of the budget I outlined the items I thought would be*
117 *most appropriate for you to consider in the 2027 budget. There is no pride of authorship in*
118 *doing this. You may change this as you deem appropriate. I included the pickleball court*
119 *repairs to the low lying areas, replacing the fence with black fencing, painting the existing*
120 *posts, adding a French drain to the courts, the front monument sign and powder coating the*
121 *gates. These budget estimates are really budget estimates at this point in time. We have not*
122 *costed those out at this stage. I wanted to get a gauge on where you are with what you want to*
123 *include in this budget in 2026, then we can better refine these numbers if needed. I think*
124 *some of these numbers are low, some are okay, but I'm going to let you see what you want to*
125 *do. For purposes of the record, the assessment rate would be \$8,690.69 per unit for fiscal year*
126 *2027. It is currently \$7,920 dollars. He asked the Board to discuss the matter and decide what*
127 *it would like to include in the budget in terms of capital projects. I don't know if any of these*
128 *numbers are good, bad or indifferent. The fencing I think is probably okay, the French drain is*
129 *probably okay, and powder coating the gates I know are right. The rest of them I am unsure.*
130 He explained the importance of making a decision today regarding the budget.

131
132 Discussion ensued regarding the capital projects and the numbers; what happened with the
133 pickleball courts, painting, and water stains; which projects were priorities; adding power to
134 the front monument sign and other monument sign improvements; powder coating the
135 gates; the gate arms; the estimate for the monument sign improvements being low; how to
136 keep water from pooling into the pickleball courts; possibly leveling the pickleball courts and
137 adding French drains; how much it might cost to fix the pickleball courts; and the
138 landscaping around the pickleball courts needing to be lowered.

139
140 Mr. Ward explained the landscaping was raised up on a mound surrounding the pickleball
141 courts and the water simply ran into the court when it rained; therefore, the minimum fix
142 would be to install a French drain and lower the landscaping.
143

144 Discussion continued regarding the pickleball courts and how to fix the courts; and obtaining
145 an expert opinion.

146
147 Mr. Madeo suggested doing the fence with the wind screen, improving the monument sign,
148 and powder coating the gates. He said he felt leveling the pickleball courts would be very
149 expensive.

150
151 Mr. Ward agreed it would be expensive, but the pickleball courts were only going to get
152 worse if nothing was done.

153
154 Mr. Madeo indicated he understood.

155
156 Discussion continued regarding the pickleball courts and whether fixing the pickleball courts
157 was a priority.

158
159 Mr. Ward noted the estimate for fixing the front monument sign was very low as well.

160
161 Discussion ensued regarding the front monument sign; monument improvement costs;
162 material choices; the cost of a permit for electric; and other monument sign improvements.

163
164 The Board suggested keeping the powder coating of the gates, the front monument sign
165 improvements, painting the pickleball court fence posts and adding the wind screen, and
166 painting the guardhouse and replacing the doors.

167
168 Discussion ensued regarding how much money to include in the budget for each project.

169
170 Mr. Ward noted there was \$16,000 dollars earmarked for the pickleball courts which could
171 instead be added to the front monument sign improvements. He said this would bring the
172 number for the monument sign improvements up to \$32,000 dollars.

173
174 Mr. Benhamu asked about the curb damage and if it could be repaired. He noted this curb
175 was at the entrance.

176
177 Mr. Ward indicated it would be less expensive to replace the curb.

178
179 The Board added curb replacement to the budget.

180
181 Ms. Bigio listed what she believed were priorities and should be included in the fiscal year
182 2027 budget: the pickleball court fence, front monument sign, guardhouse painting, gate
183 powder coating, and new street signs.

184
185 Mr. Ward noted the new street signs were in the fiscal year 2026 budget. He asked if the
186 Board had any additional comments; there were none. He asked if there were any public
187 comments or questions.

188
189 Mr. _____ asked (indecipherable).

190
191 Ms. Bigio responded that it was part of the front monument.

192

193 *Mr. Ward: Yeah, I think the easiest thing to do would be to take those "pimples" off there and*
194 *stucco the front monument and make it clean and simple looking.*

195

196 Discussion ensued regarding the front entrance and fencing which was largely
197 (indecipherable).

198

199 Ms. Pathon stated she felt the 22 priorities were too ambitious and perhaps one project
200 should be embarked on at a time. She suggested starting with the outside façade. She said
201 putting mesh on the existing fence around the pickleball courts would not look good and
202 that project should be postponed until the fence could be replaced and the courts could be
203 redone, and to do the entire project at once.

204

205 Discussion ensued regarding redoing the pickleball courts and replacing the fence in fiscal
206 year 2028; the poor condition of the existing fence; fixing the front entrance monument and
207 gatehouse in fiscal year 2027; whether the pickleball fence posts should be painted in fiscal
208 year 2027 or the fence should be replaced in its entirety in fiscal year 2028; not putting
209 "band-aids" on problems; making sure issues were addressed properly and fully; the work
210 done on the pickleball courts previously (resurfacing and repainting); and not having
211 accurate quotes for the suggested improvements.

212

213 Mr. Alex Peysakhovich stated the CDD had quotes he provided.

214

215 Discussion ensued regarding Mr. Peysakhovich's quotes, what was included in the quotes
216 and what was not included in the quotes.

217

218 Mr. Madeo suggested putting the pickleball court improvements on hold and moving
219 forward with the front entrance improvements including the entranceway, guardhouse,
220 monument, lights and columns. He asked Mr. Peysakhovich to provide a new quote for the
221 front entrance improvements with today's pricing. He asked if the Board agreed.

222

223 The Board agreed.

224

225 Mr. Peysakhovich stated he wanted to meet with the Board to discuss exactly what needed to
226 be done.

227

228 Mr. Madeo explained the Board could not meet outside of Board meetings; however, exactly
229 what needed to be done was being discussed at this meeting. He explained why he,
230 individually, was unable to meet with Mr. Peysakhovich previously due to a death in the
231 family.

232

233 Mr. Ward agreed the Board was subject to Sunshine Law and could not meet outside of
234 public meetings.

235

236 Discussion ensued regarding the CDD meetings being the public meetings; and three Board
237 Members meeting quorum requirements.

238

239 Mr. Peysakhovich said he wanted to get the entire community to vote. He said he did not
240 want to ask his vendors to do the work for the rates which were quoted two years ago. He
241 stated he was offering \$40,000 dollars' worth of work for \$6,000 dollars.

242
243 Discussion continued regarding the best and most cost effective way to complete the project
244 improvements.

245
246 Mr. Madeo said, "cheap is expensive and free you can't afford." He stated it was important not
247 to cut corners.

248
249 Discussion continued regarding the pickleball courts; the drainage issues; Mr. Peysakhovich's
250 opinion of the right way to make improvements; Mr. Peysakhovich's previous quote;
251 maintenance cost of the front monument; the previous budgets; and the increases in
252 assessment rates over the past years.

253
254 Mr. Peysakhovich asked if the Board planned to do everything he proposed should be done.

255
256 Mr. Madeo responded the Board agreed to fix the front monument, the guardhouse, the
257 front gates --

258
259 Mr. Peysakhovich stated he proposed painting and stuccoing the guardhouse, as well as
260 replacing the doors and windows.

261
262 Mr. Madeo stated he was not arguing with Mr. Peysakhovich, he was asking Mr. Peysakhovich
263 to provide a new updated quote for the project.

264
265 Mr. Peysakhovich said he was willing to go back to his vendors and get new quotes if the
266 CDD agreed all his previously recommended improvements would be done: monument
267 signs, stone behind monument signs, guardhouse windows and doors, stucco and paint on
268 guardhouse, the guard gates, the stop signs, the roadway signs, and reduce the number for
269 the signs for the front. He said the cost to do all these items was \$80,000 dollars.

270
271 Mr. Benhamu stated the CDD had a duty to obtain three quotes, review the quotes, and then
272 choose a vendor.

273
274 Discussion ensued regarding the process of obtaining quotes, reviewing quotes and
275 choosing vendors.

276
277 *Mr. Ward: We have to make a decision on the budget. There is no more time left. We have*
278 *been doing this for two months. You have to decide what you want to do tonight. There is no*
279 *more time left to do this. If you want to set an assessment rate at whatever number you want, if*
280 *you want to plug in a number of \$80,000 dollars or \$90,000 dollars, you can. You have to*
281 *select the items and select a number. This is a potential budget.*

282
283 *Mr. Madeo: The monument, the guardhouse, the guardhouse pavilion, the arms, and the*
284 *gates. Those are the things.*

285

286 *Mr. Ward: You can set an approved amount today, and then at your public hearing you can go*
287 *down from that, but you can't go up from that amount. But you still have to have a budget at*
288 *the end of the day.*

289
290 Discussion ensued regarding what the plug number amount should be for the budget and
291 obtaining quotes.

292
293 *Mr. Ward: There is no requirement under the statute to obtain quotes. There is a requirement*
294 *that if you are going to hit \$195,000 dollars in any one year, then you have to go through a*
295 *formal competitive bid process. That's the only requirement under the statute. You can do*
296 *three quotes, one quote, ten quotes, I don't care, but there is no requirement that you do*
297 *three.*

298
299 Discussion ensued regarding the Board wishing to obtain several quotes before choosing
300 vendors.

301
302 *Ms. Kirsten Mood: I'm hearing a lot of cross talk and I wanted to interject. Everything Jim just*
303 *said about the procurement process and the law that applies to the District is absolutely*
304 *correct. You are here tonight to set your maximum assessment rate. You can always come*
305 *down at the public hearing. All of these numbers are estimates. Anytime we are preparing a*
306 *budget, those numbers while they are prepared by professionals, we cannot know what the*
307 *price of the materials and labor is going to be when it comes time to either competitively bid,*
308 *if that's necessary, or when we go out to get the quotes, and figure out what the actual prices*
309 *are going to be. It's all an estimate. You've got to settle on a number this evening and I just*
310 *want to say for the audience in the room, it sounds like your Board is being extremely*
311 *generous in the amount of public comment it allows. Generally, public comments are limited*
312 *to 3 minutes per person and not a conversation. So, your District Manager and Chair are being*
313 *extremely generous with the amount of back and forth they are allowing. If there are any other*
314 *questions for me I'd be happy to answer, but I just wanted to interject, and if we could do our*
315 *best to keep the conversation to one speaker at a time that would be really helpful to me.*

316
317 Mr. Ward stated he was uncomfortable throwing \$80,000 dollars in without clarification. He
318 asked Mr. Peysakhovich what his number was for the whole project.

319
320 Mr. Peysakhovich responded his number was \$80,000 dollars for the whole project. *Just so*
321 *it's clear, we keep talking about an \$80,000 dollar number. That \$80,000 dollar number was*
322 *presented to the Board about 3 years ago. That number included the front monument signs,*
323 *the stone on those monument signs, painting around the monument signs, the guardhouse*
324 *stucco, guardhouse paint, guardhouse windows and doors, the four gates being painted, and*
325 *delineators which you guys are already doing so we can take that off the list. And it included*
326 *pressure cleaning of the roundabout which I don't see on the list. Again, I think if you guys*
327 *take care of those other six or seven items that I mentioned it would completely change the*
328 *front façade of this community. Yes, it includes the four columns.*

329
330 *Mr. Ward: The way the budget is presented now, the assessment rate is \$9,080.65. Alex*
331 *added a few things to it. We have a cap rate of \$9,504 dollars. Your current rate is \$7,920*
332 *dollars. Pick the number that you want. I would probably go in the \$9,200 dollar range, \$9,300*
333 *dollar range, for purposes of tonight and then when we get to the public hearing we can*

334 *finalize the exact budget numbers. In order to do that, you will have to get me your numbers*
335 *within the next month.*

336

337 *Mr. Peysakhovich: I'm just going to publicly say I don't agree with that cap rate. I don't think we*
338 *should raise the rate at all.*

339

340 *Mr. Ward: I'm not saying raise it. I'm just saying that's the number you can't go over, \$9,504*
341 *dollars. I'm just telling the Board what the number is that they cannot go over without sending*
342 *out mailed notice.*

343

344 *Mr. Madeo: I don't want to go over \$7,900 dollars. I'd rather go lower. If he gives us the*
345 *number that he says and we can do something to work it out then great.*

346

347 *Mr. Ward: If you want to set it at \$7,920 tonight -*

348

349 *Mr. Madeo: I want to set it at \$7,920 dollars.*

350

351 *Mr. Ward: Then by the next meeting in May, you are going to have to identify specifically*
352 *where the \$7,920 dollars is allocated from a capital perspective on a line item basis. If you*
353 *don't do that, you are screwed because you cannot go over the number.*

354

355 *Mr. Frank Pupo: My question is, if you do that, and we come back, and you guys have limited*
356 *yourselves to \$7,900 dollars, we are back in the same boat. Give yourself a cushion and if we*
357 *go under great, but otherwise we are going to be like, oh, we can't cut the grass because we*
358 *are dealing with the sign.*

359

360 *Mr. Peysakhovich: What I'm trying to say is, if it's a one time assessment, make it a one-time*
361 *assessment. Don't put it in our annual costs.*

362

363 *Mr. Madeo: I'd like to keep it at \$7,900 dollars, but -*

364

365 *Mr. Ward: We are not going to do a separate special assessment that we do a mailed notice*
366 *on. We can put it on the tax rolls. To do a separate capital assessment requires a completely*
367 *separate legal process to levy the capital assessment, then have a public hearing, to then do*
368 *the mailed notice, which I then have to collect off roll and then hope everybody pays which*
369 *they won't, and then in the following year you will get your money from anybody who doesn't*
370 *pay. That is a terrible process to use. I understand the concept, but you need to put it in the*
371 *context of your general fund budget. That's what every CDD in the state does. And then next*
372 *year if you take it out, you take it out.*

373

374 *Mr. Madeo: How about we shoot for \$8,500 dollars. Is that enough?*

375

376 *Discussion ensued regarding how much of a cushion was needed.*

377

378 *Mr. Ward: Pick a cap. We have to finalize the number by your next meeting so when we get to*
379 *the public hearing we have a number. You can bring it down. You just can't go up is my entire*
380 *point.*

381

382 *Mr. Madeo: Okay. Give me \$9,000 dollars and we will work it from there. That should*
 383 *hopefully give us enough cushion.*

384
 385 Discussion continued regarding whether \$9,000 dollars was a good enough cushion.

386
 387 The Board agreed \$9,000 dollars should be enough of a cushion.

388
 389 Mr. Ward stated the number would be \$9,000 dollars. He called for a motion to approve
 390 Resolution 2026-4 which set the public hearing for June 18, 2026 at the Shenandoah Park
 391 Community Room. He indicated a copy of the proposed budget would be in draft form and
 392 attached, subject only to an assessment rate max of \$9,000 dollars per unit per year. He said
 393 a meeting would be held May 21, 2026 at which the Board would have to finalize the line
 394 item budget.

395
 396 Mr. Madeo noted he was unsure if May 21 was a good date and he would like to attend.

397
 398 Mr. Ward indicated the Board could change the date and the meeting in May could be
 399 readvertised. He said his team would ask the Board early next week for acceptable dates to
 400 determine the meeting date.

401

On MOTION made by Dominick Madeo, seconded by Fabiola Bigio Elibrahim, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

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406

407

SIXTH ORDER OF BUSINESS

Staff Reports

408

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I. District Attorney

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411

No report.

412

413

II. District Manager

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a) Important Meeting Dates for Fiscal Year 2026

415

– **Next Meeting: Thursday, May 21, 2026**

416

– **Thursday, June 18, 2026 - Public Hearing on proposed FY 2027 Budget**

417

b) Financial Statement for period ending February 28, 2026 (unaudited)

418

c) Financial Statement for period ending March 31, 2026 (unaudited)

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420

Mr. Ward noted the Supervisor of Elections reported the number of qualified electors in the District as of April 15, 2026 was 108. He explained it only affected the District when the number reached 250 qualified electors. He noted this likely would never happen, and as a result every two years a landowner election would be held as opposed to a qualified elector election.

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SEVENTH ORDER OF BUSINESS

Supervisor's Requests

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

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EIGHTH ORDER OF BUSINESS **Public Comments**

Mr. Ward asked if there were any public comments.

Ms. Pupo asked where Joe Capuzzo was. She noted he had not been present for the last four meetings. She asked what should be done about a Board Member who missed four meetings in a row.

Mr. Ward: There is no provision in the statute for that.

Ms. Pupo: I know you and I met in March regarding the elections, and I haven't heard back from you regarding some proposed ideas to continue to make this right and move forward in an amicable way and continuing the process of elections. Especially now that elections are coming up in November. Do you have a response for me?

Mr. Ward: Yes. I did talk to, and Kirsten can probably answer in a better legal manner than I can, but at the end of the day the case law doesn't support the provision of Board Members resigning and having a full vote. That's not supported by law.

Ms. Mood: Chapter 190 provides a process for if there are any vacancies that arise for folks. When there is not an election slated and upcoming other board members can appoint someone to those vacant seats, but generally if there is no one qualified to step up and step in, then the case law provides for a holdover supervisor to stay in that seat until such a time as the seat can be filled. You have your election coming up in November. I believe it's three seats that are coming up for election. Our review of the last set of election results, everything checks out. I understand the records going back to the prior manager were more difficult to get your hands on, but it seems that you have three seats coming up. They will be ready in November. And to the extent that there may have been any issues the law provides for those holdovers until the next election can take place.

Ms. Pupo: I do need some further clarification. It is a historical pattern of elections that were taking place that formed a cyclical pattern where the two current board positions that took place in 2024, although this current process was done correctly, they stepped into two positions that had a cyclical pattern of not being properly run in the right election process, so I currently challenge the two current board positions that were in 2024. Given the current ones that are coming in November because this is so messy and we cannot back date this and I don't want to create further chaos, my only proposal was to start from scratch in November, all five seats, every board member that's here, re-run for the election the normal way it would be. We start from scratch the correct way because the roles that the people who were voted in, in 2024, stepped into two roles that were improperly run in previous elections. I have documentation that I can share. My proposal is to start from scratch in 2026.

Ms. Mood: Chapter 190 requires the staggering of the election, so all the seats don't come up at the same time. To the extent that there is heartburn or concern over the person in the seat, if we've got an order demonstrating that the person ought to be removed from a court of law, that is something we can take a look at, but -

478
479 *Ms. Pupo: The two positions that took place happened to take the position of two previous*
480 *board members that were elected improperly. So, it's already a pattern and now they are*
481 *taking this roll as of 2024 on a seat that was improper. How do we fix this problem?*

482
483 *Ms. Mood: The staggered election process cannot be changed. That's statute. To the extent*
484 *that there is a problem with the person in the seat, if that's the issue, I'm not sure I'm following,*
485 *but you can send over whatever the concern is. We can take a look at it. I don't want to keep*
486 *everyone past 8:15, but -*

487
488 *Mr. Peysakhovich: She's not going to look at anything you send her.*

489
490 *Ms. Pupo: She's trying to ignore me, okay.*

491
492 *Ms. Mood: Respectfully, that is not my intent. I'm trying to get on the same page here.*

493
494 *Ms. Pupo: Jim has the details. He saw the documentation. I'll handle it. Thank you.*

495
496 *Mr. Ward: Thank you.*

497
498 There were no more public comments.

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501 **NINTH ORDER OF BUSINESS** **Adjournment**

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503 Mr. Ward adjourned the meeting at approximately 8:03 p.m.

504
505 **On MOTION made by Dominick Madeo, seconded by**
506 **Fabiola Bigio Elibrahim, and with all in favor, the Meeting**
507 **was adjourned.**

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509 Belmont Lakes Community Development District

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514 _____
515 James P. Ward, Secretary

514 _____
515 Dominick Madeo, Chairperson

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			

RESOLUTION 2026-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE AGREEMENTS WITH PFM MANAGEMENT SERVICES LLC, AND PFM FINANCIAL ADVISORS LLC; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE AGREEMENTS; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Belmont Lakes Community Development District ("**District**") is a local unit of special-purpose government creating and existing pursuant to [Chapter 190, Florida Statutes](#), being situated entirely within Broward County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") has previously entered into that certain District Management Services Agreement, effective as of September 4, 2024 ("Agreement") between the District and J P Ward and Associates LLC, attached hereto as **Exhibit A**, for District Management Services; and

WHEREAS, effective as of May 1, 2026, JP Ward and Associates LLC, has been acquired by PFM Management Services LLC; and

WHEREAS, the District desires to approve the District Management Agreement with PFM Management Services LLC, attached hereto as **Exhibit B**, and the Financial Advisory Contract with PFM Financial Advisors LLC, Attached hereto as **Exhibit C**; and

WHEREAS, the District desires to authorize the Chairperson, in connection with the recommendation of District Staff, to finalize, and execute the District Management Agreement and the Financial Advisory Contract on the District's behalf.

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

SECTION 1. FINDINGS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. EXECUTION OF AGREEMENT AND CONTRACT. The Chairperson is authorized to execute the District Management Agreement and the Financial Advisory Contract at a time to be determined by the Chairperson.

SECTION 3. CONFLICTS. If any provision of this Resolution is held to be in conflict with another resolution of the District, the resolutions shall be read to harmony to the extent possible, and, otherwise, the terms of this Resolution shall control with respect to the subject matter addressed herein.

SECTION 4. 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 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Belmont Lakes Community Development District, Broward County, Florida, this 21st day of May 2026.

ATTEST:

**BELMONT LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Dominick Madeo, Chairman

Exhibit A: J P Ward and Associates LLC District Management Services Agreement
Exhibit B: PFM Management Services LLC District Management Agreement
Exhibit C: PFM Financial Advisors LLC Financial Advisory Contract

Exhibit A:

J P Ward and Associates LLC District Management Services Agreement

**AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC**

THIS AGREEMENT, made and entered into on this 3rd day of September 2024, by and between the Belmont Lakes Community Development District, hereinafter referred to as "DISTRICT", and the firm of *JPWARD and Associates, LLC*, hereinafter referred to as "MANAGER", whose address is 2301 N.E. 37th Street, Fort Lauderdale, Florida 33308.

WITNESSETH:

WHEREAS, the DISTRICT desires to employ the services of the MANAGER for the purpose of providing management, financial and accounting services for the Belmont Lakes Community Development District, as required to meet the needs of the District during the contract period; and

WHEREAS, the MANAGER desires to assist the DISTRICT with such matters,

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. The DISTRICT hereby engages the MANAGER for the services and fees described in Exhibit A, attached hereto and incorporated by reference herein.
2. The DISTRICT agrees to compensate the MANAGER in accordance with the fee schedule set forth in Exhibit A, which amount shall be payable in equal monthly installments at the beginning of each month and may be amended as evidenced by the budget adopted by the Board or at the issuance of Bonds. In addition, the DISTRICT agrees to compensate MANAGER for reimbursable expenses incurred during the course of performance of this contract, including, but not limited to, out-of-pocket expenses for travel, express mail, computerized research, word processing charges, long distance telephone, postage, photocopying, courier and computer services, with the exception of those services included in Exhibit A attached hereto.
3. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on September 3, 2024 The Agreement may be terminated as follows:
 - a) upon notice by the DISTRICT for "good cause", which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by MANAGER, unless Paragraph "C" of this section applies.
 - b) upon the dissolution or court-declared invalidity of the DISTRICT; or
 - c) by either party, for any reason, upon 60 days written notice provided; however, should this Agreement be terminated, MANAGER will take all reasonable and necessary actions to transfer all the books and records of the DISTRICT in his possession in an orderly fashion to the DISTRICT or its designee.

***AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC***

4. The MANAGER shall devote such time as is necessary to complete the duties and responsibilities assigned to the MANAGER under this Agreement.
5. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
6. The MANAGER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.
7. The MANAGER shall promptly notify the DISTRICT in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the MANAGER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the MANAGER may undertake and request an opinion of the DISTRICT as to whether the association, interest or circumstance would, in the opinion of the DISTRICT, constitute a conflict of interest if entered into by the MANAGER. The DISTRICT agrees to notify the MANAGER of its opinion by certified mail within thirty (30) days of receipt of notification by the MANAGER. If, in the opinion of the DISTRICT, the prospective business association, interest or circumstance would not constitute a conflict of interest by the MANAGER, the DISTRICT shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the DISTRICT by the MANAGER under the terms of this Contract. This Agreement does not prohibit the MANAGER from performing services for any other special purpose taxing DISTRICT, and such assignment shall not constitute a conflict of interest under this Agreement.
8. The MANAGER warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.
9. The MANAGER hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.
10. The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in the accumulation of information necessary for use in documents required by the DISTRICT in order to finalize any

**AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC**

particular matters, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

11. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Charlotte County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees.

12. All notices required in this Agreement shall be sent by U.S. Mail, Overnight Service, such as Federal Express or such other service as may be available for overnight delivery or by electronic mail (e-mail), and if sent to the DISTRICT shall be sent to:

Belmont Lakes Community Development District
Attention: Mr. Dominick Madeo
Chairman, Board of Supervisor's
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
954-658-4900

And if sent to the MANAGER:
JPWard and Associates LLC
Attention: Mr. James P. Ward
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308

**AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC**

Either party may change the address for notice purposes pursuant to this Agreement by sending notice to the address noted herein or such other address if the parties address has been changed subsequent to the date of this Agreement.

13. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.
14. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties. This agreement shall be automatically renewable each Fiscal Year of the DISTRICT, unless otherwise terminated by either party. The DISTRICT will consider price adjustments each twelve (12) month period to compensate for market conditions and the anticipated type and amount of work to be performed during the next twelve (12) month period. Such evidence of price adjustments will be approved by the DISTRICT in its adopted Fiscal Year Budget.

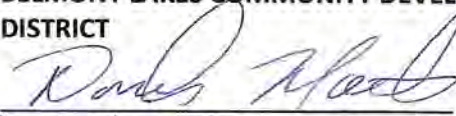
IN WITNESS WHEREOF, the Board of Supervisors of the Belmont Lakes Community Development District has made and executed this Contract on behalf of the DISTRICT and the MANAGER have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

Signed and Sealed
In the presence of:



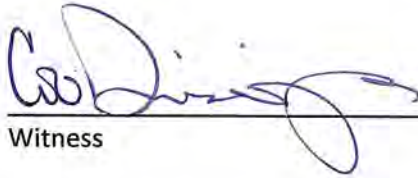
James P. Ward, Secretary

**BOARD OF SUPERVISORS
BELMONT LAKES COMMUNITY DEVELOPMENT
DISTRICT**



Dominick Madeo, Chairman

**AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC**



Witness

JPWARD and Associates, LLC



James P. Ward, Chief Operating Officer

***AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC***

Exhibit A

Management and Administrative Services

JPWARD and Associates, LLC will perform all required Management and Administrative functions of the District, which will include but not be limited to the following:

- Attend all meetings of the Board of Supervisors and provide the Board with meaningful dialogue of the issues before the Board for action.
- Identification of significant policies, including analysis of policy implementation with administrative and financial impact statement and effect on the District.
- Develop and train members of the Board of Supervisors in the requirements of Florida Law's, including, but not limited to, public officers and employees, and the conduct of District business.
- Implementation of Budget directives.
- Coordination for the following services:
 - Insurance, General Liability along with Director's and Officer's Liability
 - Independent Auditor Services
 - Such other services as may be identified from time to time
- Provide required annual disclosure information:
 - Designation of Registered Office and Registered Agent
 - Public Meeting Schedule
- Assist in the Preparation of the Audited Financial Statements
- Provide Oath of Office and notary public for all newly elected members of the Board of Supervisors.

***AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC***

Administrative Services

JPWARD and Associates, LLC will perform all required Recording Secretary functions of the District, which will include but not be limited to the following:

- Preparation of all Board Agendas and coordination of receipt of sufficient material for Board of Supervisors to make informed policy decisions.
- Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the County in which the District is located.
- Record and transcribe all meetings of the Board of Supervisors including regular meetings, special meetings, workshops, and public hearing(s). The recording and verbatim transcription (edited for grammar) of meetings of the Board provide an essential link to maintaining a highly accurate public record. These minutes are maintained by ***JPWARD and Associates, LLC*** in perpetuity for the District and sent to the appropriate governmental agencies in accordance with Florida Law.
- Maintain all other District Public Records, including Agreements, Contracts, Resolutions in accordance with Florida Law for the District.
- Our firm utilizes a completely computerized system for Record Storage, Maintenance and Retrieval, and your records are available electronically once they have been scanned into our systems.
- Maintain District Seal.
- Satisfy Public Records Requests in a timely, professional, and efficient manner.

***AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC***

Financial Accounting Services

JPWARD and Associates, LLC will perform all required financial accounting functions of the District, which will include but not be limited to the following:

- Prepare a Proposed Budget that achieves maximum cost-to-benefit equity for approval.
- Submit a Proposed Budget to Board of Supervisors in accordance with Chapter 190, Florida Statutes.
- Modify Proposed Budget for consideration by the Board of Supervisors at the District's advertised Public Hearing.
- Prepare Budget and Assessment Resolutions as required by Chapter 190, Florida Statutes.
- Establish Budget Public Hearing(s) and dates.
- Establish Board of Supervisors workshop dates (if required).
- Coordinate Budget preparation with District Board, Engineer, Attorney and Collection Agent.
- Prepare Budget Resolution approving the District Manager's Budget and authorization to set public hearing.
- Prepare Budget Resolution adopting the District Manager's Budget, as modified by the Board of Supervisors.
- Prepare Agendas for Budget Hearings and attend all Board of Supervisor meetings.
- Attend all workshop(s) and public hearing(s) and be available to answer questions by the Board and the Public.
- If necessary, prepare and coordinate applications for:
 - Federal I.D. Number
 - Tax Exemption Certificate
- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for

***AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC***

Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).

- Prepare Required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.
- Preparation of Annual Financial Report
- Preparation of Public Depositor's Report
- Administer purchase order system, periodic payment of invoices.
- Coordination of tax collection and miscellaneous receivables.
- Preparation of all required schedules for yearend audit:
 - Prepare schedule of Bank Reconciliations
 - Prepare cash and Investment Confirmations for distribution to Authorized Public Depositories and Trustee of District Bond Issues
 - Prepare analysis of Accounts Receivable
 - Prepare schedule of Interfund Accounts
 - Prepare schedule of Payables from the Governments
 - Prepare schedule of all Prepaid Expenses
 - Prepare debt Confirmation Schedules
 - Prepare schedule of Accounts Payable
 - Prepare schedule of Assessment Revenue compared to Budget
 - Prepare schedule of Investments and Accrued Interest
 - Prepare analysis of All Other Revenue
 - Prepare schedule of Operating Transfers
 - Prepare schedule of Cash Receipts and Cash Disbursements
 - Prepare analysis of Cost of Development and Construction in Progress
 - Prepare analysis of Reserves for Encumbrances
 - Prepare Amortization and Depreciation Schedules
 - Prepare General Fixed Asset and General Long-Term Debt Account Groups
 - General Fixed Asset Accounting

***AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC***

- Assets constructed by or donated to the District for maintenance
- Inventories of District property in accordance with the Rules of the Auditor General

Special Assessment Services – On-going Yearly Maintenance of the District’s Assessment Roll and Lien Book.

- Prepare Assessment Resolution levying the Assessments on the property in the District and preparation of Assessment Roll.
- Prepare and maintain a property database by using information obtained by local Property Appraisers secured roll.
- Review and compare information received from the Property Appraiser to prior years’ rolls, to ensure that the District rolls are in compliance with the law and that ***JPWard and Associates, LLC*** has obtained all the pertinent information to prepare accurate assessments.
- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. Provide pay off information upon request to property owner.
- Upon adoption of the Budget and assessments, coordinate with the Office of the Property Appraiser and Tax Collector to insure correct application of assessments and receipt of District funds.
- Act as primary contact to answer property owners' questions regarding the capital assessment.

AGREEMENT FOR SERVICES Between Belmont Lakes Community Development District and JPWARD and Associates, LLC

Assessment Methodology Services

JPWard and Associates, LLC will prepare the Special Assessment Methodology necessary to assist the District in formulating its financial goals and strategies for the issuance of any proposed Debt Financings.

- Research, identify and evaluate outstanding funding issues that need to be addressed during the development of the capital improvement plan for the infrastructure for the project.
- Develop a fair and reasonable method of apportionment and accurate classification of parcels using the current ad valorem roll and development plan from the developer.
- Review the assessment methodology for legal sufficiency and compatibility with the uniform method of collection via the tax toll.
- Create a preliminary assessment roll database using the most current tax roll and apply the apportionment methodology to the database to test the validity and legal sufficiency.
- Calculate a proforma schedule of assessment rates, including par debt allocated to all properties, and estimated annual cost.
- Calculate a proforma schedule of rates based on the developed apportionment methodology and revenue requirements for the assessment program.

Dissemination Agent Services (IF APPLICABLE)

JPWard and Associates will provide the required services to comply with the Securities and Exchange Commission Rule 15c2-12 as set forth in the Dissemination Agreement and the Continuing Disclosure Agreement that were entered into for the District's Series 1999 and Series 2007 Bonds.

- Develop information collection systems to be used to comply with the requirements of the Continuing Disclosure Agreement.

***AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC***

- Collect all information required for the Annual Report required by the Continuing Disclosure Agreement and electronically provide to the National Repository Site.
- Work with the Trustee and report any significant events required pursuant to the Continuing Disclosure Agreement.

***AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC***

Exhibit A – Fee Schedule

District Management and Administrative Services

Management

\$12,500 Yearly

- Twelve (12) Meetings are included
- Additional meetings
 - i. \$175.00 per hour plus travel time.
 - ii. Travel is billed at actual cost for Air travel and at the approved IRS rate for automobile.
- Scanning of Documents before the Contract Period.
 - i. We have noted that some companies have maintained the District’s records in paper format and stored at various locations. We would recommend that we remove those records from storage and scan them into our computerized system for easy retrieval. Many of these documents are permanent records of the District and required to be maintained in perpetuity. Records that have met their records retention requirements of Florida Law can be disposed of accordingly. Paper records received from the prior management firm will be professionally scanned, and is included.
- Fax Services
 - i. With the use of our electronic systems, we do not utilize fax machines for any of our documents. All documents are electronic and sent electronically to requesting parties. For parties requesting Fax Documents the actual cost of faxing documents will be billed to the District and we will bill the requesting party for those services.
- Cassette Tape Conversion
 - i. We utilize a digital recorder for all Board Meetings, which are available on our Systems. We have noted that some Companies utilize cassette tapes, and these recordings are required to be maintained in perpetuity by the District. The technologies available today lend itself to the conversion of these tapes to a digital format which will protect the District and preserve the public record. As such, we will coordinate with

AGREEMENT FOR SERVICES Between Belmont Lakes Community Development District and JPWARD and Associates, LLC

a firm that will convert those tapes to a digital format and bill the District only the actual cost of conversion, without any fee or markup. Once these tapes have been converted to a digital format, we will maintain these digital records on our Systems for the District.

Financial Accounting

General Fund, Debt Service and Capital Projects Funds. Debt Service and Capital Projects Funds are considered one fund if within one Bond Issue.	Included
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■ Computer Services	Included
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Dissemination Agent Services

For each Bond Issue (Billed monthly)	N/A
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Special Assessment Services

■ On-going Yearly maintenance of District’s Assessment Roll and Lien Book for each Fund	Included
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i. Estoppel Letters for Assessment Liens	\$50
■ Billed to the Requesting Party	

■ Preparation of Special Assessment Methodology	TBD
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Issuance and Re-Financing of Bonds

■ Management Services for Issuance of Bonds	TBD
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Expense Reimbursement Policy

The following is **JPWard and Associates, LLC** standard expense reimbursement policy for Community Development District representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client.

All expenses are billed monthly.

Telephone: All telephone charges are billed at an amount approximating actual cost.

***AGREEMENT FOR SERVICES Between
Belmont Lakes Community Development District
and JPWARD and Associates, LLC***

Photocopying and Printing: In-house photocopying and printing is charged at \$.25 per page (black and white) and \$.50 per page (color). Outside copying, printing and binding will be billed as a pass-through of the direct vendor's charges.

Facsimile Services: With the use of our electronic systems, we do not utilize fax machines for any of our documents. All documents are electronic and sent electronically to requesting parties. For parties requesting Fax Documents the actual cost of faxing documents will be billed to the District and we will bill the requesting party for those services.

Postage: Postage is billed at actual cost.

Overnight Deliver: Overnight delivery is billed at actual cost.

Travel: Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost not to exceed the charges permitted pursuant to Section 112.061 Florida Statutes, as amended.

ALL SERVICES FOR PHOTOCOPING, PRINTING, FACIMILE AND TRAVEL ARE INCLUDED IN MANAGEMENT FEE.

Exhibit B:

PFM Management Services LLC District Management Agreement

DISTRICT MANAGEMENT

This District Management Agreement (this "Agreement"), made and entered into this 1st day of May 2026 (the "Effective Date") by and between **Belmont Lakes Community Development District** ("DISTRICT") and **PFM Management Services LLC** (hereinafter called the "MANAGER") sets forth the terms and conditions under which MANAGER shall provide services.

WHEREAS, the DISTRICT desires to obtain the services of a MANAGER to provide District Management Services; and

WHEREAS, MANAGER is capable of providing the necessary services.

NOW, THEREFORE, in consideration of the above mentioned premises and intending to be legally bound hereby, the DISTRICT and MANAGER agree as follows:

I. SCOPE OF SERVICES

MANAGER shall provide District Management Services as set forth in Exhibit A to this Agreement. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement. Services provided by MANAGER which are not specifically referenced in the scope of services set forth in Exhibit A of this Agreement shall be completed as agreed in writing in advance between the DISTRICT and MANAGER. Upon request of DISTRICT, MANAGER or an affiliate of MANAGER may agree to additional services to be provided by MANAGER or an affiliate of MANAGER, by a separate agreement between the DISTRICT and MANAGER or its respective affiliate.

II. WORK SCHEDULE

The services of MANAGER are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

III. COMPENSATION

For the services provided under this Agreement, MANAGER's professional fees shall be paid as provided in Exhibit B to this Agreement and DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

1. Reimbursable Expenses

In addition to fees for services, MANAGER will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by MANAGER only as authorized by the DISTRICT's approved budget. Documentation of such expenses will be provided to the DISTRICT upon request.

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

IV. TERM AND TERMINATION

This Agreement shall be effective from the Effective Date and shall continue until terminated by either party as provided herein. The DISTRICT has the right to terminate this Agreement for "good cause" which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the MANAGER which, in each case, the MANAGER fails to cure within 10 days of notice thereof. Termination for "good cause" shall be effected immediately by provision of written notice to MANAGER. Either party hereto shall have the right to terminate this Agreement, at any time and for any reason whatsoever, upon (i) the DISTRICT providing to the MANAGER a minimum of thirty (30) days advance written notice of its intention to terminate or (ii) the MANAGER providing to the DISTRICT a minimum of sixty (60) days advance written notice of its intention to terminate. All notices shall be mailed to the person and address specified for use in the giving of notice, in paragraph 10, hereof. Should the relationship be terminated, MANAGER will be paid for all services performed and costs and expenses incurred up to the termination date.

V. ASSIGNMENT

Neither party may assign this Agreement or its rights or obligations hereunder without the prior written consent of the other; provided, however, that MANAGER may, upon notice to the DISTRICT, assign MANAGER's rights and obligations under this Agreement to any subsidiary or affiliate of MANAGER or a successor of MANAGER in connection with the sale of all or substantially all of MANAGER's assets. Subject to the foregoing, this Agreement shall be binding on the parties hereto and their respective successors and assigns.

VI. OWNERSHIP OF INFORMATION, REPORTS, AND DATA

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to MANAGER. DISTRICT may rely on the Data in connection with its provision of the services under this Agreement and the provider thereof shall remain solely responsible for the adequacy, accuracy or completeness of such Data.

VII. NOTICES

All notices given under this Agreement shall be in writing, sent by certified mail, return receipt requested, or by nationally recognized courier, with written verification of receipt. Notices shall be addressed to the party for whom it is intended, at the designated addresses below. The parties designate the following as the respective places for giving notice, to-wit:

DISTRICT:

Belmont Lakes Community Development District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Attention: District Manager

With A Copy To:

Kutak Rock LLP
107 West College Ave
Tallahassee, Florida 32301
Attention: Mr. Jere Earlywine, Esq.

MANAGER:

PFM Management Services LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Attention: Jennifer Walden

VIII. TITLE TRANSFER

All materials, except functioning or dynamic financial models, prepared by MANAGER pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the foregoing exception, upon termination of this Agreement, at DISTRICT's reasonable request no later than three (3) years after the termination of this Agreement MANAGER shall deliver to the DISTRICT copies of any and all materials or documents prepared, kept or maintained in accordance with this Agreement.

IX. MANAGER'S REPRESENTATIVES

1. Assignment of Named Individuals

The services set forth in this Agreement shall be provided by professional employees of MANAGER or affiliates of MANAGER in its sole discretion. The MANAGER may, from time to time, supplement or otherwise amend the team members.

2. Changes in Staff Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, MANAGER to replace any member of the MANAGER staff. Should the DISTRICT make such a request, MANAGER shall promptly suggest a substitute for approval by the DISTRICT.

X. INSURANCE

MANAGER shall maintain insurance coverage with policy limits not less than as stated in Exhibit C.

XI. GENERAL PROVISIONS

1. MANAGER Not to Participate as Underwriter

The MANAGER is precluded from being an underwriter of any debt obligations issued by the DISTRICT and shall not participate, in any manner, in the initial offering for the issuance of any of the DISTRICT's debt obligations.

2. Limitation of Liability; Indemnification

To the extent not referenced herein, MANAGER shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services which are not under the control or supervision of the MANAGER.

DISTRICT INDEMNIFICATION. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the MANAGER, the DISTRICT agrees to indemnify, defend, and hold harmless the MANAGER and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that MANAGER may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the DISTRICT. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the MANAGER may be entitled and shall continue after the MANAGER has ceased to be engaged under this Agreement.

MANAGER INDEMNIFICATION. The MANAGER agrees to indemnify, defend, and hold harmless the DISTRICT and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the DISTRICT may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the MANAGER. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the DISTRICT may be entitled and shall continue after the MANAGER has ceased to be engaged under this Agreement.

SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to waive or limit the DISTRICT'S sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

3. Disclaimer of MANAGER

The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in accumulating information necessary for documents required by the DISTRICT to finalize any particular financing, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the

MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

4. Attorney Fees and Governing Law

MANAGER and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action. This Agreement shall be construed, enforced, and administered in accordance with the laws of the State of Florida. In the event either party is required to take any action to enforce this Agreement, the substantially prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

5. Time of the Essence

The DISTRICT and the MANAGER agree that time is of the essence and that the services of the MANAGER shall be performed expeditiously.

6. Entire Agreement

This Agreement represents the entire agreement between DISTRICT and MANAGER for District Management Services contemplated hereby and supersedes all prior agreements, contracts, arrangements, or communications between the parties with respect to the subject matter addressed herein, whether oral or written. This Agreement may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and MANAGER or any affiliate of MANAGER shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

7. Authority to Execute and Counterparts

Each party to this Agreement represents, warrants, and covenants to the other that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, that such party has the lawful authority to enter into this relationship, and that the governing or managing body of each party has approved this relationship and has similarly authorized the execution of this Agreement. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

8. Public Records Disclosure

MANAGER understands and agrees that all documents of any kind provided to the DISTRICT in connection with this Agreement may be public records, and, accordingly, MANAGER agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the DISTRICT is PFM Management Services LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the MANAGER shall 1) keep and maintain public records required by the DISTRICT to perform the service; 2) upon request by the Public Records Custodian, provide the DISTRICT with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public

records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the MANAGER does not transfer the records to the Public Records Custodian of the DISTRICT; and 4) upon completion of the Agreement, transfer to the DISTRICT, at no cost, all public records in MANAGER's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the MANAGER, the MANAGER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DISTRICT in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817.

9. E-Verify Requirements.

The Manager shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Manager shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Manager has knowingly violated Section 448.091, Florida Statutes. If the Manager anticipates entering into agreements with a subcontractor for the Services, Manager will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Manager shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Manager has otherwise complied with its obligations hereunder, the District shall promptly notify the Manager.

The Manager agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Manager or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Manager represents that no public employer has terminated a contract with the Manager under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

10. Anti-Human Trafficking Compliance.

In accordance with the requirements of Section 787.06(13), Florida Statutes, Manager shall be required to execute an Affidavit of compliance at the time of execution of this Agreement and any renewal hereof.

11. Independent Contractor

MANAGER, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will MANAGER be liable for any act or omission of any third party or for any circumstances beyond MANAGER's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

In witness whereof, the parties hereto have executed this Agreement, in duplicate, as of the Effective Date above written.

Belmont Lakes Community Development District

Sign: _____

Print Name: Dominick Madeo

Title: Chairman

Sign: _____

Print Name: James P. Ward

Title: Secretary

PFM Management Services LLC

Jennifer Walden, Senior District Manager

EXHIBIT A

SCOPE OF SERVICES

I. General Management Services

General Consultation, Meetings, and DISTRICT Representation

The Manager shall organize the DISTRICT meetings. This includes, but is not limited to, providing the agenda and Board packages, scheduling, notification, publication and related matters. The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control, coordination, and administration of various professional service elements.

The manager shall prepare and submit to the DISTRICT's Board of Supervisors a proposed annual budget and administer the adopted budget of the DISTRICT.

As the DISTRICT's Manager, we will consult with the DISTRICT Board of Supervisors and its designated representatives, and when necessary, participate in such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services with regard to the projects and general interest of the DISTRICT.

The Manager shall consult with and advise the DISTRICT on matters related to the operation and maintenance of the DISTRICT and assist the DISTRICT to ensure compliance with all statutes and applicable law affecting the DISTRICT. The Manager will facilitate contracting with a third party website provider and assist the website provider with the maintenance of the DISTRICT's website in compliance with applicable law. The Manager will also coordinate with the website provider to ensure an e-mail system is in place which provides a separate "CDD e-mail address" for all Board members with an archiving system which will allow the Manager to respond to public records requests and maintain e-mails in compliance with applicable records retention law.

II. Accounting Services

The Manager shall define and implement an integrated management reporting system which will allow the DISTRICT to represent fairly and with full disclosure the financial position of the DISTRICT. Monthly financial statements will be provided in addition to a year-end audited financial statement to be prepared by a certified public accounting firm selected by the DISTRICT. These services will be coordinated with the DISTRICT's auditors to assure a smooth and efficient audit of the DISTRICT's books.

III. Minutes and Records

The Manager shall define and implement a system of record management for the DISTRICT, including a concise and accurate record of the official actions of the Board of

Supervisors and any appointed boards or committees, and shall oversee the maintenance and disclosure of DISTRICT's records pursuant to Florida law.

IV. Annual Assessments, Lien Book Maintenance and Disclosure

The Manager will maintain the tax roll for the DISTRICT and coordinate and report to the Tax Assessor and Tax Collector for the jurisdiction in which the DISTRICT exists.

The Manager will administer the DISTRICT's assessment methodology during platting and maintain the DISTRICT's lien book and release of liens at closings.

The Manager will provide continuing disclosure filing coordination and assistance for DISTRICT debt issues on EMMA as required by the MSRB and other regulatory agencies.

V. Other Services

Other applicable services requested or required by the DISTRICT, including but not limited to, testifying in litigation, as requested by the DISTRICT (subject to review and approval), may be provided at the option of the Manager. If provided, such services shall be billed on a time and materials basis in accordance with Exhibit B or other arrangement mutually agreed upon by the DISTRICT and the Manager.

EXHIBIT B

COMPENSATION FOR SERVICES

MANAGER shall be compensated for the provision of the services described in Exhibit A based on the fee schedule below. The fees do not include *reimbursable expenses* (as described in Section III.1. herein) related to regularly scheduled DISTRICT Board meetings. Fees will be reviewed and may be adjusted annually as reflected in the DISTRICT’s approved budget.

<i>District Management*</i>	<i>Annual Fee</i>
Management/Administrative/Accounting Services	\$12,500
General Fund Assessment Administration	\$5,000

<i>Debt Issue Services</i>	<i>Annual Fee</i>
Assessment Administration	\$5,000 per Series
Continuing Disclosure Services	\$2,500 per Series

<i>Additional Services**</i>	<i>Cost of Issuance (per series of bonds)</i>
District Management Services Cost of Issuance	\$5,000
Disclosure Services Cost of Issuance	\$1,500

* Maximum of 12 District public meetings per year. Fee billed monthly in advance.

**Additional Services - District Management Services Cost of Issuance. These fees are applicable for any bond or debt issued by the District and payable at closing as part of the Cost of Issuance. These fees are not related to the Operating & Maintenance Budget for the District.

The fees outlined above may be increased or otherwise amended annually as reflected in the adopted Budget for the District. New fees will become effective on October 1 of the applicable budget year.

Any services provided by the MANAGER that has not been outlined in “Exhibit B” above or via separate agreement, will be billed on a time and material basis pursuant to the MANAGER’s hourly fee schedule set forth below.

The MANAGER’s prevailing hourly rates are as follows:

Title	Hourly Rate
Managing Director	\$ 325
Director / Senior District Manager/ Senior District Accountant	\$ 275
Senior Analyst / District Manager/ District Accountant	\$ 150
Assistant District Manager	\$ 100
Administrative Assistant / Bookkeeper	\$ 50

INSURANCE

PFM Management Services LLC ("PFM") acting as MANAGER shall provide and maintain the following levels of insurance coverage at all times subsequent to the execution of this Agreement:

PFM Management Services LLC ("PFM") has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains Professional (E&O)/Cyber Liability coverage which total \$5 million single loss/aggregate.

Our Professional/Cyber Liability policies are a "claims made" policy and our General Liability policy claims would be made by occurrence.

Deductibles/SIR:

Automobile \$100 comprehensive & \$1,000 collision

General Liability \$0

Professional (E&O)/ Cyber Liability \$250,000

Crime \$50,000

Insurance Company & AM Best Rating

Professional Liability (E&O)..... AIG Specialty Insurance Company; (A; Stable)

Cyber Liability.AIG Specialty Insurance Company (A; Stable)

Crime.....Berkley Regional Insurance Company; (A+; Stable)

General Liability.The Phoenix Insurance Company; (A++ Stable)

Automobile Liability.....St. Paul Protective Insurance Company; (A++ Stable)

Excess /Umbrella Liability.....Travelers Property Casualty Company of America;
(A++ Stable)

Workers Compensation.....Travelers Casualty Ins Co of America; (A++ Stable)
& Employers Liability

Exhibit C:

PFM Financial Advisors LLC Financial Advisory Contract

PFM FINANCIAL ADVISORS LLC
AGREEMENT FOR FINANCIAL ADVISORY SERVICES

This agreement ("Agreement"), made and entered into this 21st day of May, 2026, by and between **Belmont Lakes Community Development District** ("DISTRICT") and PFM Financial Advisors LLC (hereinafter called "PFM"), sets forth the terms and conditions under which PFM shall provide services.

WHEREAS, DISTRICT desires to obtain the services of a financial advisor to develop and assist in implementing DISTRICT's strategies to meet its current and long-term operations, financial obligations, capital financing needs and render assistance in respect to debt transactions; and

WHEREAS, PFM is capable of providing the necessary financial advisory services.

NOW, THEREFORE, in consideration of the above-mentioned premises and intending to be legally bound hereby, DISTRICT and PFM agree as follows:

I. SCOPE OF SERVICES

PFM shall provide, upon request of the DISTRICT, services related to financial planning, budget and strategic advice and planning, policy development and services related to debt issuance, as applicable and set forth in Exhibit A to this Agreement. In addition, upon the DISTRICT's request, PFM may, under separate writing, including separate scope and fees, provide services related to Structured Products transactions (e.g. services related to the investment of bond proceeds, including, but not limited to, the design and competitive procurement of structured investments and fixed-income portfolios), and Investor Relations Advisory services (e.g. services related to assisting the DISTRICT with optimizing their investor outreach efforts, including, but not limited to, support with investor communications, transaction information evaluation using proprietary analytics and maintaining investor database). The DISTRICT acknowledges and agrees that PFM does not provide legal, tax, or accounting advice in connection with the services. The DISTRICT is solely responsible for obtaining its own legal, tax, or accounting advice with respect to the Services and any related matter(s).

The DISTRICT acknowledges and agrees that most tasks requested by The DISTRICT will not require all services provided for in Exhibit A and as such the specific scope of services for such task shall be limited to just those services required to complete the task. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement, or applicable separate agreement with the DISTRICT for Structured Products or Investor Relations Advisory services. Upon the request of

The DISTRICT, an affiliate of PFM or a third party referred or otherwise introduced by PFM and/or designated by the DISTRICT may provide additional services to The DISTRICT under a separate writing, including separate scope and compensation, between the DISTRICT and such affiliate or third party. The DISTRICT acknowledges that, in certain circumstances, the same individual may provide services to the DISTRICT on behalf of both PFM and one or more of its affiliates. For example, The DISTRICT may elect to engage PFM for municipal advisory services and separately engage an affiliate of PFM for consulting or other non-municipal advisory services, where the same individual will serve under both engagements. In such cases, the services shall be provided strictly in accordance with the terms of the respective agreements between The DISTRICT and PFM and/or the applicable Affiliate. The provision of services by an individual in such dual roles shall not alter or affect the separate legal responsibilities, obligations, or liabilities of PFM and its affiliates under their respective agreements with DISTRICT.

II. WORK SCHEDULE

The services of PFM are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

III. REGISTERED MUNICIPAL ADVISOR; REQUIRED DISCLOSURES

1. PFM is a registered municipal advisor with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. If DISTRICT has designated PFM as its independent registered municipal advisor ("IRMA") for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the "IRMA exemption"), then services provided pursuant to such designation shall be the services described in Exhibit A hereto, subject to any agreed upon limitations. Verification of independence (as is required under the IRMA exemption) shall be the responsibility of such third party seeking to rely on such IRMA exemption. PFM shall have the right to review and approve in advance any representation of PFM's role as IRMA to The DISTRICT.

2. MSRB Rules require that municipal advisors make written disclosures to their clients of all material conflicts of interest, certain legal or disciplinary events and certain regulatory requirements. Such disclosures are provided in PFM's Disclosure Statement delivered to The DISTRICT prior to or together with this Agreement.

IV. FINANCIAL ADVISORY COMPENSATION; REIMBURSEMENT OF EXPENSES

For the services provided under this Agreement, PFM's professional fees shall be paid as provided in Exhibit B to this Agreement and The DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

All fees shall be due to PFM within thirty (30) days of the date of invoice.

1. Reimbursable Expenses

In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and out-of-pocket expenses incurred, including, but not limited to, travel, meals, lodging, telephone, mail, and other ordinary or extraordinary costs such as for graphics, printing, document production (including as required by a subpoena or other legal document or order), data processing and computer time which are incurred by PFM. Upon request of The DISTRICT, documentation of such expenses will be provided.

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

V. TERMS AND TERMINATION

This Agreement shall be effective from May 1, 2026 until May 1, 2031 (the "Initial Term") and shall automatically renew for additional one (1) year periods (each a "Renewal Term" and together with the Initial Term, the "Term", unless earlier terminated in writing by either party upon thirty (30) days written notice to the other party.

Upon any such termination, PFM will be paid for all services performed and costs and expenses incurred up to the termination date.

VI. ASSIGNMENT

PFM shall not assign or transfer any interest in this Agreement or subcontract any of the work performed under the Agreement without the prior written consent of the DISTRICT; provided that PFM retains the right to enter into a sale, merger, acquisition, internal reorganization, or similar transaction involving PFM's business without any such consent.

VII. INFORMATION TO BE FURNISHED TO PFM

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to PFM. PFM may rely on the Data in connection with its provision of the services under this Agreement and the provider thereof shall remain solely responsible for the adequacy, accuracy and completeness of such Data. DISTRICT acknowledges that from time-to-time PFM may utilize third-party data in the provision of services to DISTRICT, including, without limitation,

CUSIPs, ratings information, pricing information and other market or reference data, for which data fees or charges may be payable by DISTRICT.

VIII. NOTICES

All notices and other communication required under this Agreement shall be in writing and may be sent by certified mail, return receipt requested, by nationally recognized courier, with written verification of receipt, or by electronic mail. Notices shall be sent to the parties at the following addresses, or to such other address as a party may furnish to the other party:

BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT

3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817
Attention: District Manager

KUTAK ROCK LLP

107 West College Ave
Tallahassee, Florida 32301
Attention: Mr. Jere Earlywine, Esq.

PFM FINANCIAL ADVISORS LLC

200 South Orange Avenue, Suite 760
Orlando, FL 32801
Attention: D. Brent Wilder, Managing Director

IX. TITLE TRANSFER

All materials, except functioning or dynamic financial models, prepared by PFM pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the exception described above, upon termination of this Agreement, at DISTRICT's reasonable request no later than three (3) years after the termination of this Agreement, PFM shall deliver to the DISTRICT copies of any deliverables pertaining to this Agreement.

X. PFM'S REPRESENTATIVES

1. Advisory Team

The employees of PFM set forth below will provide the services set forth in this Agreement; provided that PFM may, from time to time, supplement or otherwise amend the advisory team members set forth below.

- A. Professional Staff
 - D. Brent Wilder, Managing Director

- Kevin Plenzler, Director
- Michael Dennis, Senior Managing Consultant

B. Administrative and Support Staff

- Cynthia Silva
- Dorrena Davis

2. Changes in Advisory Team Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, that PFM replace any member of the advisory team. Should the DISTRICT make such a request, PFM shall promptly suggest a substitute for approval by the DISTRICT.

XI. INSURANCE

PFM shall maintain insurance coverage with policy limits not less than as stated in Exhibit C.

XII. LIMITATION OF LIABILITY

Except to the extent caused by its willful misconduct, bad faith, gross negligence or reckless disregard of its obligations or duties, PFM shall have no liability to any party under this Agreement.

XIII. INDEPENDENT CONTRACTOR; NO THIRD-PARTY BENEFICIARY

PFM, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will PFM be liable for any act or omission of any third party or for any circumstances beyond PFM's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

XIV. APPLICABLE LAW

This Agreement shall be construed, enforced, and administered according to the laws of the State of Florida. PFM and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement,

each party will in good faith attempt to resolve said disagreement prior to pursuing other action.

XV. ENTIRE AGREEMENT; SEVERABILITY

This Agreement represents the entire agreement between DISTRICT and PFM and may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and an affiliate of PFM or any third party referred or introduced by PFM and/or designated by DISTRICT shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

XVI. EXECUTION; COUNTERPARTS

Each party to this Agreement represents and warrants that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, and that the execution and delivery of this Agreement has been duly authorized by all necessary governance, corporate, or other entity actions including, where applicable, approval by its applicable governing board. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

IN WITNESS WHEREOF, DISTRICT and PFM have executed this Agreement as of the day and year herein above written.

BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

By: _____

Name: James P. Ward

Title: Secretary

PFM FINANCIAL ADVISORS LLC

By: _____

Name: D. Brent Wilder

Title: Managing Director

EXHIBIT A
SCOPE OF SERVICES

1. Services related to the Financial Planning and Policy Development upon request of the DISTRICT:

- Assist with the formulation of the DISTRICT's special assessment methodology or similar security for debt issuance in consultation with the DISTRICT's counsel, consulting engineer, bond counsel, and other consultants and professionals.
- Assist the DISTRICT in the formulation of Financial and Debt Policies and Administrative Procedures.
- Review current debt structure, identifying strengths and weaknesses of structure so that future debt issues can be designed to maximize ability to finance future capital needs. This will include, but not be limited to, reviewing existing debt for the possibility of refunding that debt to provide the DISTRICT with savings.
- Analyze future debt capacity to determine the DISTRICT's ability to raise future debt capital.
- Assist the DISTRICT in the development of the DISTRICT's Capital Improvement Program by identifying sources of capital funding.
- Assist the DISTRICT with the development of the DISTRICT's financial planning efforts and process by assessing capital needs, identifying potential revenue sources, analyze financing alternatives such as pay-as-you-go, lease/purchasing, short-term vs. long-term financings, assessments, user fees, impact fees, developer contributions, public/private projects, and grants and provide analysis of each alternative as required as to the budgetary and financial impact.
- Review the reports of accountants, independent engineers and other project feasibility consultants to ensure that such studies adequately address technical, economic, and financial risk factors affecting the marketability of any proposed revenue debt issues; provide bond market assumptions necessary for financial projections included in these studies; attend all relevant working sessions regarding the preparations, review and completion of such independent studies; and provide written comments and recommendations regarding assumptions, analytic methods, and conclusions contained therein.
- Develop, manage and maintain computer models for long-term capital planning which provide for inputs regarding levels of ad valorem and non-ad valorem taxation, growth rates by operating revenue and

expenditure item, timing, magnitude and cost of debt issuance, and project operating and capital balances, selected operating and debt ratios and other financial performance measures as may be determined by the DISTRICT.

- Conduct strategic modeling and planning and related consulting.
- Attend meetings with DISTRICT's staff, consultants and other professionals and the DISTRICT.
- Undertake financial planning and policy development assignments made by the DISTRICT regarding financings, and financial policy including budget, tax, cash management issues and related fiscal policy and programs.
- Assist the DISTRICT in preparing financial presentations for public hearings and/ or referendums.
- Provide special financial services as requested by the DISTRICT.

2. Services Related to Debt Transactions (Includes short term financings, notes, loans, letters of credit, line of credit and bonds); provided that if the transaction is competitive, the services of the financial advisor will be modified in advance in writing to reflect that process. Upon the request of the DISTRICT:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with DISTRICT's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Assist the DISTRICT by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to the DISTRICT.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cash flow requirements.
- Evaluate benefits of bond insurance and/or security insurance for debt reserve fund.

- If appropriate, develop credit rating presentation and coordinate with the DISTRICT the overall presentation to rating agencies.
- Review underwriter's proposals and submit a written analysis of same to the DISTRICT.
- Assist the DISTRICT in the procurement of other services relating to debt issuance such as printing, paying agent, registrar, etc.
- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond indentures, resolutions or other governing documents regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond governing documents.
- Review the requirements and submit analysis to bond insurers, rating agencies and other professionals as they pertain to the DISTRICT's obligation.
- Review the terms, conditions and structure of any proposed debt offering undertaken by the DISTRICT and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Coordinate with DISTRICT's staff and other advisors as respects the furnishing of data for offering documents, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents.
- As applicable, advise the DISTRICT on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
- Assist and advise the DISTRICT in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
- Arrange for the closing of the transaction including, but not limited, to bond printing, signing and final delivery of the bonds.
- Assist and advise the DISTRICT with investment of proceeds of debt offerings.

3. Special Services. Upon request of the DISTRICT:

PFM may provide other services which shall include, but not be limited to, the following:

1. Impact fee financial analysis
2. Rate analysis
3. Management analysis
4. Referendum assistance
5. Legislative initiatives
6. Project assessment analysis
7. Implementation of revenue enhancement programs
8. Investment of bond proceeds
9. Financial analysis of projects being developed by engineer/architect studies
10. Negotiate on behalf of the DISTRICT for proposed projects
11. Preparation of amortization schedules
12. Preparation of Statement of Estimated Regulatory Costs
13. Development of operation and maintenance assessment methodologies

EXHIBIT B
COMPENSATION FOR SERVICES (NEGOTIOABLE)

Description	Unit Price
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TRANSACTIONAL FEE SCHEDULE

The flat fee for Financial Advisory Services (which includes Assessment Methodology services associated with debt issuance) shall be \$45,000 per transaction. This includes public bond issuances (competitive or negotiated) and bank loans.

1. Hourly Project Fees (Non-Transaction Related)

PFM will not charge for general advice between financings. In the event the DISTRICT requests that PFM perform significant special projects (capital planning, creation of new financing programs like the installment sale concept, etc.), fees will be negotiated in advance of the project generally based upon the following hourly rates for the indicated levels of experience or their equivalents will apply. Additionally, in the event a financing is started, but cancelled at the DISTRICT's request, accrued time will be billed as follows:

<u>Experience Level</u>	<u>Hourly Rate</u>
Managing Director	\$325.00
Director/ Senior Managing Consultant	\$275.00
Senior Analyst (Analyst)	\$150.00
Administrative Support	\$0.00

2. Expenses

Not Exceed	<u>\$2,000.00</u> per Issue*
Travel	At Cost
Lodging	At Cost
Meals	At Cost
Postage	At Cost
Telephone	At Cost
Copies	0.10 Black & White; 0.50 for Color
Printing	0.10 Black & White; 0.50 for Color

*PFM also offers a flat "overhead" fee of \$2,000 per financing. Note that the \$2,000 flat "overhead" fee of \$2,000 per financing excludes expenses for out of state travel. In addition to the out-of-pocket expenses listed above, PFM may charge data recovery expenses of \$0.05 per par amount of bonds issued. The data recovery expense will be capped at a maximum of \$5,000.00 per transaction. On bank loan transactions, the data recovery expense will be charged at 50%, capped at a maximum of \$2,500.00 per transaction.

NON-TRANSACTIONAL FEE SCHEDULE

A. Assessment Methodology Services

Assessment methodology services associated with debt issuances are included under the Financial Advisory Services fee and subject to negotiation with the District on a deal-by-deal basis. A flat fee for assessment consultant expenses of \$500 will be included as part of each transaction.

As requested, Assessment methodology services not associated with the issuance of District debt will have a minimum fee of \$25,000 and subject to negotiation with the District on a deal-by-deal basis. A flat fee for assessment consultant expenses of \$500 will be included as part of the methodology preparation.

The fee for the preparation of an O&M assessment methodology is \$7,500.

The fee for the preparation of a Statement of Estimated Regulatory Costs (SERC) is \$2,500.

B. Re-amortization Schedules

Reamortization schedules for debt issues are included under Exhibit A, Section 3. Special Services and are subject to the following fee schedule.

<u>Bond Size Call Amount</u>	<u>Fee per Amortization Schedule</u>
\$25,000 or less	\$250
\$25,001 - \$100,000	\$350
\$100,001 or greater	\$500

Other Services

In addition to advising on bond transactions, PFM is often called upon to perform many additional duties. These may include structuring and implementation of the refunding escrow, debt service reserve and debt service payment fund investment structuring, interest rate swap pricing and implementation, and other related services. These services may be provided through a PFM affiliate or third party referred by PFM via separate agreement between DISTRICT and such affiliate or third party.

EXHIBIT C
INSURANCE

Insurance Statement

PFM Financial Advisors LLC ("PFM") has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains Professional (E&O)/Cyber Liability coverage which total \$5 million single loss/aggregate.

Our Professional/Cyber Liability policies are a "claims made" policy and our General Liability policy claims would be made by occurrence.

Deductibles/SIR:

Automobile \$100 comprehensive & \$1,000 collision
General Liability \$0
Professional (E&O)/ Cyber Liability \$250,000
Crime \$50,000

Insurance Company & AM Best Rating

Professional Liability (E&O)..... AIG Specialty Insurance Company; (A; Stable)
Cyber Liability..... AIG Specialty Insurance Company (A; Stable)
Crime..... Berkley Regional Insurance Company; (A+; Stable)
General Liability..... The Phoenix Insurance Company; (A++ Stable)
Automobile Liability..... St. Paul Protective Insurance Company (A++ Stable)
Excess /Umbrella Liability..... Travelers Property Casualty Company of America; (A++ Stable)

Workers Compensation..... Travelers Casualty Ins Co of America; (A++ Stable)
& Employers Liability

**DISCLOSURE OF CONFLICTS OF INTEREST AND OTHER
IMPORTANT MUNICIPAL ADVISORY INFORMATION
PFM Financial Advisors LLC**

I. Introduction

PFM Financial Advisors LLC and PFM Swap Advisors LLC (hereinafter, referred to as “We,” “Us,” or “Our”) are registered municipal advisors with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. In accordance with MSRB rules, this disclosure statement is provided by Us to each client prior to the execution of its advisory agreement with written disclosures of all material conflicts of interests and legal or disciplinary events that are required to be disclosed with respect to providing financial advisory services pursuant to MSRB Rule G-42(b) and (c) (ii). We employ a number of resources to identify and subsequently manage actual or potential conflicts of interest in addition to disclosing actual and potential conflicts of interest provided herein. We do not provide legal, tax, or accounting advice.

How We Identify and Manage Conflicts of Interest

Code of Ethics. The Code requires that all employees conduct all aspects of Our business with the highest standards of integrity, honesty and fair dealing. All employees are required to avoid even the appearance of misconduct or impropriety and avoid actual or apparent conflicts of interest between personal and professional relationships that would or could interfere with an employee’s independent exercise of judgment in performing the obligations and responsibilities owed to a municipal advisor and Our clients.

Policies and Procedures. We have adopted policies and procedures that include specific rules and standards for conduct. Some of these policies and procedures provide guidance and reporting requirements about matters that allows Us to monitor behavior that might give rise to a conflict of interest. These include policies concerning the making of gifts and charitable contributions, entertaining clients, and engaging in outside activities, all of which may involve relationships with clients and others that are important to Our analysis of potential conflicts of interest.

Supervisory Structure. We have both a compliance and supervisory structure in place that enables Us to identify and monitor employees’ activities, both on a transaction and Firm-wide basis, to ensure compliance with appropriate standards. Prior to undertaking any engagement with a new client or an additional engagement with an existing client, appropriate municipal advisory personnel will review the possible intersection of the client’s interests, the proposed engagement, Our engagement personnel, experience and existing obligations to other clients and related parties. This review, together with employing the resources described above, allows Us to evaluate any situations that may be an actual or potential conflict of interest.

Disclosures. We will disclose to clients those situations that We believe would create a material conflict of interest, such as: 1) any advice, service or product that any affiliate may provide to a client that is directly related to the municipal advisory work We perform for such client; 2) any payment made to obtain or retain a municipal advisory engagement with a client; 3) any fee-splitting arrangement with any provider of an investment or services to a client; 4) any conflict that may arise from the type of compensation arrangement We may have with a client; and 5) any other actual or potential situation that We are or become aware of that might constitute a material conflict of interest that could reasonably expect to impair Our ability to provide advice to or on behalf of clients consistent with regulatory requirements. If We identify such situations or circumstances, We will prepare meaningful disclosure that will describe the implications of the situation and how We intend to manage the situation. We will also disclose any legal or disciplinary events that are material to a client’s evaluation or the integrity of Our management or advisory personnel. We will provide this disclosure (or a means to access this information) in writing prior to starting Our proposed engagement, and will provide such additional information or clarification as the client may request. We will also advise Our clients in writing of any subsequent material conflict of interest that may arise, as well as the related implications, Our plan to manage that situation, and any additional information such client may require.

II. General Conflict of Interest Disclosures

Disclosure of Conflicts Concerning the Firm’s Affiliates

Our affiliates offer a wide variety of financial services, and Our clients may be interested in pursuing services separately provided by an affiliate. The affiliate’s business with the client could create an incentive for Us to recommend a course of

action designed to increase the level of the client's business activities with the affiliate or to recommend against a course of action that would reduce the client's business activities with the affiliate. In either instance, We may be perceived as recommending services for a client that are not in the best interests of Our clients, but rather are in Our interests or the interests of Our affiliates. Accordingly, We mitigate any perceived conflict of interest that may arise in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. Further, We receive no compensation from Our affiliates with respect to a client introduction or referral. If a client chooses to work with an affiliate, We require that the client consult and enter into a separate agreement for services, so that the client can make an independent, informed, evaluation of the services offered.

Disclosure of Conflicts Related to the Firm's Compensation

From time to time, We may be compensated by a municipal advisory fee that is or will be set forth in an agreement with the client to be, or that has been, negotiated and entered into in connection with a municipal advisory service. Payment of such fee may be contingent on the closing of the transaction and the amount of the fee may be based, in whole or in part, on a percentage of the principal or par amount of municipal securities or municipal financial product or the complexity of the municipal securities transaction or municipal financial product. While this form of compensation is customary in the municipal securities market, it may be deemed to present a conflict of interest since We may appear to have an incentive to recommend to the client a transaction that is larger in size or more complex than is necessary. Further, We may also receive compensation in the form of a fixed fee arrangement. While this form of compensation is customary, it may also present a potential conflict of interest, if the transaction requires more work than contemplated and We are perceived as recommending a less time consuming alternative contrary to the client's best interest so as not to sustain a loss. Finally, We may contract with clients on an hourly fee basis. If We do not agree on a maximum amount of hours at the outset of the engagement, this arrangement may pose a conflict of interest as We would not have a financial incentive to recommend an alternative that would result in fewer hours. We manage and mitigate all of these types of conflicts by disclosing the fee structure to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure of Conflicts Related to the Firm's Compensation Structure for Our Registered Advisors.

Pursuant to various employee compensation structures, from time to time We offer certain of Our registered municipal advisors ("Registered Advisors") financial benefits based on his or her business plan, client base, performance, and/or transactions closed. This provides an incentive for such Registered Advisors to seek to retain additional clients and/or transactions or services from clients. While this form of compensation may be customary in some segments of the municipal advisory market, provision of such financial benefits may be deemed to present a conflict of interest. We manage and mitigate these types of conflicts by Registered Advisor's adherence to Our Code of Ethics and Policies and Procedures, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure Concerning Provision of Services to State and Local Government, and Non-Profit Clients

We regularly provide financial advisory services to state and local governments, their agencies, and instrumentalities, and non-profit clients. While Our clients have expressed that this experience in providing services to a wide variety of clients generally provides great benefit for all of Our clients, there may be or may have been clients with interests that are different from (and adverse to) other clients. If for some reason any client sees Our engagement with any other particular client as a conflict, We will mitigate this conflict by engaging in a broad range of conduct, if and as applicable. Such conduct may include one or any combination of the following: 1) disclosing the conflict to the client; 2) requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, including the client's needs, objectives and financial circumstances; 3) implementing procedures that establishes an "Informational Bubble" that creates physical, technological and procedural barriers and/or separations to ensure that non-public information is isolated to particular area such that certain governmental transaction team members and supporting functions operate separately during the course of work performed; and 4) in the rare event that a conflict cannot be resolved, We will withdraw from the engagement.

Disclosure Concerning Provision of Services by Our Registered Advisors Dually through the Firm and the Firm's Affiliates.

Our affiliates offer a wide variety of financial services, and Our clients may be interested in pursuing services separately provided by an affiliate. From time to time, We may have registered municipal advisors ("Registered Advisors") that may provide services to a Municipal Entity client on behalf of, and under a separate written client agreement with, both Us and one or more of Our affiliates. In such cases, the individual will act solely on behalf of Us or the applicable Affiliate, respectively,

that is a party to the specific agreement governing the respective services. For example, if a Municipal Entity client engages Us for municipal advisory services and separately engages an affiliate of Ours for consulting or other non-municipal advisory services, the same individual may serve under both engagements – as a Registered Advisor under the client agreement with Us and as an individual service provider under the client agreement with Our affiliate. Such circumstance could be perceived as a conflict of interest considering the individual’s dual service role and involvement, as well as differing duties owed to the client. Accordingly, We mitigate any perceived conflict of interest that may arise in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client’s needs, objectives and financial circumstances. If a client chooses to obtain services of an affiliate, even if the affiliate’s services are provided by a Registered Advisor, not in their municipal advisory representative capacity but as an individual service provider acting solely on behalf of the applicable affiliate, We require that the client consult and enter into a separate agreement for such services, so that the client can make an independent, informed, evaluation of the services offered.

Disclosure of Conflicts Related to the Firm’s Affiliate’s Channel Partner Arrangement

Our affiliate, PFM Solutions LLC d/b/a Synario (“Synario”), a Software-as-a-Service (“SaaS”) company has entered into a channel partner arrangement with Fifth Asset, Inc. d/b/a DebtBook (“DebtBook”), a SaaS company that delivers an integrated, purpose-built financial management, treasury, and liquidity software platform for government and nonprofit organizations. As part of the arrangement, We have agreed to introduce clients to Synario for the purpose of Synario referring the client to utilize DebtBook products (the “Purpose”). A percentage of fees received from successful referrals that become clients of DebtBook will be paid by DebtBook to Synario in consideration for the referral. Additionally, individual members of Ours, solely in their personal capacity and independent of Us or any of Our affiliates, hold passive, minority, investment interests in DebtBook, that, in the aggregate, represent less than one percent (1%) of DebtBook’s fully diluted shares, which shares are not publicly traded. The referral and corresponding referral fee compensation together with these de minimis personal ownership interests create a material conflict of interest as they provide Us with an incentive introduce clients to Our affiliate for the Purpose. Accordingly, We mitigate conflicts of interest arising in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client’s needs, objectives and financial circumstances. The channel partner arrangement does not cause an increase in the municipal advisory fees charged to you. If you choose to obtain services of DebtBook, you must make an independent, informed, evaluation of the services offered and enter into a separate agreement for such services directly with DebtBook.

Disclosure Related to Legal and Disciplinary Events

As registered municipal advisors with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2, Our legal, disciplinary and judicial events are required to be disclosed on Our forms MA and MA-I filed with the SEC, in ‘**Item 9 Disclosure Information**’ of form MA, ‘**Item 6 Disclosure Information**’ of form MA-I, and if applicable, the corresponding disclosure reporting page(s) (“DRP”). To review the foregoing disclosure items and material change(s) or amendment(s), if any, clients may electronically access PFM Financial Advisors LLC filed forms MA and MA-I on the SEC’s Electronic Data Gathering, Analysis, and Retrieval system, listed by date of filing starting with the most recently filed, at:

PFM Financial Advisors LLC –

<https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=0001669517&owner=include&count=40>

III. Specific Conflicts of Interest Disclosures – BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT 2026 CONTRACT

To Our knowledge, following reasonable inquiry, we are not aware of any other actual or potential conflict of interest that could reasonably be anticipated to impair Our ability to provide advice to or on behalf of the client in accordance with applicable standards of conduct of MSRB Rule G-42.

IV. Municipal Advisory Complaint and Client Education Disclosure

The MSRB protects state and local governments and other municipal entities and the public interest by promoting fair and efficient municipal securities markets. To that end, MSRB rules are designed to govern the professional conduct of brokers, dealers, municipal securities dealers and municipal advisors. Accordingly, if you as municipal advisory customer have a complaint about any of these financial professionals, please contact the MSRB's website at www.msrb.org, and consult the MSRB's Municipal Advisory Client brochure. The MSRB's Municipal Advisory Client brochure describes the protections available to municipal advisory clients under MSRB rules, and describes the process for filing a complaint with the appropriate regulatory authority.

PFM's Financial Advisory services are provided by PFM Financial Advisors LLC. PFM's Swap Advisory services are provided by PFM Swap Advisors LLC. Both entities are registered municipal advisors with the MSRB and SEC under the Dodd Frank Act of 2010.

RESOLUTION 2026-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO ENTER INTO THE STATEWIDE MUTUAL AID AGREEMENT WITH THE STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT; TO CARRY OUT EMERGENCY MANAGEMENT ASSISTANCE AND RESPONSIBILITIES BETWEEN LOCAL GOVERNMENTS; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Belmont Lakes Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorized the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS, the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS, this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State.

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

SECTION 1. RECITALS. That the above recitals are true and correct and are incorporated by reference.

SECTION 2. STATEWIDE MUTUAL AID AGREEMENT. Belmont Lakes Community Development District hereby adopts the Statewide Mutual Aid Agreement in the form attached hereto as **Exhibit A** and authorizes the Chairperson to execute it.

SECTION 3. GENERAL AUTHORIZATION. The Board and staff are hereby authorized and directed to do all such acts and things, and to execute and deliver all such documents as may be necessary to carry out and comply with the provisions of this Resolution, and all such actions which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved. The Vice Chairperson shall be authorized to undertake any action herein authorized

to be taken by the Chairperson, in the absence or unavailability of the Chairperson, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary. Further, each Assistant Secretary and the Secretary are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson or any other member of the Board as they appear on any documents which may be necessary or helpful in connection with the intent of this Resolution.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED by the Board of Supervisors of the Belmont Lakes Community Development District, Broward County, Florida, this 21st day of May 2026.

ATTEST:

**BELMONT LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Dominick Madeo, Chairperson

Exhibit A: Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management (“the Division”) and the local government (“Participating Party”) signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The “Agreement” is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement (“SMAA”).



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Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



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- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



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Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



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- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



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- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



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- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



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ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA' s Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



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supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



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Kevin Guthrie, *Executive Director*

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



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regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



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- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

BELMONT LAKES
COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: James P. Ward, Secretary

Title: Dominick Madeo, Chairman

Date: _____

Approved as to Form:

By: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

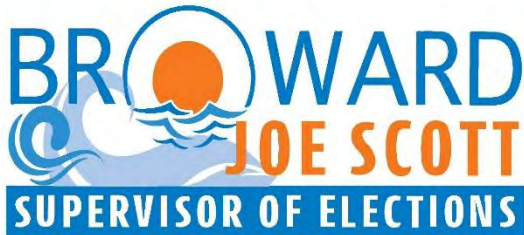
I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



Joe Scott, Supervisor of Elections
4650 NW 21st Avenue
Fort Lauderdale, FL 33309
(954) 357-VOTE • BrowardVotes.gov

MEMORADUM

To: Katherine Selchan
JPWard & Associates, LLC

From: Patricia Santiago *PS*
Administration Director

Date: April 16, 2026

Subject: Number of Registered Voters Request

Pursuant to your request, please be advised that the number of registered voters as of April 15, 2026, in the Community Development District (CDD) requested is as follows:

Community Development District	# of Registered Voters
Belmont Lakes Community Development District	108

We hope this information has been of assistance to you.

Belmont Lakes

Community Development District

Financial Statements
April 30, 2026

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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Belmont Lakes Community Development District

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Belmont Lakes Community Development District
Balance Sheet
Through April 30, 2026

	Governmental Funds	Account Groups	Totals
	General Fund	General Fixed Assets	(Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 151,826	\$ -	\$ 151,826
Accounts Receivable	-	-	-
Due from Other Funds			
Investment in General Fixed Assets (net of depreciation)	-	279,448	279,448
Total Assets	\$ 151,826	\$ 279,448	\$ 431,274
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	21,923		21,923
Results from Current Operations	112,220	-	112,220
Total Fund Equity and Other Credits	\$ 151,826	\$ 279,448	\$ 431,274
Total Liabilities, Fund Equity and Other Credits	\$ 151,826	\$ 279,448	\$ 431,274

**Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026**

Description	April	Total	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	22,477	314,534	332,640	95%
Other Fees and Charges				
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	(16,657)	5%
Total Revenue and Other Sources:	\$ 22,477	\$ 314,534	\$ 315,984	100%
Expenditures and Other Uses				
Executive				
Professional Management	1,042	7,292	12,500	58%
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	500	80%
Communications & Freight Services				
Postage, Freight & Messenger	-	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	1,306	10,433	3,500	298%
Other General Government Services				
Engineering Services - General Fund	-	5,450	5,450	100%
Public Safety (Guardhouse & Gates)				
Utility Services				
Electric				
Electric - Guardhouse	78	500	1,000	50%
Electric - Street Lights	512	2,990	5,600	53%
Electric - Gate	-	199	600	33%
Telephone/Internet	137	813	1,606	51%
Entrance Gates				
Monitoring	1,744	12,205	21,423	57%
Repairs - Gates/Poles	765	10,163	9,000	113%

**Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026**

Description	April	Total	Total Annual Budget	% of Budget
Guardhouse				
Cleaning	-	-	1,000	0%
Repairs	-	-	2,000	0%
Roadway				
Curbs/Gutters-Pressure Cleaning	-	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	2,275	4,200	54%
Aquatic Weed Control - 14th Street (Canal)	225	1,575	2,700	58%
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	98	657	1,539	43%
Repairs and Maintenance				
Landscaping				
Landscape Maintenance	7,500	52,652	92,500	57%
Annuals	1,200	1,200	5,100	24%
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	21,923	37,583	58%
Total Expenditures and Other Uses:	\$ 18,062	\$ 202,314	\$ 315,984	64%
Net Increase/ (Decrease) in Fund Balance	4,415	112,220	-	
Fund Balance - Beginning	144,279	17,683	17,683	
Current Year Reserve Allocation	3,132	21,923	37,583	
Fund Balance - Ending	\$ 151,826	\$ 151,826	\$ 55,265	

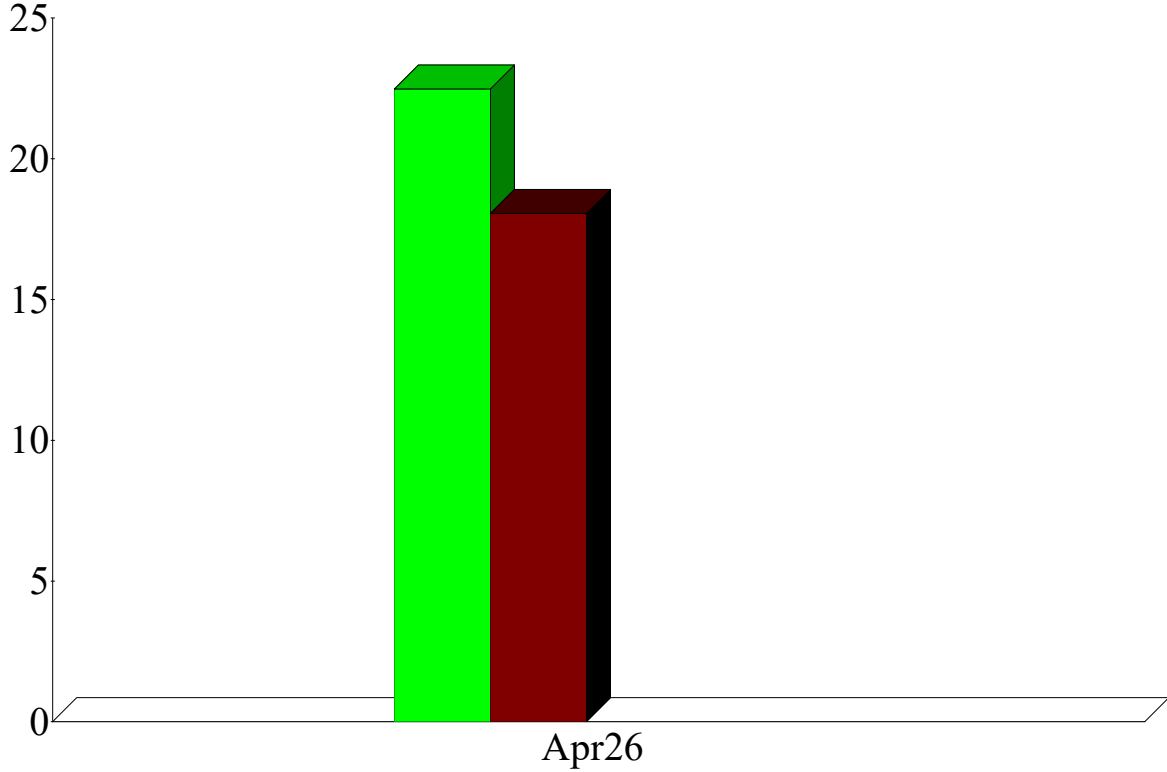
Belmont Lakes Community Development District

Income and Expense by Month

April 2026

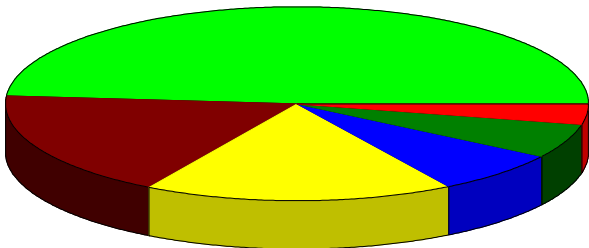


\$ in 1,000's



Expense Summary April 2026

5790000 · Landscaping & Har	48.71%
5290000 · Public Safety(Guardh	17.91
9099000 · Reserve Allocations	17.34
5140000 · Legal Services	7.23
5120000 · Executive	5.77
5380000 · Lake, Lake Bk & Littor	3.05
Total	\$18,062.39



By Account