

Belmont Lakes

Community Development District

*Meeting Agenda
October 16, 2025*

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

MEETING AGENDA

Board of Supervisors

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

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

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

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

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=mbb94274664b2b2dee614b236f92de88c>
✓ Phone: (408) 444-9388 Code: 2338 717 9230 Event Password Jpward

OCTOBER, 2025

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AGENDA

1. Call to Order & Roll Call.

2. Minutes:

I. June 18, 2025 – Public Hearing and Regular Meeting.

Pages 5-21

3. Consideration of Proposals/Implementation of FY 2026 Budgeted Improvements for Sealcoating the District's Roadways, restriping, and replacement of all Street Signs within the Community.

- I. Atlantic Southern Sealcoating: *Sealcoating and Signage*
- II. Boulder Construction: *Sealcoating and Signage*
- III. Castellon Services: *Sealcoating*
- IV. Fastsigns: *Signage*

Pages 22-43

4. Discussion of required operations and maintenance of the water management system of the Community.

5. Consideration of **Resolution 2026-1**, a Resolution of the Board of Supervisors of the Belmont Lakes Community Development District concerning Envera and the Gate Access Control System for the Community; Providing for the cost of adhesive AWID Window Decals; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

Pages 44-45

6. Staff Reports.

- I. District Manager
 - a) Financial Report for the period ending July 31, 2025 (unaudited).
 - b) Financial Report for the period ending August 30, 2025 (unaudited).
 - c) Financial Report for the period ending September 30, 2025 (unaudited).

Pages 46-62

7. Supervisors Requests.

8. Public Comments.

9. Adjournment.

Meeting Schedule – FY 2026

Thursday, October 16, 2025

Thursday, November 20, 2025

Thursday, December 18, 2025

Thursday, January 15, 2026

Thursday, February 19, 2026

Thursday, March 19, 2026

Thursday, April 16, 2026

Thursday, May 21, 2026

Thursday, June 18, 2026

Thursday, July 16, 2026

Thursday, August 20, 2026

Thursday, September 17, 2026

AGENDA

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

Item 2: Minutes – June 18, 2025.

Item 3: Consideration of Consideration of Proposals/Implementation of FY 2026 Budgeted Improvements for Sealcoating the District’s Roadways, restriping, and replacement of all Street Signs within the Community.

- I. Atlantic Southern Sealcoating: *Sealcoating and Signage*
- II. Boulder Construction: *Sealcoating and Signage*
- III. Castellon Services: *Sealcoating*
- IV. Fastsigns: *Signage*

Item 4: Discussion of required operations and maintenance of the water management system of the Community.

Item 5: **Resolution 2026-1**, a Resolution of the Board of Supervisors of the Belmont Lakes Community Development District concerning Envera and the Gate Access Control System for the Community; Providing for the cost of adhesive AWID Window Decals; Providing for Conflict; Providing for Severability; and Providing 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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Present:
Dominic Madeo
Carlos Benhamu
Thomas Pacchioli
Fabiola Bigio Elibrahimi
Joseph Capuozzo

Also present were:
James P. Ward

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary
District Manager

Amanda Pathon

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

Call to Order

Notice of Advertisement

Consideration of Minutes

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

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, the April 17, 2025 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

PUBLIC HEARINGS

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself, the second related to the assessment rate. He discussed public comment protocols.

a) FISCAL YEAR 2026 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, the Public Hearing was opened.

Mr. Ward stated he was required by statute to present a proposed budget to the CDD Board; this was done two months ago, and a public hearing was set for 60 days later. He stated tonight the Board would set into place the assessment rate for the proposed budget and make any changes to the budget the Board deemed appropriate. He reviewed the proposed budget comparing the budget to fiscal year 2025. He stated assessments were levied for fiscal year 2025 totaling \$227,000 dollars; the assessment rate was \$5,420 dollars for the year for each of the 42 units in the development. He noted there was cash left over from fiscal year 2024 which was added to the budget and used to complete the fiscal year 2025 projects. He stated the assessment revenue contemplated in the proposed fiscal year 2026 budget was \$332,000 dollars. He stated this budget was broken down into the different departments: administrative at \$36,041 dollars (about the same as fiscal year 2025 with a slight increase in insurance rates); guardhouse and gates (\$50,200 in fiscal year 2025) \$73,153 dollars in fiscal year 2026 due to the capital outlay project for a seal coating on the entrance and roadway, and new directional signage; lake bank and water management system in fiscal year 2025 was \$9,753 dollars, and \$6,900 for fiscal year 2026; tennis courts/pickleball courts in fiscal year 2025 was \$29,192 dollars which included use of capital reserves for resurfacing, and \$4,000 dollars in fiscal year 2026; landscaping program in fiscal year 2025 was \$187,000 dollars, \$102,000 dollars of which was from cash reserves for restoration work, and was \$140,339 dollars for fiscal year 2026 which included some landscaping renovation work on Shotgun and 14th. He noted adjustments were made to account for the 4% discount which would be taken for early payment, and to cover the fees charged by the Tax Collector and Property Appraiser. He stated

the final piece of the budget was for the cash reserves needed to cover October, November and December; funds from assessment payments came in beginning in January. He stated by the end of next fiscal year he anticipated there would be roughly \$57,000 dollars in cash. He stated the assessment rate contemplated for the budget was \$7,920 dollars per unit. He asked if there were any members of the public with any questions or comments.

Mrs. Buckley-Correa: stated at the end of September 2024 the Board had cash reserves of \$109,682 dollars, and income of approximately \$231,000 dollars. She asked how the Board could have spent so much on projects that there were no cash reserves left. She said the projects should have been done in phases to retain a cash reserve account. She asked about the increase in landscaping costs. She stated she would like to see the bids from the landscaping companies.

Mr. Dominick Madeo responded the CDD was unable to get any landscaping companies to bid on the project; no companies wanted to bid on the project. He stated the CDD had just fired two landscaping companies, and no other companies were interested in the project at the time. He noted the only person interested was doing the work and was doing a much better job than the previous landscaping companies.

Mr. Ward noted there was no statutory requirement to do a formal bid process for a CDD unless the amount was over \$195,000 dollars, so he did not go through a formal bid process; however, he obtained proposals from different companies. He said the CDD's prior vendor was doing a horrible job and was not conforming to the requirements of the contract. He said he worked with the contractor for months trying to get the landscaper to fulfil the contract but was unsuccessful; therefore, the contract was terminated, and another landscaper was hired.

Mr. _____ asked (indecipherable).

Mr. Ward stated he believed landscaping was approximately \$90,000 dollars a year. He stated he did not bid out the landscaping as statute required formal project bidding for amounts greater than \$195,000 dollars.

Discussion continued regarding the landscaping contract; the landscaping contract being only one year in duration; and the general manager making decisions regarding length of contracts.

Ms. Buckley-Correa asked (indecipherable).

Mr. Ward: I agree, you don't have a lot of assets, but you also have a very low pool of residents to pay for the assets. There are only 42 in this community; your entire budget is \$333,000 dollars, so the number is automatically going to be high. I looked at the prior years' budgets for this CDD; when I came on board I looked at 2023 and 2024, and maybe 2022's budget. Your assessment rate has

not changed in the three years before that. The number is wrong, it's just wrong. It's not sufficient to fund the operations of this District. It isn't possible to do it. That's my opinion. That's the opinion I provided the Board. I think the Board has done a great job reorganizing this District in terms of providing the right kinds of services and taking into consideration what it actually costs to maintain this community. That's what this budget is reflective of.

Ms. ____ 21:20: Who was in charge of hiring Chris Wallace? When we had Chris Wallace, who was in charge of managing the budget? We are discussing the budget now with Jim Ward, who would be responsible for reviewing the budget, maintaining it, and making sure we know what we have? You guys were responsible right?

Mr. Dominick Madeo: Yes.

Ms. Amanda Pathon: In October last year I was here, and I said that resurfacing the tennis courts and making them a pickleball court was a luxury and not a priority for the community. And yet, at that point, we didn't look at the budget before moving forward on the tennis courts? We ran out of money because we did the tennis courts.

Mr. Madeo: No, we did the tennis courts first. The tennis courts were already in the budget. We had already made the commitment to do the pickleball courts, just before Jim Ward came on board.

Mr. Ward: I came on board in September or October I believe.

Ms. Pathon: So, nobody looked at the budget to make sure we were within budget?

Mr. Ward: I made a budget amendment with the Board after I came on board, and they decided to do the pickleball courts and the landscaping. My recollection is that it was in December, but I don't remember exactly.

Mr. Madeo: We did have money in reserve at that point.

Discussion continued regarding when the decision was made to do the pickleball courts and how it affected the budget.

Ms. Pathon claimed funds were mismanaged when used to do the pickleball courts; the pickleball courts should not have been resurfaced; funds should have been retained for landscaping costs. She claimed the CDD was running out of money.

Discussion continued regarding the tennis courts. The Board claimed funds were not mismanaged and fixing the tennis courts was not what was increasing the assessment rate; the City requiring the CDD to do extensive landscaping was the problem.

Mr. Benhamu explained the tennis courts were in very poor condition with large cracks in the surface which made the courts unusable; now the courts were being utilized, and the residents were happy with the improvements. He said the Board believed the pickleball courts would increase the property value and bring more residents into the community. He explained most of the reserve funds were spent on landscaping because the CDD was trying to fulfill a requirement of the City.

Discussion continued and the discussion was mostly (indecipherable), decipherable points of discussion included the City requiring the community to improve landscaping, whether the CDD mismanaged funds, whether the community was now in compliance with the City, and the City not responding to the CDD regarding compliance status yet.

Mr. Madeo stated he hoped the City would accept what had been done so far in terms of landscaping.

Mr. ____31:37: You guys should have gone to the City and asked what you needed to do to come into compliance. You guys have now taken it upon yourself to spend over \$100,000 dollars on who knows what over the last three months. I'd like to see invoices or something. What did we do for \$100,000 dollars? To do work that's not in compliance or you don't know if it is in compliance, and now you're asking for all this extra money for work to be done that you don't know needs to be done again. The question is why are we doing work, if we are unaware of what that work is?

Mr. Madeo: We looked at what the City wanted. They wanted us to replace all the trees, everything.

Discussion ensued regarding what the City wanted and whether this information could be found in writing; the previous CDD manager took the landscaping plan with him when he left; and the City likely not having a copy of this landscaping plan.

Mr. ____ stated the City came in and indicated residents in the surrounding community were calling in complaints and told him what needed to be done, laid out a plan. He said the cost to do what the City required was \$300,000 dollars total, but the City indicated the CDD could do the work a little at a time. He noted since the City had not received any additional complaints, the City had not returned; however, if anyone made a complaint the City would return. He stated the CDD was working to complete the plan laid out by the City.

Discussion ensued regarding the landscaping plan; what the City required; the residents attending CDD meetings to be more informed; the CDD not just spending money without cause; and whether the landscaping plan should have been broken up into smaller projects and completed more gradually. Much of this discussion was (indecipherable).

240
241 Mr. _____ asked if the CDD had a plan from the City.
242

243 Mr. Benhamu responded there was a plan which the City proposed. He stated
244 the CDD did not physically have the plan because Mr. Wallace took the plan with
245 him when he left; however, the CDD knew what the plan was.
246

247 Mr. Madeo stated he walked with the City representative around the property
248 several times and the City representative gave him specific instructions
249 regarding what to plant where.
250

251 Discussion continued regarding the CDD not having a physical copy of the
252 landscaping plan. Much of this discussion was (indecipherable) due to
253 overlapping speech.
254

255 *Mr. Ward: May I put this into perspective for you? If somebody is going to moan*
256 *and groan about your landscaping and you get a code violation, they are going*
257 *to come out and it's not going to be a pretty sight. When I came on board, it*
258 *wasn't hard to figure out what was wrong with the existing landscaping. I didn't*
259 *have the plans. I know in my world, I'm not going to ask a code guy for a set of*
260 *plans to run from because that's just plain stupid, so I didn't do it. They are going*
261 *to want you to put in what they want which may or may not work for you*
262 *financially or for other reasons. But I do know -- I didn't change anything. It's*
263 *easy to see what's going on in a landscaping program that needs to be*
264 *renovated. The materials that you have on site were mostly gone, or gone, but it*
265 *was easy to figure out what was there from the original plan that was done when*
266 *the developer was here. I did make some inquiries, and I figured out from the*
267 *prior landscaping contract that you had that nothing has been done from a*
268 *landscaping perspective for many years. So, what I did was, I matched what you*
269 *had before with the plant materials that were installed in the project, so that if the*
270 *City ever decided to come back and take a look at what you had, what was put in*
271 *is consistent with what was done originally. I don't have the original plans, but I*
272 *could tell from what was there, what to put in the ground. That was not hard to*
273 *figure out.*
274

275 *Mr. _____: Just so I understand, no original plan is in hand. There was a new plan*
276 *of action which was required by the City that Mr. Wallace took with him, which*
277 *none of the Board Members have, nor do you, but we've spent \$100,000 dollars*
278 *that we don't know if it's to code and compliant to what the City needs.*
279

280 *Mr. Ward: I'm trying to tell you it is to code.*
281

282 *Mr. _____: And we still haven't finished the scope of work, and unlike you, Mr.*
283 *Benhamu, I'm not against you, I'm not against anybody here.*
284

285 *Mr. Carlos Benhamu: Then why won't you see reason? The plan from the City was*
286 *to put it back the way it was put in the first place. So, yes there's a plan. Take that*
287 *out of your conversation. There's a plan. He didn't make his own little plan up.*

288 *He went with what was there before which he just explained to you. The City has*
289 *a plan.*

290
291 *Ms. Pathon: You guys spent \$100,000 dollars on landscaping which you do not*
292 *know for a fact is what was required.*

293
294 Discussion continued regarding the landscaping plan.

295
296 *Mr. Benhamu: The plan is to put it back to the original landscaping. That is what*
297 *the City wants. You keep saying we foolishly spent money, but no! We just did a*
298 *little bit. We are not going to spend \$20,000 dollars on a tall tree, so we did*
299 *other things. And because he didn't write it out, we don't want to go back there*
300 *and stir the beehive.*

301
302 Discussion continued regarding the landscaping plan and what was done by the
303 CDD; whether the City should be approached; approaching the City only
304 causing problems; and the improvements done to the entranceway.

305
306 *Mr. Madeo: I'm trying to make things better in the community. I walk the*
307 *community once or twice a day, and when I walk my dog, I'm looking at*
308 *everything inside the community. I know the next project we wanted to do is the*
309 *roads. The streets are cracking and there are little potholes, and it needs to be*
310 *redone. So, when we do that, we are also going to put lines down the street*
311 *because if you drive on the road at night half the lines are missing. We need to*
312 *put all new stop signs, all new signs. We are going to try and dress the place up*
313 *and make it look like the upper class neighborhood that it should be. With that*
314 *said, we get prices from places. Actually, we got three different prices from the*
315 *same guy because three different neighbors gave me this guy's name, and I*
316 *called the guy and asked him for a price, and then he called the guy, and then he*
317 *called the guy, and we got three different quotes from the same guy.*

318
319 Discussion ensued regarding it being a good practice to get three bids; the CDD
320 asking for bids from different landscaping companies; the problems with the
321 previous landscaping company; how the current landscaper was held
322 accountable; who negotiated with the current landscaping company; \$30,000
323 dollars in the budget to do the landscaping along Shotgun; where in the
324 community the landscaping needed attention; where in the community the
325 landscaping has already been redone; and anyone in the community being
326 welcome to suggest a landscaping company.

327
328 *Mr. Ward: The intent is to get through growing season and once I see what*
329 *happens on 14th after growing season to then go out and do the counts and*
330 *materials.*

331
332 *Mr. ____: So, your budget number is based on a guess?*

333
334 *Mr. Ward: Correct.*
335

336 Ms. ____: Jim, is it possible to get on the website or an email of the list that you
337 have for the \$100,000 dollar budget and the actual bid?
338

339 Mr. Ward: Yes.
340

341 Mr. ____: So, what I've heard so far, the Board (indecipherable)?
342

343 Discussion ensued which was largely (indecipherable); decipherable points of
344 discussion included painting the guardhouse, checking on CDD owned
345 equipment inside the guardhouse, the problem with mold in the guardhouse,
346 who was responsible for inspecting the guardhouse, the lack of air conditioning
347 in the guardhouse, and accountability of the Board.
348

349 Ms. ____ stated the community asked for transparency from the Board and she
350 thanked Mr. Madeo for hiring Jim Ward because Mr. Wallace was not
351 transparent. She said the next thing the community needed was due diligence
352 from the Board. She asked the Board to obtain multiple quotes for projects.
353

354 Mr. ____ noted there was much talk about plans, but there were multiple plans:
355 the City's plan, the builder's plan, and Mr. Madeo's plan of action. He noted Mr.
356 Madeo had a plan of action; Mr. Madeo physically walked with the City
357 representative and took note of what the City would accept in terms of
358 landscaping, and while there was no written plan to provide, there was in fact a
359 plan. He stated the receipts for the \$100,000 dollars spent were included in the
360 budget.
361

362 Mr. Madeo noted he never accepted any wages he was entitled to from the
363 Board. He asked residents to talk to him when he was out walking if there were
364 any concerns or questions. He said he was approachable. He stated everyone in
365 the community had different priorities and it would take time to achieve
366 everyone's goals.
367

368 Discussion ensued which was largely (indecipherable); decipherable points
369 included Mr. Madeo walking through the community and developing a
370 landscaping plan with the City representative (inspector); whether the City
371 representative (inspector) was no longer with the City and if so, then the plan
372 was moot; Mr. Madeo's plan of action; approaching the City inspector and
373 requesting another walk through to see if the City was satisfied with what was
374 accomplished; asking the residents to help with community projects; the need to
375 fix the fence around the pickleball court and the guardhouse; obtaining a
376 onetime assessment from the residents to complete all of the projects in the
377 community; and there being no community beautification included in this
378 budget.
379

380 Mr. Madeo stated improving the roads would make the neighborhood look
381 better.
382

Mr. Alex _____ stated he did not trust the Board to spend funds as there was no plan in place to show how the funds would be spent.

Discussion ensued regarding resurfacing the road, how much it cost to resurface the road and restripe the road, and how long it would last; any money not used in this year's budget going toward additional improvements; making improvements to the guardhouse to beautify the entrance; how the decision to resurface the pickleball courts was made; ten different residents requesting pickleball court resurfacing; other residents feeling it was a waste to spend money on the pickleball courts; whether residents used the pickleball court; residents requesting the roads be resurfaced; other residents feeling as if it was a waste to spend money on the roads.

Discussion ensued regarding the pickleball courts being discolored, the warranty the CDD had for the pickleball court resurfacing, and the company fixing the discoloration.

Discussion ensued regarding how the roads should be resurfaced; what the residents felt was the right way to resurface the roads; a \$25,000 dollar bid for road resurfacing and the CDD obtaining two other bids.

Ms. Pathon suggested each Board Member be assigned a job such as budget review, obtaining bids, inspecting projects, etc.

Mr. Madeo noted the Board Members were not permitted to speak with each other regarding Board business outside of Board meetings.

Ms. Pathon stated this was even more reason to assign different jobs to each Board Member.

Mr. Madeo noted most of the tasks suggested were actually Mr. Ward's responsibility.

Ms. Pathon asked Mr. Ward if he knew what the Board was doing.

Mr. Ward: They are an elected board of supervisors. Under the law, they don't have any duties other than to come to a board meeting and vote on matters that I put before them. It's generally the role of the manager to handle the administrative and operational parts. These guys are very involved. They call me constantly, including weekends and that's fine, and email me all the time. So, I get a lot of input from them. I am not here every day. I do come out here once a week, or once every ten days, to do a quick drive through to make sure everything is being done. I do talk to the landscaper probably three times a week. I talk to the lake guy when he comes once a month and get pictures of things. I do my own thing, but I'm not on site all the time. Dominick calls me every day, and that includes Saturday and Sunday.

Discussion ensued regarding the front entrance, the guardhouse, and signage improvements; and which projects should be done first.

Mr. Madeo stated he hoped once these projects were done, some funds would be leftover and other improvements could be made, such as the suggested improvements to the guardhouse and front entrance.

Mr. _____ stated improving the sign at the front entrance was important as it would improve property values. He stated Mr. Madeo claimed he was not opposed to front entrance signage improvement, but it was not included in the budget. He stated the proposals received by the Board were over a year old, and costs have only increased in the past year. He stated repaving the roads before making his suggested improvements to the front entrance did not make sense.

Discussion ensued regarding Mr. Madeo's performance as Chairperson of the CDD Board; prioritizing projects in list form; prioritizing projects by taking a poll of the community; fixing the guardhouse being an expensive project; itemizing project costs; and the permit process for project completion.

Mr. Madeo recommended Mr. _____ send Mr. Ward the quotes he had regarding the costs to improve the front entrance and guardhouse with a breakdown of the costs.

Mr. _____ stated he did not want to go through the trouble of submitting quotes unless the Board was serious about making the improvements. He stated he wanted to get the community to vote on how the front signage would look before moving forward.

Mr. Madeo stated the issue of front entrance and guardhouse improvements would be put on the next meeting's agenda if the quotes were submitted. He noted the Board cut back the original budget submitted by Mr. Ward for consideration; the original assessment rate was \$8,900 dollars per unit.

Discussion ensued regarding the assessment rate and the cap rate.

Mr. Ward stated the assessment rate could be discussed at the next public hearing. He recommended making a decision regarding the budget.

Mr. Madeo stated the new proposed budget could always be decreased, but Mr. Ward had explained to him that the community could not operate on the previous budget; cost increases made the old budget obsolete.

Discussion ensued regarding the previous budget and how the community was floundering previously trying to operate with less funds.

Mr. Madeo explained how the community began collecting funds for the new budget in January, so, had to operate on leftover funds during October,

November and December, which was always a struggle. He explained the new budget would provide the community with the necessary funds to operate during October, November and December without struggling.

Mr. Ward explained there was \$227,000 dollars collected in assessments last year, there was \$332,000 dollars this year; the overall budget in 2025 was \$321,000 dollars which included \$93,000 dollars in cash which the CDD had left over from the prior year. He said that full \$321,000 dollars covered the 2025 budget. He stated the \$80,000 dollars in landscaping was not included in the \$220,000 dollar number. *The fiscal year 2025 budget was \$227,000 dollars excluding any capital improvements. That was \$5,400 dollars a year for your annual assessment. That does not give you enough money to operate this District.*

Ms. Buckley-Correa: But we were running the district with \$190,000 dollars, then when we paid the bond, we came up with an additional \$40,000 dollars, so that gives us \$230,000 dollars, and then the additional expenses from last year were \$140,000 dollars. So, we are not spending that \$140,000 dollars next year. We spent it in fiscal year 2025, but for fiscal year 2026 we are not going to be spending \$140,000 dollars. We have a project for \$30,000 dollars, and that's the question that I had at the beginning, why are we increasing 49% in the dues in 2026 when we are not going to need all this capital?

Discussion ensued regarding the projects proposed for fiscal year 2026 and the cost of the budget and the assessment rate; and beginning a reserve account with the proposed budget.

Mr. Ward: There is no required reserve for government by the state. You have to have money in cash in order to operate the District for the first three months of the fiscal year. That's not a reserve; that's money needed just to operate the CDD. In this budget I included \$50,000 dollars just so you would have, going into next year, enough money to operate the District. There are no, what you would call, capital reserves in this budget at all. The \$50,000 dollars cannot be a capital reserve because you need it to operate in October, November and December. Don't mix the items. It's not a capital reserve. It's just money needed to operate the CDD in October, November and December. \$50,000 dollars doesn't cover the first three months of operations; the Board wanted the assessment rate to be less than I recommended. I recommended \$8,900 dollars per unit, so I adjusted downward the cash reserve for operations to \$49,000 dollars in order to keep the assessment rate at \$7,900 dollars. So, it does not even fully fund the first three months of fiscal year 2026.

Discussion ensued regarding cost increases pushing the budget up every year.

Mr. Alex ____: If you only need the \$50,000 dollars for the first year to roll, then why are we doing this as an open ended continuous cost.

Mr. Madeo: Well, you want to put those signs up right? When I say you, I don't mean you directly, alright? We want to do that, so we take that \$50,000 dollars and we put it towards that, or if not the signs, then the guardhouse, or something to improve. I can't improve the community with the money we are using now. I can't. I know this is \$200 dollars a month more, but that's the way I'm looking at it. It's only \$200 dollars a month more.

Mr. Alex ____ stated he wanted the CDD to commit to certain projects on a certain timeline.

Mr. Madeo: This is a budget meeting. Let's get this budget going and at the next meeting we will look at bids and I will try to move forward on all the agendas. I'm not objecting to any of this stuff, but we can't do the improvements with the money we have, and I'm trying to make the improvements. That's what I'm trying to do. For years everybody's always said this, that and the other thing, and I've always tried to keep it as close to the vest as I can, but now he's going over numbers and telling me we can't do it anymore. So, if you want to do improvements we have to increase the budget. If you want to keep it the way it is, we can just go status quo, and we don't do anything and we struggle and we struggle.

Mr. Alex ____: Well, if we don't paint the roads, that's \$30,000 dollars right there.

Mr. Madeo: On \$50,000 dollars we aren't going to do all the improvements. I'm telling you we have to prioritize the list.

Mr. Alex ____: You're saying this budget is going to allow for money to be sitting in the community for us to use to get these improvements done.

Mr. Ward: That is not a true statement.

Mr. Madeo: He's telling me that's just to operate the community.

Mr. Alex ____: So, this year we've got \$30,000 dollars in landscape improvements, and then \$25,000 dollars in road improvements, and \$6,000 dollars in (indecipherable).

Mr. Ward: Correct. But it's not plus the \$50,000 dollars. We can't continue to use cash to fund projects. There is no aggregate. There is only \$60,000 dollars in this which is allocated to landscaping, those two projects. That's it.

Mr. Alex ____: That \$60,000 in the 2027 budget disappears.

Mr. Ward: It doesn't disappear. They will come up with a new set of capital projects to do in 2027.

Mr. Alex ____: That's my point. We are all in agreement that the projects are for the betterment of the community. That's what I'm asking. If we start working on

573 *these things now, in conjunction with (indecipherable), then it's going to get*
574 *rolled into this.*

575
576 *Mr. Madeo: Yes.*

577
578 *Mr. Ward: \$60,000 dollars a year is not going to cut it for the rest of your capital*
579 *improvements. I mean the wall itself will be like \$90,000 dollars, plus lighting,*
580 *plus the guardhouse, plus whatever else.*

581
582 *Mr. Alex ____: And I've already stated we don't have to do it all at the same time.*
583 *You guys want to do the road; you do the road.*

584
585 *Mr. Ward: I think the answer is to manage expectations. \$60,000 dollars is in your*
586 *budget. That's what you can roll into from year to year and keep the number at*
587 *\$7,900 dollars. So, whatever you decide you want to do in 2027, the number is*
588 *\$60,000 dollars. If you want to go over that, then the \$7,900 dollars go up.*
589 *What's left to be done is more than \$60,000 dollars.*

590
591 *Ms. Pathon: That's going to be the amount of money we have to play with after*
592 *2026.*

593
594 *Mr. Ward: After 2026 and assuming there are no operating cost increases going*
595 *into 2027, and just so we are clear, there are no reserves. There are no reserves*
596 *in this CDD for any kind of catastrophic event, and the cash reserves are still not*
597 *fully funded, so, I understand what Alex is saying, but at the end of the day,*
598 *\$60,000 dollars, you're short on cash, and there is no reserves, and with a \$7,900*
599 *dollar assessment rate, that is what you get. \$60,000 dollars for projects, no*
600 *reserves, and cash is slightly short going into 2027.*

601
602 *Mr. ____: How much money do we have in our account now?*

603
604 *Mr. Ward: By the end of this year, we should have about \$8,000 dollars. Cash in*
605 *the bank right now, I don't know the number off the top of my head.*

606
607 *Ms. Buckley-Correa: In 2025, just looking at the numbers, taking out the pickleball*
608 *and the landscaping that we spent, we actually ran the community with \$181,000*
609 *dollars. Okay? So, now, you are saying for next year, we are going to get*
610 *\$221,000 dollars, which is a difference of \$40,000 dollars. What based on 2025*
611 *is going to cost \$181,000 dollars, plus \$40,000 dollars, plus \$105,000 dollars?*

612
613 *Mr. Ward: You didn't run the community on \$181,000 dollars. You ran the*
614 *community on \$227,000 dollars in fiscal year 2025. That's all the cash you had.*
615 *Your operating budget was \$227,000 dollars in fiscal year 2025. That's all you*
616 *had to run the community on. We are barely making it this year with \$227,000*
617 *dollars.*

618
619 *Ms. Buckley-Correa: That's because we spent \$100,000 dollars -*
620

Mr. Ward: No. Not because you spent \$100,000 dollars. That's what it takes to operate the CDD without the capital. The budget is \$227,000 dollars for operations, no capital. Period. No capital in that number. That's what the budget was. We are operating on roughly \$220,000 dollars; I'm going to make it through this year for operations. Your operating budget going into next year is \$330,000 dollars; that includes \$60,000 dollars in capital in \$49,000 dollars for cash going into 2026. Those are the bare facts of the numbers.

Ms. Pathon: Is it a Florida statute that we have to have 3 months?

Mr. Ward: We have to pay your vendors, so you need some money to operate on. I gauge the number based on when assessments come in. Most of your assessments come in February. So, I budgeted for 3 months, but you're really lacking another 2 months.

Ms. Pathon: So, we are playing catchup. It's not Florida statutes.

Discussion ensued regarding the budget and the funds needed to operate for the three months before assessment payments came in; the budget as a whole; the line items on the budget; total appropriations; how much it cost to operate the community; and the anticipated year end expenditures of \$335,000 dollars.

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any additional questions or comments from the Board; there were none.

III. Consideration of Resolution 2025-8, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2026

Mr. Ward called for a motion.

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, Resolution 2025-8 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Dominick Madeo, seconded by Thomas Pacchioli, and with all in favor, the Public Hearing was opened.

Mr. Ward explained this public hearing was related to the adoption of the assessment rate for \$7,920 dollars for fiscal year 2026, and the optional resolution of setting a cap rate which allowed the CDD to increase rates without sending out mailed notice every year. He asked if there were any members of the public present with any questions.

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

Mr. Ward: It means the Board does not have to send out mailed notice every year if the budget does not go above the cap rate. We still have to go through all the advertising requirements, and public hearing requirements. They will have to advertise in the newspaper. They will have to go on the District's website. It just means the letter would not be sent out.

Discussion ensued regarding mailed notice.

Mr. Madeo stated the CDD did not need to set a cap rate. The Board agreed; no cap rate would be set; mailed notice would be sent if the assessment rate went up.

On MOTION made by Dominick Madeo, seconded by Thomas Pacchioli, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward noted Resolution 2025-9 set the assessment rate and certified the assessment roll. He asked if there were any questions from the Board; there were none.

III. Consideration of Resolution 2025-9, a resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll

Mr. Ward called for a motion.

On MOTION made by Dominick Madeo, seconded by Thomas Pacchioli, and with all in favor, Resolution 2025-9 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-10****Consideration of Resolution 2025-10, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026**

Mr. Ward noted the meeting dates would be the third Thursday of each month at 6:30 p.m. at the Community Room at Shenandoah Park, 14452 Shenandoah Parkway, Davie, Florida 33325. He noted the Resolution allowed the CDD to advertise all meetings once in September, it did not bind the Board to the use of these dates, it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board.

Discussion ensued regarding what would happen if a meeting date or time was changed; the possibility of putting up signage regarding meetings; and the Board canceling meetings in the past.

Ms. Buckley-Correa asked how many CDD meetings were required by law.

Mr. Ward explained approximately three meetings were needed to accomplish the things required by law to be done by the CDD every year.

On MOTION made by Dominick Madeo, seconded by Fabiola Bigio Elibrahim, and with all in favor, Resolution 2025-10 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Staff Reports****I. District Manager**

- a) Supervisor of Elections Qualified Elector Report as of April 15, 2025**
- b) Special District Reporting: Goals and Objectives for Fiscal Year 2026**
- c) Important Board Meeting Dates for Balance of Fiscal Year 2025**
- d) Financial Statement for period ending April 30, 2025 (unaudited)**
- e) Financial Statement for period ending May 31, 2025 (unaudited)**

Mr. Ward: As of April 15th, every year, the Supervisor of Elections is required to report the number of registered voters in a district. You have 101 registered voters. It only becomes significant if you go over 250 qualified electors within the District. Then you would switch to a qualified elector based election. I doubt you will ever hit that number. Every year I am required to report that to you. There is no action required by the Board.

SEVENTH ORDER OF BUSINESS**Supervisor's Requests**

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

EIGHTH ORDER OF BUSINESS**Public Comments**

Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward asked if there were any public comments; there were none.

NINTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 8:47 p.m.

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

Belmont Lakes Community Development District

James P. Ward, Secretary

Dominick Madeo, Chairperson



**YOUR NATIONWIDE PAVEMENT
MAINTENANCE SOLUTION**

Blackhawk Reserve
15190 Southwest 16th Street
Richard Freeman

William Berrios
billy.berrios@rosepaving.com



Paving Our Path

In December 2024, **Rose Paving** and **Atlantic Southern Paving (ASP)** merged to form one of the largest self-performing paving companies in the United States. This strategic union combines their complementary geographic footprints, creating an expansive nationwide network with unparalleled reach. Operating under the Rose Paving name, the merger unites over 1,000 employees across 36 offices, enhancing their ability to deliver best-in-class paving solutions and superior service to clients nationwide.



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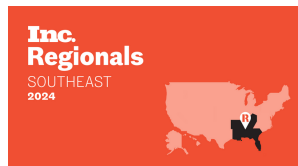
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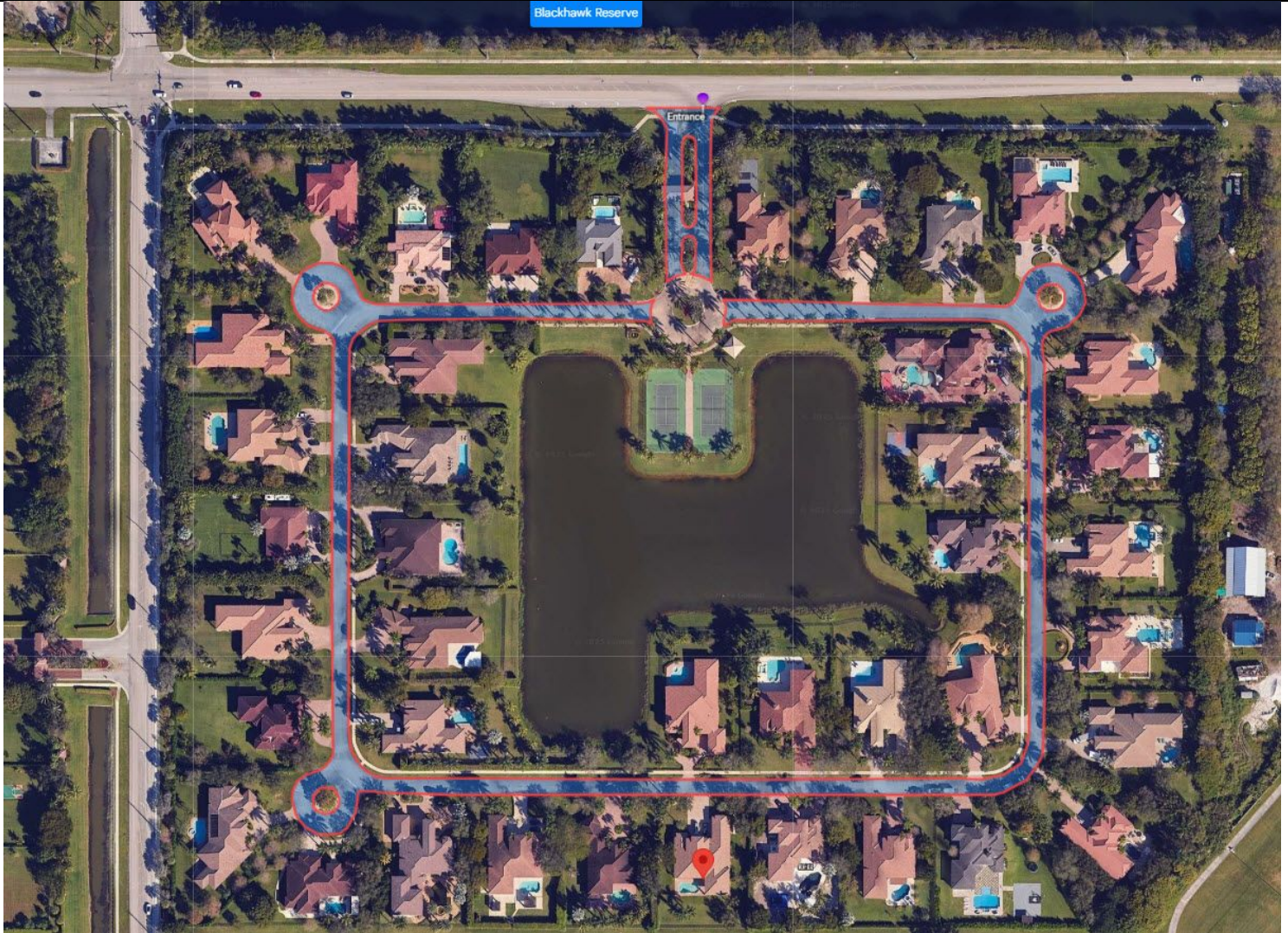


Learn more about **Rose Paving** at www.RosePaving.com

Account Information	Contact Information	Rose Paving Information
Account Name: Belmont Lakes CDD	Contact Name: Richard Freeman	Account Executive: William Berrios
Street Address: 15190 Southwest 16th Street	Contact Email: Rfreeman@cgsolutions.com	Email: billy.berrios@rosepaving.com
City State Zip: Weston FL 33326-2053	Contact Phone: 954-644-9630	Cell: 954.593.4560

Notes/Exclusions
Permit fees not included. If required, permit fees billed as actual upon final invoice.

PRICING TABLE



Service Line Name	QTY	U of M	Subtotal
Sealcoat Coal Tar - 2 sprays	112137	SF	\$17,288.00
Striping Includes removal and replacement of 23 flexible bollards	1	EA	\$7,184.00

Total **\$24,472.00**

CUSTOMER APPROVAL

Total Dollars Approved: **\$24,472.00**

Name:

Authorized Signature:

BILLING INSTRUCTIONS:

Scope Detail

Service Line Name	Service Description
Sealcoat Coal Tar - 2 sprays	3 Phases
Striping	Includes removal and replacement of 23 flexible bollards

Rose Paving Terms & Conditions

- 1. CONTRACT DOCUMENTS:** The Contract Documents consist only of these Terms & Conditions, the attached Proposal and terms contained therein, and specification sheets, drawings and other documentation attached to this Proposal, or otherwise made part of this agreement in writing. Such Contract Documents constitute the entire agreement between Rose Paving and Customer, and no other terms shall serve to alter the terms hereof without written agreement signed by both parties. Pricing in the Proposal is based on the specifications and terms set forth in the Proposal. If Customer requires different or additional terms, or compliance with any set of specifications, whether designed by an engineer or architect on Customer's behalf, or any governmental specification, other than those set forth in the Proposal, the Proposal price may need to be adjusted. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written change orders and will become an extra charge over and above the Proposal price.
- 2. TIME LIMITATION:** The Proposal price is valid for fifteen (15) calendar days after the date of issuance. After fifteen (15) calendar days from the date of issuance, please contact the identified Account Executive to confirm pricing.
- 3. ESCALATION:** This Proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases Customer agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 4. DELAY:** Rose Paving shall not be responsible or in any way charged for unavoidable delays in work, including but not limited to delays caused by weather, government orders, Acts of God, labor strikes, pandemic, and other similar delays.
- 5. QUANTITIES LISTED:** Customer understands and agrees that all quantities are estimates; due to site conditions or other obstacles, the completed quantities may vary from those estimated, and any additional quantities needed will be paid to Rose Paving in full, without need for change order or other written authorization.
- 6. TAXES:** The price quoted in this Proposal is inclusive of any sales, use, or similar taxes imposed on the material or labor provided.
- 7. PAYMENT TERMS:** Net balance due within 30 days after completion of the work, or after issuance of the invoice, whichever is earlier. Progress payments, if any, are due within 30 days of the invoice date. Unpaid balances will accrue a late fee of 1% per month until paid in full. The Proposal and Invoice price reflect a 4% discount for payments by cash, check, or ACH.
- 8. DEPOSIT:** If the Proposal exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 9. CANCELLATION OR DEFAULT:** If Customer cancels the work described herein for any reason, Customer agrees to pay Rose Paving for any sums incurred or expended through the date of cancellation in complying with this Proposal, and further agrees to pay Rose Paving the proportionate Proposal price for all work completed to that time. If Customer is in default under this Proposal, including but not limited to Customer's failure to pay any progress billings, Rose Paving shall have the right to stop work and cancel any remaining work.
- 10. PERMITS AND FEES:** Customer is responsible for obtaining and paying for any required permits, bonds, or licenses. Unless noted otherwise, the Proposal price excludes the cost of building permits and bonds required to perform the work required hereunder, and further excludes plans required to obtain such permits or bonds. However, for an additional charge of \$850.00, in addition to the cost of the permits, Rose Paving will apply for and obtain building permits, if requested, after receipt of a change order signed by both parties. If Owner/Authorized Agent directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner/Authorized Agent. Customer is responsible for engaging and paying an engineer or architect to prepare any engineering or architectural plans required to obtain building permits.

11. UNMARKED / UNDOCUMENTED UTILITIES: The Customer is responsible for ordering and scheduling any required private and/or public utility locates. Rose Paving shall not be responsible for any damage to private utility lines damaged during the course of work that were unmarked, undocumented, or non-conforming to prevailing codes. Rose Paving will be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming utility lines. Rose Paving shall not be liable for additional damages or costs associated with utility interruption regardless of whether the damaged utility lines were marked, documented, or conforming to prevailing codes.

12. WORK ACCESSIBILITY: The Proposal price is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time. Rose Paving reserves the right to adjust the agreed upon Proposal price to include all additional expenses incurred, including but not limited to additional labor and material charges, and trip charges.

13. SOIL CONDITIONS: The Proposal price is contingent on the existing subsoil or base being adequate to support the ordered work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, or similar deficiencies. Unless stated within the Proposal, Rose Paving will not conduct core samples or engage the services of an engineer to determine the adequacy of the subsoil or base.

14. WATER DRAINAGE: On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. Rose Paving shall not be held liable for ponding or retention in areas surrounding the work area. Customer acknowledges that on projects where the scope of work includes an asphalt overlay, the asphalt overlay will follow the contour of the existing base surface and Rose Paving does not guarantee or warranty and will not be liable for drainage issues in the work area or surrounding areas. Customer understands and agrees that grading issues fall outside the scope of Rose Paving's work hereunder.

15. CLEANING EXPENSES: Customer understands that the work called for in this agreement is a messy process. Rose Paving is not responsible for cleaning dust generated by the work blown outside of the work area. Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, floor, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees or its subcontractors.

16. INSURANCE: Rose Paving will maintain insurance coverage including Comprehensive General Liability, Automobile, and Worker's Compensation as required by law. Customer agrees that it is responsible for any other coverage needed or desired relative to the location described above and work performed hereunder and is not relying on Rose Paving for any such coverage.

17. INDEMNITY: Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions while performing work. However, once installation is complete and Customer takes possession of the work area, Customer understands and agrees that Rose Paving cannot be responsible for materials or area maintenance and safety, and therefore Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.

18. CHOICE OF LAW & VENUE: To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Connecticut	Connecticut	State of Connecticut Judicial Branch Hartford Judicial District or United States District Court District of Connecticut.
D.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
E.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
F.	North Carolina	North Carolina	Mecklenburg Circuit Court or the U.S. District Court Western District of North Carolina
G.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
H.	Virginia	Virginia	Fairfax Circuit Court or the U.S. District Court Eastern District of Virginia
I.	All other states	Illinois	Circuit Court of Cook County or U.S. District Northern District of Illinois Eastern Division

19. ATTORNEY FEES & COSTS: In the event of litigation between the parties arising from this Proposal, Rose Paving shall be entitled to reasonable collection agency fees, attorneys fees and costs.

20. JURY WAIVER: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES THE RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

21. WARRANTY: Rose Paving will complete its work in a workmanlike manner according to standard industry practices for similar projects in the area where the work was performed. Rose Paving warrants that all labor and materials furnished will be free from defects due to defective materials or workmanship for a period of one year from the date of completion. Notwithstanding the foregoing, temporary or semi-permanent repairs such as pothole filling, crackseal, and infrared are offered with no express or implied warranties. Asphalt overlays are not warranted against reflective cracking. This warranty does not include normal wear and tear, damage caused by oil or chemical spills, snowplows, excessive weight, tire tears, lack of parking lot maintenance, and/or product abuse. Under this warranty, Rose Paving will be provided with the opportunity to have one of its representatives assess any purported defect caused by Rose Paving employees and/or material installed by Rose Paving. If Rose Paving determines the claimed defect was the fault of Rose Paving's workmanship and/or materials, Rose Paving will, at no cost to Customer, repair or replace the affected work. Rose Paving will be under no obligation to perform punch-list work until 95% of the Proposal price, as adjusted by any change orders, has been paid. Rose Paving will be under no obligation to perform warranty work, and no warranty will be valid, until 100% of the Proposal price, as adjusted by any change orders, has been paid.

22. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS: Customer consents to Rose Paving using images and videos of jobsite as described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have the right to use the name, logos, trademarks, trade names, service marks or other marks of Customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

23. NON-DISCLOSURE: Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed, or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

24. ALTERATIONS TO THIS PROPOSAL: Pricing is contingent on Customer accepting the Proposal as submitted. Alterations or notations on or to this Proposal will not be valid unless accepted in writing by a General Manager or Vice-President of the Rose Paving division issuing this Proposal, or an officer of Rose Paving.

25. SEVERABILITY OF TERMS: Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force .

26. AUTHORITY TO SIGN: The undersigned represents and warrants to Rose Paving that such individual is fully authorized to bind Customer, and has been expressly given, received, and accepted authority to enter into this binding agreement.

NOTICE TO CUSTOMERS FOR HOME IMPROVEMENTS CONTRACTS

"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."

**As a duly authorized representative of Belmont Lakes CDD, I
agree to these Terms & Conditions**

Boulder Construction LLC

4674 Dyer Boulevard
Riviera Beach, Florida 33407
561-351-6133
boulderconstructions.com



RECIPIENT:

BLACK HAWK RESERVE

15241 Southwest 15 Place
Davie, Florida 33326
Phone: 954-644-9630

Estimate #501

Sent on Sep 18, 2025
Photo Album <https://app.companycam.com/galleries/ft3pnbjh>

Total \$61,670.00

Product/Service	Description	Qty.	Total
ASPHALT SEALCOAT (SQUEEGIE / SPRAY)	-Clean asphalt surface of all dirt, debris, and vegetation. -Apply one coat of commercial-grade asphalt sealer using a squeegee for maximum penetration. -After proper curing of the first coat, apply one coat of commercial-grade asphalt sealer using a spray method for smooth and uniform coverage. -Allow sealcoat to cure fully before opening to traffic.	94500	\$15,120.00
PRESSURE WASH ALL BRICK PAVERS	We will conduct a thorough pressure washing of all brick pavers in an effort to effectively remove stains to the best of our ability.	1	\$1,400.00
SIGNAGE	-(4) R1-1 / 30" / DG / (STOP) - Sign on One CUSTOM: 4" x 4" x 12' - Black Square Aluminum Sign Pole w/ Black Halo Sign Trim & Black Cap Finial -(1) R1-1 / 30" / DG / (STOP) -&- 6" x 36" / DG / (Custom Street Blades) - Signs on One CUSTOM: 4" x 4" x 12' - Black Square Aluminum Sign Pole w/ Black Halo Sign Trims (For STOP & Street Blades) & Black Cap Finial -(1) R1-1 / 30" / DG / (STOP) -&- 6" x 36" / DG / (Custom Street Blades) - Signs on One CUSTOM: 4" x 4" x 14' (For Exit of Community) - Black Square Aluminum Sign Pole w/ Black Halo Sign Trims (For STOP & Street Blades) & Black Cap Finial -(1) R1-1 / 30" / DG / (YIELD) - Sign on One CUSTOM: 4" x 4" x 12' - Black Square Aluminum Sign Pole w/ Black Halo Sign Trim & Black Cap Finial (Sign For: Entrance to Roundabout) -(2) R2-1 / 24" x 30" / DG / (SPEED LIMIT 20 MPH) - Sign on One CUSTOM: 4" x 4" x 12' - Black Square Aluminum Sign Pole w/ Black Halo Sign Trim & Black Cap Finial -(2) R4-7 / 24" x 30" / DG / (KEEP RIGHT) - Sign on One CUSTOM: 4" x 4" x 12' - Black Square Aluminum Sign Pole w/ Black Halo Sign Trim & Black Cap Finial -(3) 6" x 36" / DG / (Custom Street Blades) - Signs on One CUSTOM: 4" x 4" x 12' - Black Square Aluminum Sign Pole w/ Black Halo Sign Trims & Black Cap Finial	1	\$34,650.00
SAND PROTECTION	Ensure that all brick pavers are adequately covered with sand to protect against sealcoat overspray.	1	\$1,000.00

Boulder Construction LLC

4674 Dyer Boulevard
Riviera Beach, Florida 33407
561-351-6133
boulderconstructions.com



Product/Service	Description	Qty.	Total
STRIPING	-(200) LF 24" White Line -(130) LF 24" Yellow Line -(100) LF 18" Yellow Line -(1,100) LF 6" Double Yellow Line -(670) LF 6" Yellow Line -(800) LF 6" White Line -(130) LF 6" White Skip Line: 10' - 30' -(4) One Part Directional Arrow - 9' -(21) Paint Delineator: Yellow -(250) Remove and Replace RPM's	1	\$9,500.00

Total **\$61,670.00**

Proposal price does not include any permit fees - see Boulder Construction Terms and Conditions below.

BOULDER CONSTRUCTION TERMS & CONDITIONS

1. **CONTRACT.** The Proposal/Contract represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a written modification.

2. **OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS.** The Owner shall ensure that its own forces coordinate and cooperate with the Contractor and its subcontractors. Costs caused by delays, improperly timed activities, or defective construction relating to the Owner's own forces shall be borne by the Owner.

3. **WARRANTY.** The materials and labor that make up the Work are warranted by the Contractor against defects in workmanship and materials for a period of one (1) year from the date of completion. The Contractor's warranty excludes remedy for damage or defects caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and usage. Without limiting the generality of the foregoing, the warranty set forth herein shall not apply to any damage or defect caused by fire, acts of God, improper building, or maintenance of the subject Property's signs, or any other structures/components, unless installed as part of this Contract. Any work done or attempted by anyone other than the Contractor, the Contractor's subcontractor, or anyone directly or indirectly employed by any of them shall void the warranty, and the Contractor shall be released from any obligation hereunder. The warranty is made expressly for the benefit of the Owner and is not transferable. The warranty obligation shall not exist or apply until the Owner has paid the Contractor in full for every invoice submitted, including the final invoice, and the Contract sum is paid in full.

4. **NO INTERFERENCE.** The Owner agrees not to interfere with any of the Contractor's workmen on the job site and further agrees that all matters pertaining to the Work will be taken up directly with the Contractor. It is mutually agreed that no verbal request will be honored or accepted by the Contractor, and oral representations cannot be relied upon as completely stating the representation of the Contractor.

5. **CONTRACTOR'S RIGHT TO PHOTOGRAPH WORK.** The Owner shall permit the Contractor or persons employed or engaged by the Contractor, without compensation or consideration to the Owner, to take photographs at the project site of both completed work and work in progress for purposes including, but not limited to, publication in newspapers, magazines, and other print media; use in broadcast media; publication via the Internet; and use in marketing materials by the Contractor. Such photographs and any accompanying descriptions shall not identify the Owner or the property address without the express written consent of the Owner.

6. **CHANGE IN THE WORK.** All change orders and adjustments or modifications to the Contract shall be in writing, signed by both the Owner and Contractor, and subject to the terms and conditions of this Contract. Any signed written change order shall be a modification of this Contract and incorporated into it as if originally attached hereto. Otherwise, no changes (except

Boulder Construction LLC

4674 Dyer Boulevard
Riviera Beach, Florida 33407
561-351-6133
boulderconstructions.com



emergency work necessary to protect life or property) shall be made without a written change order, which shall include the Owner's agreement to any extra charges and extensions of time. If the Contractor makes any change to protect life or property without a written change order, the Owner shall compensate the Contractor for all related expenses at cost plus 20% overhead and profit. All approved change orders will be paid upon completion of said change order and shall not delay the payment of the original contract sum.

7. TIME. If the Contractor is delayed at any time in the progress of the Work by changes ordered, labor disputes, fire, unusual delays in deliveries, unavoidable casualties, or other causes beyond the Contractor's control, the Contract Time shall be subject to equitable adjustment.

8. PROGRESS PAYMENTS. Within 3 days after the Contractor has submitted its Invoice or Application for Payment, the Owner shall make payment in the manner provided in the Contract Documents. A Certificate for Payment or a progress payment, or partial or entire use or occupancy of the Project by the Owner, shall constitute acceptance of Work in accordance with the requirements of the Contract Documents.

9. SUBSTANTIAL COMPLETION. Substantial Completion is the stage in the progress of the Work when the Work, or a designated portion thereof, is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize it for its intended use. When the Contractor determines that the Work is substantially complete, in its sole discretion, the Contractor shall so notify the Owner. Warranties required by the Contract Documents shall commence on the date of Substantial Completion. Within 5 days of achieving Substantial Completion, the Owner or its architect shall prepare and submit to the Contractor a single "punch list" of corrective and completion work. If the Owner fails to list an item, the Owner waives its right to demand correction of that item. The Owner shall not withhold final payment due to incomplete punch list work.

10. FINAL COMPLETION AND FINAL PAYMENT. Within 3 days of receipt of the Contractor's notice of Substantial Completion, the Owner shall deliver final payment to the Contractor.

11. DISPUTES. The Contract shall be governed by the laws of the State of Florida. The venue of any litigation arising out of this Agreement shall be the county in which the project site is located. In the event of any dispute in connection with this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs, whether suit is instituted or not, including "fees for fee" incurred in connection with proving the amount of fees to which the prevailing party is entitled.

12. TERMINATION OF CONTRACT. If the Owner fails to make payment as provided or otherwise breaches this Contract, the Contractor may terminate the Contract and recover all resulting damages, including payment for Work executed, reasonable overhead and profit, and costs incurred by reason of such termination.

13. This proposal is based on work being completed during the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday (excluding holidays and weekends), unless otherwise stated in the Contract.

14. Any punch list items must be submitted in writing. No repairs or changes, including those requested by the city or municipality, will be made until 90% of the contract amount has been paid.

15. Any changes to this proposal without prior approval from Boulder Construction, LLC will void this proposal. All changes must be initialed by both parties. If Boulder Construction, LLC does not initial changes, original prices stated in the proposal shall apply. No work will be scheduled without a signed proposal and a deposit.

16. When this form is signed by the Customer and an officer of Boulder Construction, LLC, it becomes a contract, and the Customer agrees to pay for work completed per the contract terms. Should a dispute arise between Contractor and Client, it will be resolved through arbitration and mediation. Customer agrees to pay interest at a rate of 1.5% per month from the date of completion on any unpaid balance. In addition, Client shall pay all legal costs and expenses, including reasonable attorney's fees, if not resolved in mediation.

17. All deposits are non-refundable upon cancellation of the contract by the Client for any reason.

18. Any vehicles not removed from designated work areas will be towed at the Owner's expense. The Contractor is not responsible for any damage to vehicles or personal property left in designated work areas.

Boulder Construction LLC

4674 Dyer Boulevard
Riviera Beach, Florida 33407
561-351-6133
boulderconstructions.com



19. Permit fees are not included in this proposal. All permit fees will be billed at actual cost.

20. Permit procurement fees will be billed as follows: Dade County \$750.00; Broward, Palm Beach, and Martin Counties \$500.00.

Signature: _____ Date: _____

Florida State License# ES12002141
www.fastsigns.com/2065
Lee County License# SL20-00154
Collier County License# LCC20200002197

Payment Terms: Net 30

DESCRIPTION: Belmont Lages Street Signs

Bill To: Calvin, Giordano & Associates, Inc.
1800 Eller Drive
#600
Fort Lauderdale, FL 33316
US

Installed: Calvin, Giordano & Associates, Inc.
Richard Freeman
15241 Southwest 15 Place
Davi, FL 33326
US

Requested By: Richard Freeman
Email: Rfreeman@cgasolutions.com
Work Phone: (954) 766-2709
Cell Phone: (954) 766-2709
Tax ID: 85-8013228253C-7

Salesperson: Rosi Haller
Entered By: Rosi Haller

PRODUCTS	QTY	UNIT PRICE	TOTALS
1 4" x 4" x 12' - Black Square Aluminum Sign Pole -(4) R1-1 / 30" / DG / (STOP) - Sign on One CUSTOM: 4" x 4" x 12' - Black Square Aluminum Sign Pole w/ Black Halo Sign Trim & Black Cap Finial	4	\$956.80	\$3,827.20
2 4" x 4" x 12' - Black Square Aluminum Sign Pole -(1) R1-1 / 30" / DG / (STOP) -&- 6" x 36" / DG / (Custom Street Blades) - Signs on One CUSTOM: 4" x 4" x 12' - Black Square Aluminum Sign Pole w/ Black Halo Sign Trims (For STOP & Street Blades) & Black Cap Finial	1	\$956.80	\$956.80
3 4" x 4" x 14' - Black Square Aluminum Sign Pole -(1) R1-1 / 30" / DG / (STOP) -&- 6" x 36" / DG / (Custom Street Blades) - Signs on One CUSTOM: 4" x 4" x 14' (For Exit of Community) - Black Square Aluminum Sign Pole w/ Black Halo Sign Trims (For STOP & Street Blades) & Black Cap Finial	1	\$1,766.40	\$1,766.40
4 4" x 4" x 12' - Black Square Aluminum Sign Pole -(1) R1-1 / 30" / DG / (YIELD) - Sign on One CUSTOM: 4" x 4" x 12' - Black Square Aluminum Sign Pole w/ Black Halo Sign Trim & Black Cap Finial (Sign For: Entrance to Roundabout)	1	\$956.80	\$956.80
5 4" x 4" x 12' - Black Square Aluminum Sign Pole (2) R2-1 / 24" x 30" / DG / (SPEED LIMIT 20 MPH) - Sign on One CUSTOM: 4" x 4" x 12' - Black Square Aluminum Sign Pole w/ Black Halo Sign Trim & Black Cap Finial -(2) R4-7 / 24" x 30" / DG / (KEEP RIGHT) - Sign on One CUSTOM: 4" x 4" x 12' - Black Square Aluminum Sign Pole w/ Black Halo Sign Trim & Black Cap Finial	4	\$956.80	\$3,827.20
6 4" x 4" x 12' - Black Square Aluminum Sign Pole -(3) 6" x 36" / DG / (Custom Street Blades) - Signs on One CUSTOM: 4" x 4" x 12' - Black Square Aluminum Sign Pole w/ Black Halo Sign Trims & Black Cap Finial	3	\$956.80	\$2,870.40
7 30" Stop Signs DG	6	\$123.4583	\$740.75
8 30" Yield Sign DG	1	\$118.76	\$118.76
9 Keep Right with Arrow Sign 24" x 30"	1	\$140.70	\$140.70

10	Speed Limit Sign 24" x 30"	2	\$140.70	\$281.40
11	Speed Limit Sign 24" x 30"	4	\$302.1275	\$1,208.51
12	Installation	1	\$11,500.00	\$11,500.00
Install 14 Poles in soil with sign backers and signs. Set in concrete.				
15241 Southwest 15 Place				
Davie, Florida 33326				
Phone: 954-644-963				

Installation doesn't include removal of existing signs.

Terms: Prepayment for orders under \$500, a 50% deposit on orders over \$500 with the balance due prior to installation or delivery. If you are picking up your order, the balance is due on pickup. If a credit card is provided for the deposit, the balance will be charged upon pickup, installation or delivery. Orders not picked up after 30 days of order completion will be considered abandoned and will be disposed of at our discretion unless otherwise indicate or agreed in advance.	Subtotal:	\$28,194.92
	Taxes:	\$0.00
	Grand Total:	\$28,194.92

Thank you for choosing us for your sign and graphic needs. BY PROCEEDING WITH THIS ORDER, YOU (the customer) HAVE ACCEPTED RESPONSIBILITY FOR VERIFYING ALL INFORMATION, QUANTITIES, MATERIALS AND PLACEMENT (IF PROVIDED) ARE CORRECT. we will not be responsible (financially or otherwise) for any items not included on this estimate. Estimate pricing is based on the entirety. Any changes to or deletion of item(s) could change the quoted price of any line item - please contact us before approving an estimate that needs changes. Because each project is custom-made, customer acknowledges that there are no refunds or exchanges on placed orders. Due dates for job completion are based on our current production schedule once the artwork, deposit and all specifications necessary to complete the job are received and are not guaranteed.

Estimates valid for 20 days.

A proof and one correction are including in our pricing. Additional changes are considered design and are not included in pricing.

Signature: _____ Date: _____



Castellon Services and Development

7790 Northwest 55th Street | Doral, Florida 33166
7865397557 | kaleb@castellonservices.com | www.castellonservices.com

RECIPIENT:

Mr. Carlos Benhamu

1480 SW 153 Way, Davie, FL 33326
Davie, FL 33326
Phone: (954)882-2959

Estimate #128155

Sent on Sep 01, 2025

Total \$215,100.80

Product/Service	Description	Qty.	Unit Price	Total
Valued Customer Appreciation	Thank You for Being the Best Part of Castellon Services "Our Valued Customer". We Appreciate the Opportunity to Bid on this Project. Castellon Services is Pleased to Submit Our Proposal to Provide all Labor, Materials, Equipment, and Insurances Required for this Project. Castellon Services and Development is Available to Start This Project Immediately After Customer Approval. Castellon Services Will Make Sure to Work in a Cleanly Professional Manner at All Times and Properly Coordinate with Management to Guarantee a Successful Project We Assure You That We Will Put 100% of Our Efforts and Use Our 15 Years Plus of Experience and Knowledge to Complete This Project in a Workman-Like Professional Manner Castellon Services Will at All Times Work Reflecting Standard Industry Regulations and Practices. Also, Always Following the City Statute Codes and State Safety Regulations. If You Have Any Questions or Concerns, Please Feel Free to Contact Andres at (305) 905-4298 Sincerely, Josmer Albarello Construction Representative. Castellon Services			



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Product/Service	Description	Qty.	Unit Price	Total
Asphalt resurfacing and Striping	Scope of Work Client: Carlos Benhamu Phone: (954) 882-2959 Email: carlosbenhamu@gmail.com Project Address: 1480 SW 153 Way, Davie, FL Project Type: Asphalt Resurfacing & Parking Lot Striping Total Area: 113,210.95 square feet I. Project Overview This scope outlines the work to be performed for the resurfacing and restriping of the asphalt pavement located at the above address. The objective is to restore the surface integrity, improve aesthetics, and ensure compliance with applicable parking and traffic standards. II. Asphalt Resurfacing A. Surface Preparation • Clean entire asphalt surface using mechanical blowers and brooms to remove loose debris, dirt, and vegetation. • Edge all perimeters to ensure clean transitions between pavement and adjacent surfaces. • Perform localized patching of any potholes or severely deteriorated areas prior to overlay. • Apply tack coat to ensure proper adhesion between existing surface and new overlay. B. Asphalt Overlay • Furnish and install a new asphalt overlay at an average compacted thickness of 1.5 inches across the entire 113,210.95 SF area. • Use hot mix asphalt (Type S-III or equivalent) meeting FDOT specifications. • Compact using vibratory rollers to achieve proper density and smooth finish. • Ensure transitions at curb lines, sidewalks, and drainage structures are flush and free of trip hazards. III. Parking Lot Striping A. Layout & Markings • Re-stripe all existing parking stalls, drive lanes, directional arrows, and ADA-compliant spaces per original layout or updated site plan. • Use FDOT-approved traffic paint (white and yellow as applicable). • Apply two coats for durability and visibility. • Include ADA signage and stencils where	113210.95	\$1.90	\$215,100.80



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Product/Service	Description	Qty.	Unit Price	Total
Agreement(s) Section	Each Person Signing This Agreement Represents and Warrants That He or She is Duly Authorized and Has Legal Capacity to Execute and Deliver This Agreement. Each Party Represents and Warrants to the Other That the Execution and Delivery of the Agreement Binding on Such Party and Enforceable in Accordance With its Terms. BY PURCHASER: Owner/ Agent/ Board Member(s) Title : _____ Signature:_____ _____ Date:_____ _____ Print :_____ _____ Title :_____ Signature:_____ _____ Date:_____ _____ Print :_____ _____ Title :_____ Signature:_____ _____ Date:_____ _____ Print:_____ _____ BY Castellon Service, Corp: Title :_____ _____			



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Product/Service	Description	Qty.	Unit Price	Total
Payment Terms	Payment Terms to Be Discussed Upon Signing of Contract.			
Payment Methods Available	1) Payments Can Be Made Via ACH (Bank Transfer) or Other Option Described Below: Bank Info: Regions Bank Ck Acct # 0256902255 Routing Number: 063104668 Swif Number: Upnbus44 2) Checks Can Be Made Payable to: Castellon Services Corp. Address: 7790 NW 55th Street Suite# 2 Doral, Florida 3316			
Total				\$215,100.80

This quote is valid for the next 30 days, after which values may be subject to change.

FLORIDA'S CONSTRUCTION LIEN LAW ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

1. Castellon Services warrants that its labor will be performed in accordance with standard practices. This labor warranty is only available to the original Purchaser and is not transferable to any other individual or entity. The exclusive warranty for all materials used is solely that of the manufacturer of said materials. CASTELLON SERVICES OFFERS NEITHER EXPRESS NOR IMPLIED WARRANTIES FOR THE MATERIALS USED NOR WARRANTIES OF MERCHANTABILITY OR FITNESS FOR SAID MATERIALS. WARRANTIES are void immediately after the passing of a named storm unless a written request is made by the purchaser at his or her expense within ten (10) days. Example of storm: Hurricane Katrina, Hurricane Irma, etc.

2. Deviations from the specifications herein will become an extra charge over and above what has been agreed to herein. The Purchaser agrees to an extra charge if a double roof is found. If material costs increase after the execution of this contract, the Purchaser agrees to pay such increased costs up to a maximum of 10% of the contract price. If the parties fail to agree on the amount of the extra charge(s) or to a material cost increase in excess of 10% of the contract price, either party may cancel this contract. If the contract is canceled for failure to agree on extra charges or increased material costs, the Purchaser shall be responsible for the costs of all materials (whether installed or not) plus half the amount of the total contract price as the agreed-upon necessary and reasonable cost of the labor that has already been expended on the job.



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3. Castellon Services is not liable for any delays, including but not limited to those due to strikes, accidents, acts of God, or any event beyond Castellon Services' control. The Purchaser is solely responsible for, and shall have insurance against, all losses due to fire, vandalism, theft, storms, acts of God, and any other event that can damage and/or cause losses to materials at the job site and/or for any damages caused by materials at the job site to the Purchaser's property and/or the property of others. The Purchaser indemnifies Castellon Services against all losses resulting from the same Castellon Services will exercise reasonable care when performing the work, but reroofing involves demolition (among other things) and, therefore, Castellon Services is not liable for any damage to pools, gutters, sidewalks, foliage, awnings, screening, chattel, pipes, sprinkler systems, septic systems, electrical wiring, outdoor accent lights, gardens, and/or cables (including TV cable, satellite systems, and satellite dishes) wherever these items may be located. Castellon Services is not liable for any water damage, tar leakage, paint damage, or any consequential damages wherever, whenever, or why they shall occur. Castellon Services is not liable for any damage done to the roof by any individual not in Castellon Services' employ. Castellon Services is unconditionally not liable for any consequential damages wherever, whenever, or why they shall occur. In no case shall Castellon Services' total liability for any damages, in the aggregate, exceed the cost of this contract. The Purchaser is responsible for giving information to Castellon Services as to the location of any septic tank.
4. Purchaser understands that Castellon Services prioritizes the project it is working on using its sole and arbitrary judgment as to a job's urgency. This triaging may result in a wait to begin Purchaser's roof work that is in excess of 220 days. Purchaser agrees with this wait policy and holds Castellon Services absolutely harmless from any harm or inconvenience which may result from Purchaser waiting for Castellon Services to pull a permit and/or begin the job. If Purchaser cancels this contract from the time of signing but prior to the roof dry-in being completed, Purchaser agrees to pay, as the minimum reasonable remuneration for whatever time and labor Castellon Services has expended, 1/3 of the total amount of this contract plus all materials costs incurred by Castellon Services. If Purchaser cancels after the roof dry-in is completed, the amount owed by Purchaser shall be the amount specified in the Payment Schedule (to cover Castellon Services' reasonable remuneration for time and labor) plus all materials and other costs incurred by Castellon Services. The maximum obligation of Purchaser to Castellon Services shall not exceed the agreed upon contract price. In addition to a notice of cancellation, the Purchaser shall be deemed to have cancelled this contract by refusing to cooperate with Castellon Services resulting in Castellon Services' temporary or permanent inability to perform the work or by Purchaser not making a payment when it is due. Purchaser unequivocally agrees that in case of a cancellation, the liquidated damages are difficult to ascertain, and that the amount computed as due herein is a completely equitable. The parties agree that the damages for a cancellation are not disproportionate to the damages that would reasonably be expected to follow from a breach or cancellation. This liquidated damage calculation was placed herein so as to induce full performance of this agreement.
5. If Purchaser does not make any payment when due or prevents Castellon Services from performing, at its sole and arbitrary option, Castellon Services may deem the Contract cancelled or may immediately demobilize and cease all work until the account is brought current or the condition preventing Castellon Services from performing is corrected. Any costs for the demobilization and/or remobilization shall be deemed an extra charge over and above what has been agreed to in this contract. Any costs for the demobilization and remobilization shall be due prior to the remobilization.
6. Purchaser shall provide the right of ingress and egress, including obtaining permission from the owner(s) of neighboring properties that must be used to provide access for workers and/or machinery. Purchaser completely indemnifies Castellon Services from every claim resulting from ingress and/or egress. Purchaser shall provide all water and electricity needed to complete the job.
7. In addition, permits must remain posted until the final inspection is completed. A \$50.00 reinspection fee will be charged to the property owner if the inspection card is removed prior to the final inspection.
8. Upon acceptance of this contract, the purchaser shall remit the first payment. The second payment shall be remitted in accordance with the payment schedule. Upon completion of the work, the purchaser shall immediately remit all remaining amounts due. If the purchaser breaches the contract, they shall immediately make the appropriate scheduled payment(s) due. The purchaser shall not withhold final payment pending any municipal or county inspection, but Castellon Services will participate in any such inspection. At the time of receipt of final payment, the purchaser will be provided with a written release of lien from any person or company that has provided the purchaser with a "notice to owner." Payments shall be deemed received when they have cleared Castellon Services' bank account. Castellon Services may deposit checks without regard to any accompanying writing with the check or any notation on the check, as such writings and notations shall be non-binding on Castellon Services. Time is of the essence with regard to all payments. When interpreting this contract, the terms and/or conditions shall not be more strictly construed against either party. Should any provision of this contract be found unenforceable, all remaining provisions shall continue to be in effect. Facsimiles, photocopies, and electronic reproductions of



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this contract shall have the same dignity as an original for any legal proceeding. Castellon Services' waiver of any breach of this agreement shall not be considered a waiver of any subsequent breach, and no course of conduct shall alter the terms of this contract.

9. If Purchaser fails to pay any amount when due, all costs of collecting and enforcing this contract, including attorneys' fees (whether litigation occurs or not), shall be borne by Purchaser. If Purchaser fails to make any payment in full when due, Castellon Services may file a lien against the property. If a lien is filed, the Purchaser shall pay an additional \$350.00 for the lien's preparation and filing. Any outstanding balance, not paid immediately, shall bear an interest rate of 18% annually. This interest rate shall continue post-judgment. It is a bargained position between the parties, without which Castellon Services would not have entered this contract, that the parties waive their right to a trial by jury regarding any matter arising directly or indirectly from this contract or between the parties. The parties agree that the State Court of Florida shall be the original and exclusive venue for any matter between them. In addition to the remedies contained herein, Castellon Services may also exercise any remedy in law or equity. The choice of remedy shall not be to the exclusion of any other remedy; rather, Castellon Services' remedies shall be cumulative. All changes to this contract are only valid if done in writing and signed by all parties. Except for the written provisions contained herein, no other representations written elsewhere or made orally have been relied on by the parties and are thus of no effect.

Signature: _____ **Date:** _____

RESOLUTION 2026-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT CONCERNING ENVERA AND THE GATE ACCESS CONTROL SYSTEM FOR THE COMMUNITY; PROVIDING FOR THE COST OF ADHESIVE AWID WINDOW DECALS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING 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 District utilizes Hidden Eyes LLC d/b/a Envera Systems for Virtual Gate Guard Monitoring, Service and Maintenance, Data Management, and a Kiosk System for access into the entrance of the community at SW 14th Street, Davie, Florida; and

WHEREAS, the District is currently paying \$15.00 per adhesive AWID windshield tag, which is separate charge incurred from the monthly invoice charges; and

WHEREAS, the District hereby notifies the residents that effective _____, 2025, that there will be a charge of \$15.00 imposed on the residents of the community per AWID windshield tag.

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

SECTION 3. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Belmont Lakes Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Belmont Lakes Community Development District, Broward County, Florida, this 16th day of October 2025.

ATTEST:

**BELMONT LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Dominick Madeo, Chairperson

BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Belmont Lakes Community Development District

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JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

Belmont Lakes Community Development District
Balance Sheet
for the Period Ending July 31, 2025

	Funds		Account Groups		Totals (Memorandum Only)
	General Fund		General Fixed Assets		
Assets					
Cash and Investments					
General Fund - Invested Cash	\$	54,959	\$	-	\$ 54,959
Due from Other Funds					
Accrued Interest Receivable		-		-	-
Accounts Receivable		-		-	-
Prepaid Expenses/Deposits		-		-	-
Investment in General Fixed Assets (net of depreciation)		-		279,448	279,448
Total Assets	\$	54,959	\$	279,448	\$ 334,407
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, 2024 (Unaudited)		-		-	-
Results from Current Operations		-		-	-
Unreserved					
Beginning: October 1, 2024 (Unaudited)		113,942		-	113,942
Results from Current Operations		(58,984)		-	(58,984)
Total Fund Equity and Other Credits	\$	54,959	\$	279,448	\$ 334,407
Total Liabilities, Fund Equity and Other Credits	\$	54,959	\$	279,448	\$ 334,407

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Total	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,108	0%
Interest													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue													
Special Assessments - Uniform Method	61	53,343	108,392	22,017	1,305	10,517	15,024	-	-	5,509	216,168	227,651	95%
Other Income	-	-	-	-	-	-	-	-	-	-	-	700	0%
Total Revenue and Other Sources:	\$ 61	\$ 53,343	\$ 108,392	\$ 22,017	\$ 1,305	\$ 10,517	\$ 15,024	\$ -	\$ -	\$ 5,509	\$ 216,168	\$ 295,459	73%
Expenditures and Other Uses													
Legislative													
Board of Supervisors' Fees	-	-	-	-	-	-	-	-	-	-	-	\$ -	0%
Executive													
Professional Management	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	10,417	\$ 12,500	83%
Financial and Administrative													
Audit Services	-	-	1,000	3,000	-	-	-	-	-	-	4,000	4,000	100%
Other Contractual Services													
Legal Advertising	-	-	635	-	-	-	-	-	1,388	-	2,023	1,450	140%
Property Appraiser & Tax Collector Fees	-	-	400	-	-	-	-	-	-	-	400	4,300	9%
Bank Service Fees	140	-	-	-	-	-	-	-	-	-	140	-	0%
Communications & Freight Services													
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	-	200	0%
Rentals and Leases													
Meeting Room Rental	-	-	-	-	103	-	-	-	69	-	172	100	172%
Computer Services (Web Site)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Insurance	12,985	-	-	-	-	-	-	-	-	-	12,985	12,985	100%
Subscription and Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Printing and Binding	-	-	247	-	-	-	40	-	-	43	329	-	0%
Legal Services													
Legal - General Counsel	-	-	-	-	-	-	-	-	1,388	-	1,388	-	0%
Other General Government Services													
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	-	0%
Public Safety (Guardhouse & Gates)													
Utility Services													
Electric													
Electric - Guardhouse	56	50	48	76	83	70	-	148	88	91	709	631	112%
Electric - Street Lights	457	-	914	483	-	486	971	486	-	468	4,265	5,522	77%
Electric - Gate	32	32	32	35	38	34	33	34	33	32	335	369	91%
Telephone/Internet	-	-	253	133	143	129	129	257	129	-	1,171	1,740	67%
Entrance Gates													
Monitoring	1,744	1,744	1,744	1,744	1,834	1,744	597	1,744	1,744	1,744	16,379	22,727	72%

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Total	Total Annual Budget	% of Budget
Repairs - Gates/Poles	90	-	405	90	246	180	-	-	490	90	1,591	2,500	64%
Gate - Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	0%
Guardhouse													
Cleaning	-	-	-	-	-	-	-	-	-	-	-	1,950	0%
Repairs	461	-	1,238	-	-	-	-	-	-	-	1,699	5,700	30%
Roadway													
Curbs/Gutters-Pressure Cleaning	-	-	-	1,285	-	-	1,285	-	-	1,285	3,855	5,625	69%
Miscellaneous	-	-	-	-	-	876	-	-	-	-	876	500	175%
Capital Outlay													
Guardhouse Painting	-	4,882	-	-	-	-	-	-	-	-	4,882	-	0%
Lake, Lake Bank and Littoral Shelf Maintenance													
Repairs and Maintenance													
Aquatic Weed Control - Community	-	602	301	-	650	325	650	325	325	325	3,503	3,588	98%
Aquatic Weed Control - 14th Street	-	-	-	-	1,475	225	450	225	225	225	2,825	2,700	105%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	0%
Structures, Catch Basins & Outfalls	-	-	-	-	-	-	-	-	-	-	-	-	0%
Gate Replacement - 14th Street	2,900	-	-	-	-	-	-	-	-	-	2,900	2,900	100%
Miscellaneous	-	-	-	-	-	-	84	-	-	-	84	-	0%
Tennis Courts/Pickelball Courts													
Repairs and Maintenance													
Pressure Washing	-	1,285	-	-	-	-	-	-	-	-	1,285	2,500	51%
Miscellaneous Repairs & Maintenance	-	-	-	-	-	-	304	-	-	-	304	-	0%
Capital Outlay													
Resurfacing Tennis to Pickelball Courts	18,750	-	7,942	-	68	-	-	-	-	-	26,760	25,000	107%
Landscaping and Hardscape Maintenance													
Utility Services													
Electric													
Electric - Pumps	143	83	68	104	160	175	171	137	109	101	1,251	1,255	100%
Repairs and Maintenance													
Landscaping													
Landscape Maintenance	2,475	-	1,650	-	9,450	7,687	7,500	7,500	7,895	7,500	51,657	26,000	199%
Landscape Trimming	1,000	-	1,000	-	-	-	-	-	-	-	2,000	12,000	17%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
Landscape Replacements	-	-	-	-	-	-	-	-	-	-	-	-	0%
Mulch Installation	-	-	-	-	-	-	-	-	-	-	-	13,680	0%
Annuals	625	-	-	-	-	-	-	-	-	-	625	1,250	50%
Irrigation System	-	-	3,350	935	-	-	-	-	-	-	4,285	1,200	357%
Annual Holiday Lights	-	-	-	-	2,765	-	-	-	-	-	2,765	4,500	61%
Fertilization	863	-	-	-	-	-	-	-	-	-	863	3,450	25%
Capital Outlay													

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Total	Total Annual Budget	% of Budget
Landscaping Renovations	-	-	102,100	-	-	-	-	4,155	-	-	106,255	63,356	168%
Fencing Renovations	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
Other Fees and Charges													
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	9,106	0%
Total Expenditures and Other Uses:	\$ 43,761	\$ 9,894	\$ 124,367	\$ 8,926	\$ 18,056	\$ 12,971	\$ 13,256	\$ 16,052	\$ 14,924	\$ 12,945	\$ 275,152	\$ 295,459	93%
Net Increase/ (Decrease) in Fund Balance	(43,700)	43,449	(15,975)	13,090	(16,751)	(2,453)	1,768	(16,052)	(14,924)	(7,436)	(58,984)		
Fund Balance - Beginning	113,942	70,242	113,691	97,716	110,807	94,056	91,603	93,371	77,318	62,395	113,942		
Fund Balance - Ending	\$ 70,242	\$ 113,691	\$ 97,716	\$ 110,807	\$ 94,056	\$ 91,603	\$ 93,371	\$ 77,318	\$ 62,395	\$ 54,959	\$ 54,959	\$ -	

BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Belmont Lakes Community Development District

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<i>Balance Sheet – All Funds</i>	<i>1</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>2</i>

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

Belmont Lakes Community Development District
Balance Sheet
for the Period Ending August 31, 2025

	Funds	Account Groups	Totals (Memorandum Only)
	General Fund	General Fixed Assets	
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 33,560	\$ -	\$ 33,560
Due from Other Funds			
Accrued Interest Receivable	-	-	-
Accounts Receivable	-	-	-
Prepaid Expenses/Deposits	-	-	-
Investment in General Fixed Assets (net of depreciation)	-	279,448	279,448
Total Assets	\$ 33,560	\$ 279,448	\$ 313,008
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, 2024 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
Unreserved			
Beginning: October 1, 2024 (Unaudited)	113,942	-	113,942
Results from Current Operations	(80,382)	-	(80,382)
Total Fund Equity and Other Credits	\$ 33,560	\$ 279,448	\$ 313,008
Total Liabilities, Fund Equity and Other Credits	\$ 33,560	\$ 279,448	\$ 313,008

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Total	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,108	0%
Interest														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue														
Special Assessments - Uniform Method	61	53,343	108,392	22,017	1,305	10,517	15,024	-	-	5,509	-	216,168	227,651	95%
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	700	0%
Total Revenue and Other Sources:	\$ 61	\$ 53,343	\$ 108,392	\$ 22,017	\$ 1,305	\$ 10,517	\$ 15,024	\$ -	\$ -	\$ 5,509	\$ -	\$ 216,168	\$ 295,459	73%
Expenditures and Other Uses														
Legislative														
Board of Supervisors' Fees	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	0%
Executive														
Professional Management	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	11,458	\$ 12,500	92%
Financial and Administrative														
Audit Services	-	-	1,000	3,000	-	-	-	-	-	-	-	4,000	4,000	100%
Other Contractual Services														
Legal Advertising	-	-	635	-	-	-	-	-	1,388	-	-	2,023	1,450	140%
Property Appraiser & Tax Collector Fees	-	-	400	-	-	-	-	-	-	-	-	400	4,300	9%
Bank Service Fees	140	-	-	-	-	-	-	-	-	-	-	140	-	0%
Communications & Freight Services														
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	-	-	200	0%
Rentals and Leases														
Meeting Room Rental	-	-	-	-	103	-	-	-	69	-	-	172	100	172%
Computer Services (Web Site)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Insurance	12,985	-	-	-	-	-	-	-	-	-	-	12,985	12,985	100%
Subscription and Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Printing and Binding	-	-	247	-	-	-	40	-	-	43	-	329	-	0%
Legal Services														
Legal - General Counsel	-	-	-	-	-	-	-	-	1,388	-	-	1,388	-	0%
Other General Government Services														
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Public Safety (Guardhouse & Gates)														
Utility Services														
Electric														
Electric - Guardhouse	56	50	48	76	83	70	-	148	88	91	194	903	631	143%
Electric - Street Lights	457	-	914	483	-	486	971	486	-	468	971	5,236	5,522	95%
Electric - Gate	32	32	32	35	38	34	33	34	33	32	66	401	369	109%
Telephone/Internet	-	-	253	133	143	129	129	257	129	-	129	1,300	1,740	75%
Entrance Gates														
Monitoring	1,744	1,744	1,744	1,744	1,834	1,744	597	1,744	1,744	1,744	3,109	19,487	22,727	86%
Repairs - Gates/Poles	90	-	405	90	246	180	-	-	490	90	90	1,681	2,500	67%
Gate - Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Guardhouse														

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Total	Total Annual Budget	% of Budget
Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	1,950	0%
Repairs	461	-	1,238	-	-	-	-	-	-	-	-	1,699	5,700	30%
Roadway														
Curbs/Gutters-Pressure Cleaning	-	-	-	1,285	-	-	1,285	-	-	1,285	-	3,855	5,625	69%
Miscellaneous	-	-	-	-	-	876	-	-	-	-	-	876	500	175%
Capital Outlay														
Guardhouse Painting	-	4,882	-	-	-	-	-	-	-	-	-	4,882	-	0%
Lake, Lake Bank and Littoral Shelf Maintenance														
Repairs and Maintenance														
Aquatic Weed Control - Community	-	602	301	-	650	325	650	325	325	325	325	3,828	3,588	107%
Aquatic Weed Control - 14th Street	-	-	-	-	1,475	225	450	225	225	225	225	3,050	2,700	113%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Structures, Catch Basins & Outfalls	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Gate Replacement - 14th Street	2,900	-	-	-	-	-	-	-	-	-	-	2,900	2,900	100%
Miscellaneous	-	-	-	-	-	-	84	-	-	-	-	84	-	0%
Tennis Courts/Pickelball Courts														
Repairs and Maintenance														
Pressure Washing	-	1,285	-	-	-	-	-	-	-	-	-	1,285	2,500	51%
Miscellaneous Repairs & Maintenance	-	-	-	-	-	-	304	-	-	-	-	304	-	0%
Capital Outlay														
Resurfacing Tennis to Pickelball Courts	18,750	-	7,942	-	68	-	-	-	-	-	-	26,760	25,000	107%
Landscaping and Hardscape Maintenance														
Utility Services														
Electric														
Electric - Pumps	143	83	68	104	160	175	171	137	109	101	248	1,499	1,255	119%
Repairs and Maintenance														
Landscaping														
Landscape Maintenance	2,475	-	1,650	-	9,450	7,687	7,500	7,500	7,895	7,500	15,000	66,657	26,000	256%
Landscape Trimming	1,000	-	1,000	-	-	-	-	-	-	-	-	2,000	12,000	17%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
Landscape Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Mulch Installation	-	-	-	-	-	-	-	-	-	-	-	-	13,680	0%
Annuals	625	-	-	-	-	-	-	-	-	-	-	625	1,250	50%
Irrigation System	-	-	3,350	935	-	-	-	-	-	-	-	4,285	1,200	357%
Annual Holiday Lights	-	-	-	-	2,765	-	-	-	-	-	-	2,765	4,500	61%
Fertilization	863	-	-	-	-	-	-	-	-	-	-	863	3,450	25%
Capital Outlay														
Landscaping Renovations	-	-	102,100	-	-	-	-	4,155	-	-	-	106,255	63,356	168%
Fencing Renovations	-	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
Other Fees and Charges														
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	9,106	0%
Total Expenditures and Other Uses:	\$ 43,761	\$ 9,894	\$ 124,367	\$ 8,926	\$ 18,056	\$ 12,971	\$ 13,256	\$ 16,052	\$ 14,924	\$ 12,945	\$ 21,399	\$ 296,551	\$ 295,459	100%

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Total	Total Annual Budget	% of Budget
Net Increase/ (Decrease) in Fund Balance	(43,700)	43,449	(15,975)	13,090	(16,751)	(2,453)	1,768	(16,052)	(14,924)	(7,436)	(21,399)	(80,382)		
Fund Balance - Beginning	113,942	70,242	113,691	97,716	110,807	94,056	91,603	93,371	77,318	62,395	54,959	113,942		
Fund Balance - Ending	\$ 70,242	\$ 113,691	\$ 97,716	\$ 110,807	\$ 94,056	\$ 91,603	\$ 93,371	\$ 77,318	\$ 62,395	\$ 54,959	\$ 33,560	\$ 33,560	\$ -	

BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Belmont Lakes Community Development District

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<i>Balance Sheet – All Funds</i>	<i>1</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>2</i>

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

Belmont Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2025

	Funds	Account Groups	Totals (Memorandum Only)
	General Fund	General Fixed Assets	
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 17,683	\$ -	\$ 17,683
Due from Other Funds			
Accrued Interest Receivable	-	-	-
Accounts Receivable	-	-	-
Prepaid Expenses/Deposits	-	-	-
Investment in General Fixed Assets (net of depreciation)	-	279,448	279,448
Total Assets	\$ 17,683	\$ 279,448	\$ 297,131
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, 2024 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
Unreserved			
Beginning: October 1, 2024 (Unaudited)	113,942	-	113,942
Results from Current Operations	(96,259)	-	(96,259)
Total Fund Equity and Other Credits	\$ 17,683	\$ 279,448	\$ 297,131
Total Liabilities, Fund Equity and Other Credits	\$ 17,683	\$ 279,448	\$ 297,131

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Total	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,108	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue															
Special Assessments - Uniform Method	61	53,343	108,392	22,017	1,305	10,517	15,024	-	-	5,509	-	-	216,168	227,651	95%
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	700	0%
Total Revenue and Other Sources:	\$ 61	\$ 53,343	\$ 108,392	\$ 22,017	\$ 1,305	\$ 10,517	\$ 15,024	\$ -	\$ -	\$ 5,509	\$ -	\$ -	\$ 216,168	\$ 295,459	73%
Expenditures and Other Uses															
Legislative															
Board of Supervisors' Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Executive															
Professional Management	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	12,500	12,500	100%
Financial and Administrative															
Audit Services	-	-	1,000	3,000	-	-	-	-	-	-	-	-	4,000	4,000	100%
Other Contractual Services															
Legal Advertising	-	-	635	-	-	-	-	-	1,388	-	-	172	2,196	1,450	151%
Property Appraiser & Tax Collector Fees	-	-	400	-	-	-	-	-	-	-	-	-	400	4,300	9%
Bank Service Fees	140	-	-	-	-	-	-	-	-	-	-	-	140	-	0%
Communications & Freight Services															
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	-	-	-	200	0%
Rentals and Leases															
Meeting Room Rental	-	-	-	-	103	-	-	-	69	-	-	-	172	100	172%
Computer Services (Web Site)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Insurance	12,985	-	-	-	-	-	-	-	-	-	-	-	12,985	12,985	100%
Subscription and Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Printing and Binding	-	-	247	-	-	-	40	-	-	43	-	-	329	-	0%
Legal Services															
Legal - General Counsel	-	-	-	-	-	-	-	-	1,388	-	-	-	1,388	-	0%
Other General Government Services															
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Public Safety (Guardhouse & Gates)															
Utility Services															
Electric															
Electric - Guardhouse	56	50	48	76	83	70	-	148	88	91	194	87	990	631	157%
Electric - Street Lights	457	-	914	483	-	486	971	486	-	468	971	485	5,721	5,522	104%
Electric - Gate	32	32	32	35	38	34	33	34	33	32	66	33	434	369	118%
Telephone/Internet	-	-	253	133	143	129	129	257	129	-	129	257	1,557	1,740	89%
Entrance Gates															
Monitoring	1,744	1,744	1,744	1,744	1,834	1,744	597	1,744	1,744	1,744	3,109	1,744	21,231	22,727	93%
Repairs - Gates/Poles	90	-	405	90	246	180	-	-	490	90	90	2,594	4,275	2,500	171%
Gate - Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Guardhouse															
Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	1,950	0%

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Total	Total Annual Budget	% of Budget
Repairs	461	-	1,238	-	-	-	-	-	-	-	-	-	1,699	5,700	30%
Roadway															
Curbs/Gutters-Pressure Cleaning	-	-	-	1,285	-	-	1,285	-	-	1,285	-	1,285	5,140	5,625	91%
Miscellaneous	-	-	-	-	-	876	-	-	-	-	-	-	876	500	175%
Capital Outlay															
Guardhouse Painting	-	4,882	-	-	-	-	-	-	-	-	-	-	4,882	-	0%
Lake, Lake Bank and Littoral Shelf Maintenance															
Repairs and Maintenance															
Aquatic Weed Control - Community	-	602	301	-	650	325	650	325	325	325	325	325	4,153	3,588	116%
Aquatic Weed Control - 14th Street	-	-	-	-	1,475	225	450	225	225	225	225	225	3,275	2,700	121%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Structures, Catch Basins & Outfalls	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Gate Replacement - 14th Street	2,900	-	-	-	-	-	-	-	-	-	-	-	2,900	2,900	100%
Miscellaneous	-	-	-	-	-	-	84	-	-	-	-	-	84	-	0%
Tennis Courts/Pickelball Courts															
Repairs and Maintenance															
Pressure Washing	-	1,285	-	-	-	-	-	-	-	-	-	-	1,285	2,500	51%
Miscellaneous Repairs & Maintenance	-	-	-	-	-	-	304	-	-	-	-	-	304	-	0%
Capital Outlay															
Resurfacing Tennis to Pickelball Courts	18,750	-	7,942	-	68	-	-	-	-	-	-	-	26,760	25,000	107%
Landscaping and Hardscape Maintenance															
Utility Services															
Electric															
Electric - Pumps	143	83	68	104	160	175	171	137	109	101	248	129	1,628	1,255	130%
Repairs and Maintenance															
Landscaping															
Landscape Maintenance	2,475	-	1,650	-	9,450	7,687	7,500	7,500	7,895	7,500	15,000	7,500	74,157	26,000	285%
Landscape Trimming	1,000	-	1,000	-	-	-	-	-	-	-	-	-	2,000	12,000	17%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
Landscape Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Mulch Installation	-	-	-	-	-	-	-	-	-	-	-	-	-	13,680	0%
Annuals	625	-	-	-	-	-	-	-	-	-	-	-	625	1,250	50%
Irrigation System	-	-	3,350	935	-	-	-	-	-	-	-	-	4,285	1,200	357%
Annual Holiday Lights	-	-	-	-	2,765	-	-	-	-	-	-	-	2,765	4,500	61%
Fertilization	863	-	-	-	-	-	-	-	-	-	-	-	863	3,450	25%
Capital Outlay															
Landscaping Renovations	-	-	102,100	-	-	-	-	4,155	-	-	-	-	106,255	63,356	168%
Fencing Renovations	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
Other Fees and Charges															
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	9,106	0%
Total Expenditures and Other Uses:	\$ 43,761	\$ 9,894	\$ 124,367	\$ 8,926	\$ 18,056	\$ 12,971	\$ 13,256	\$ 16,052	\$ 14,924	\$ 12,945	\$ 21,399	\$ 15,877	\$ 312,428	\$ 295,459	106%
Net Increase/ (Decrease) in Fund Balance	(43,700)	43,449	(15,975)	13,090	(16,751)	(2,453)	1,768	(16,052)	(14,924)	(7,436)	(21,399)	(15,877)	(96,259)		
Fund Balance - Beginning	113,942	70,242	113,691	97,716	110,807	94,056	91,603	93,371	77,318	62,395	54,959	33,560	113,942		
Fund Balance - Ending	\$ 70,242	\$ 113,691	\$ 97,716	\$ 110,807	\$ 94,056	\$ 91,603	\$ 93,371	\$ 77,318	\$ 62,395	\$ 54,959	\$ 33,560	\$ 17,683	\$ 17,683	\$ -	