

BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

APRIL 17, 2025

PREPARED BY:

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

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BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT

April 10, 2025

Board of Supervisors

Belmont Lakes Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Belmont Lakes Community Development District will be held on **Thursday, April 17, 2025, at 6:30 P.M.** in the Community Room at **Shenandoah Park, 14452 Shenandoah Parkway, Davie, Florida 33325.**

The following Webex link and telephone number are provided to join/watch the meeting remotely:

<https://districts.webex.com/districts/j.php?MTID=m066816b423df180b1caa65c01a32ba5a>

Access Code: **2334 747 0807**, Event Password: **Jpward**

Or phone: **408-418-9388** enter the access code **2334 747 0807**, password: **Jpward** to join the meeting.

The Public is provided 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 and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. January 16, 2025
3. Consideration of **Resolution 2025-7**, a Resolution of the Board of Supervisors approving the Fiscal Year 2026 Proposed Budget for and setting a Public Hearing for **Wednesday, June 18, 2025, at 6:30 p.m., Community Room at Shenandoah Park, 14452 Shenandoah Parkway, Davie Florida 33325.**
4. Staff Reports.
 - I. District Manager.
 - a) **Important Board Meeting Dates for Balance of Fiscal Year 2025.**
 1. Public Hearings: Proposed Fiscal Year 2026 Budget – **Wednesday, June 18, 2025.**

- b) Financial Statement for the period ending January 31, 2025 (unaudited).
- c) Financial Statement for the period ending February 28, 2025 (unaudited).
- d) Financial Statement for the period ending March 31, 2025 (unaudited).

5. Supervisor's Requests.

6. 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.

7. Adjournment

Staff Review

The first order of business is the call to order and roll call.

The second order of business is the consideration of the minutes of the Belmont Lakes CDD Board of Supervisors Regular Meeting held on January 16, 2025.

The third order of business is the consideration of **Resolution 2025-7**, a Resolution of Board of Supervisors, approving the Fiscal Year 2026 Proposed Budget and sets a Public Hearing for Wednesday, June 18, 2025, at 6:30 p.m., Community Room at Shenandoah Park, 14452 Shenandoah Parkway, Davie Florida 33325.

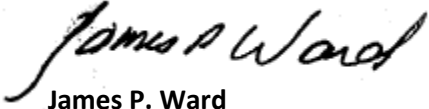
The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for **Wednesday, June 18, 2025, at 6:30 p.m., Community Room at Shenandoah Park, 14452 Shenandoah Parkway, Davie Florida 33325.**

The fourth order of business are staff reports, the District Manager will report on (I) the remainder of the Fiscal Year 2025 meeting schedule, (II) Financial Statements (unaudited) for the period ending January 31, 2025, February 28, 2025, and March 31, 2025.

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Sincerely yours,

Belmont Lakes Community Development District



James P. Ward
District Manager

The remaining Fiscal Year 2025 schedule is as follows:

April 17, 2025	May 15, 2025
June 19, 2025	July 17, 2025
August 21, 2025	September 18, 2025

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

10 The regular meeting of the Board of Supervisors of the Belmont Lakes Community Development District
11 was held on Tuesday, January 16, 2025, at 6:30 P.M. in the Community Room at Shenandoah Park,
12 14452 Shenandoah Parkway, Davie, Florida 33325.
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Present:

20	Dominic Madeo	Chairperson
21	Carlos Benhamu	Vice Chairperson
22	Joseph Capuozzo	Assistant Secretary
23	Thomas Pacchioli	Assistant Secretary
24	Fabiola Bigio Elibrahimi	Assistant Secretary

25
26
27
28
29

Also present were:

30	James P. Ward	District Manager
31	Ben Steets	Grau and Associates

32
33
34
35
36

Audience:

37 All residents' names were not included with the minutes. If a resident did not identify
38 themselves or the audio file did not pick up the name, the name was not recorded in these
39 minutes.
40
41

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

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Administration of Oath

Administration of Oath of Office for the Board of Supervisors of the Belmont Lakes Community Development District

- a) Oath of Office
- b) Guide to the Sunshine Amendment and Code of Ethics
- c) Form 1 – Statement of Financial Interests

Mr. Ward, as a notary public, administered the Oath of Office to Fabiola Bigio Elibrahimi. He asked Ms. Elibrahimi to sign and return the Oath of Office to himself for inclusion in the record. He

48 indicated Ms. Elibrahimi would receive a link to fill out and submit Form 1; this needed to be
49 completed within 30 days.
50

51
52 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2025-3

53
54 **Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors canvassing and certifying**
55 **the results of the Landowners' Election of Supervisors held pursuant to Section 190.006(2), Florida**
56 **Statutes**

57
58 *Mr. Ward: In Seat 3 we have Carlos with 24 votes, Annette with 7 votes, Fabiola with 24 votes, Amanda*
59 *with 7 votes, Tom with 24 votes, and Richard at 7 votes. The results simply mean that Carlos, Fabiola*
60 *and Tom will fill the 3 seats, which are Seats 3, 4 and 5. The way in which the Statute works is, the two*
61 *people who received the highest number of votes will serve a 4-year term and the third individual will*
62 *serve a 2-year term. So, since we have the same number of votes for all three of you, you get to*
63 *determine who wants the 4 year terms and who wants the 2 year term.*
64

65 Mr. Carlos Benhamu made a motion to give Ms. Fabiola Elibrahimi the two year term.
66

67 **On MOTION made by Carlos Benhamu, seconded by Dominick Madeo,**
68 **and with all in favor, Resolution 2025-3 was adopted, and the Chair**
69 **was authorized to sign.**

70
71
72 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2025-4

73
74 **Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors Re-Designating Certain**
75 **Officers of the Belmont Lakes Community Development District following the Landowners' Election**
76

77 Mr. Ward stated Dominick Madeo served as Chairperson; Carlos Benhamu served as Vice Chairperson
78 while the remaining Board Members served as Assistant Secretaries. He asked if the Board wished to
79 add Ms. Elibrahimi as an Assistant Secretary. He noted he (Jim Ward) served the Secretary and
80 Treasurer.
81

82 The Board agreed to add Ms. Elibrahimi as an Assistant Secretary.
83

84 **On MOTION made by Dominick Madeo, seconded by Carlos Benhamu,**
85 **and with all in favor, Resolution 2025-4 was adopted, and the Chair**
86 **was authorized to sign.**

87
88
89 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2025-5

90
91 **Consideration of Resolution 2025-5, a Resolution reducing the terms of Office of the Supervisors in**
92 **Seat 1 and Seat 2 to coincide with the General Election Pursuant to Section 190.006 of the Florida**
93 **Statutes; providing for severability; and providing an effective date**
94

95 Mr. Ward explained Resolution 2025-5 reduced the terms of Seats 1 and 2 to coincide with the General
96 Elections. *Your last election before I became Supervisor was 6 months or so behind schedule, so seats 1*
97 *and 2, which are Dominick and Joe, your seats are supposed to be on the November schedule of the even*
98 *number years. This resolution simply reduces your terms back to the November time schedule with terms*
99 *ending 2026.*

100
101 Mr. Madeo asked if the terms could end in November 2027.

102
103 Mr. Ward explained statute required terms to end in even number years and the terms could not be
104 extended, only reduced, so the terms were required to end in November 2026.

105
106 Discussion ensued regarding term lengths and end dates.

107
108 Mr. Ward asked if there were any additional questions; hearing none, he called for a motion.

109
110 **On MOTION made by Carlos Benhamu, seconded by Dominick Madeo,**
111 **and with all in favor, Resolution 2025-5 was adopted, and the Chair**
112 **was authorized to sign.**

113
114
115 **SIXTH ORDER OF BUSINESS** **Consideration of Minutes**

116
117 **October 8, 2024 – Public Hearing and Regular Meeting Minutes**
118 **December 19, 2024 – Landowners Meeting Minutes**

119
120 Mr. Ward asked if there were any additions or corrections to the Minutes; hearing none, he called for a
121 motion.

122
123 **On MOTION made by Carlos Benhamu, seconded by Thomas Pacchioli,**
124 **and with all in favor, the October 8, 2024 Public Hearing and Regular**
125 **Meeting Minutes, and the December 19, 2024 Landowners Meeting**
126 **Minutes were approved.**

127
128
129 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2025-6**

130
131 **Consideration of Resolution 2025-6, a Resolution of the Board of Supervisors, Amending the Fiscal**
132 **Year 2025 Budget which began on October 1, 2024, and ends on September 30, 2025; Providing a**
133 **severability clause; Providing for conflict and providing an effective date.**

134
135 *Mr. Ward: Your 2025 budget was done by your prior manager. It had all of these wonky numbers all over*
136 *the place, so I did an amendment to coincide with what we have done to date, so it moves monies*
137 *around to fund the pickleball courts and all of the landscaping improvements that we have done in the*
138 *last couple of months. That's the good news. The bad news is you don't have any leftover money*
139 *anymore, so we are going to be on cruise control for a couple of months until we do our budget.*

140
141 *Mr. Madeo: How broke are we?*

142

143 *Mr. Ward: We are going to be down to about \$24,000 dollars by year end this year. I anticipate by year*
144 *end, September 30 this year, our cash balance will be around \$24,000 dollars.*

145

146 *Mr. Madeo: So, we already spent the money that came in from when we had the bond and all that*
147 *money came in?*

148

149 *Mr. Ward: That went to the pickleball courts and the –*

150

151 *Mr. Pacchioli: We have nothing left for 14th or Shotgun?*

152

153 *Mr. Ward: No, they were done. 14th, Shotgun, the front entrance, everything was done.*

154

155 *Mr. Pacchioli: And we satisfied the City?*

156

157 *Mr. Ward: I didn't ask that question.*

158

159 *Mr. Madeo: Are they going to replace everything that died on Shotgun?*

160

161 *Mr. Ward: I did talk to him, and he is going to replace it. But the City wasn't involved in the process. I*
162 *did not involve them.*

163

164 *Mr. Madeo: There are some patches on Shotgun that need to be filled. But we can't use the \$24,000*
165 *dollars. You can spot certain areas. Like, behind her house is bad.*

166

167 *Ms. Elibrahimi: It's been like that for years.*

168

169 Discussion ensued regarding how the City would react to the changes; having a list and a layout of what
170 improvements would be made prepared and ready for the City; and the need to fix the area behind Ms.
171 Elibrahimi's home.

172

173 *Mr. Ward: All we did on Shotgun and 14th was fill in all the holes. So, all the existing landscaping, which*
174 *is tall stuff, is there and hasn't been touched. It's just adding new plants to it. The plants are small and*
175 *should fill out. The fence is fixed.*

176

177 Discussion continued about what work was done and what work needed to be done; whether work was
178 needed on 17th Street; and the fact that the CDD had a new landscaper.

179

180 Mr. Capuozzo asked how high the landscaping would be allowed to grow before it was trimmed back on
181 17th Street.

182

183 Mr. Madeo responded the landscaping would be allowed to grow to a height of 8 feet before it was
184 trimmed back. *Some of it is 8 feet, some of it is 4 feet. We are going to let it grow until most of it is high*
185 *enough to trim.*

186

187 Discussion continued regarding 17th Street and the need to trim the landscaping; which residents were
188 selling their homes; and the poor condition of one of the homes which was being sold which was once a
189 model home.

190
191 Mr. Madeo stated something needed to be put together for the City.

192
193 Mr. Ward indicated he would ensure this was done. He asked if there were any more questions about
194 the Resolution; hearing none, he called for a motion.

195
196 **On MOTION made by Thomas Pacchioli, seconded by Fabiola Bigio**
197 **Elibrahimi, and with all in favor, Resolution 2025-6 was adopted, and**
198 **the Chair was authorized to sign.**

199
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201 **EIGHTH ORDER OF BUSINESS** **Consideration of Audited Financial Statements**

202
203 **Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended**
204 **September 30, 2024**

205
206 Mr. Ward reported the Fiscal Year 2024 Audit was finished. *I don't know what your old manager did, but*
207 *I always bring the audit before the Board and have the Auditor go over it with you. Ben Steets with Grau*
208 *and Associates is the firm who did your audit. They are a good company who do the audits for all of my*
209 *clients.*

210
211 *Mr. Ben Steets with Grau and Associates indicated the auditor's opinion was clean, which meant Grau*
212 *and Associates believed the financial statements were fairly presented in accordance with generally*
213 *accepted accounting principles (GAP) in the United States of America. He stated pages 3 through 6 were*
214 *the Management's Discussion and Analysis which provided an overview summary of the financial*
215 *position and activities of the District. He indicated pages 7 through 12 were the basic financial*
216 *statements. He noted the governmental fund level financial statements were the most informative and*
217 *were found on page 9, showing assets, liabilities, and ending fund balance as of September 30, 2024. He*
218 *reported page 11 was the statement of revenues, expenditures, and changes in fund balance (income*
219 *statement). He stated pages 13 through 18 were the notes to the financial statements and were pretty*
220 *standard notes. He indicated page 18 showed capital assets and infrastructure improvements the*
221 *District owned and maintained. He stated page 19 was a schedule comparing the general fund actual*
222 *activity to the budget. He indicated page 21 included information newly required by the State of Florida.*
223 *He stated page 22 and 23 was the report on internal controls over financial reporting. He stated there*
224 *were no deficiencies noted. He stated page 24 had to do with any invested funds; the District did not*
225 *have any investments and was therefore in compliance by default. He reported page 25 and 26*
226 *contained the Management Letter. He stated there were no findings and no recommendations; this was*
227 *a clean audit with a clean opinion. He asked if there were any questions.*

228
229 Mr. Benhamu said since the audit was clean and easy it should be less expensive.

230
231 Mr. Steets noted the price did go down from the previous year thanks to the RFP done by Mr. Ward.

232
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236

237 Mr. Ward asked if there were any questions; hearing none, he called for a motion.
238

239 **On MOTION made by Dominick Madeo, seconded by Carlos Benhamu,**
240 **and with all in favor, the Audited Financial Statements for the Fiscal**
241 **Year ended September 30, 2024 were accepted for purposes of**
242 **inclusion in the record.**

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245 NINTH ORDER OF BUSINESS

245 Staff Reports

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247 I. District Manager

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248 a) Important Board Meeting Dates for Balance of Fiscal Year 2025

249 1) Next Meeting – February 20, 2025

250
251

250 b) Financial Statement for period ending October 31, 2024 (unaudited)

251 c) Financial Statement for period ending November 30, 2024 (unaudited)

252
253

252 d) Financial Statement for period ending December 31, 2024 (unaudited)

254
255

254 *Mr. Ward: We got a new landscaper. When I came on board we tried to work with the old vendor.*
255 *It was difficult at best. It was absolutely terrible. I terminated his services. I also terminated the*
256 *services of the lake guy who sprayed your lake internally. We added the service to the back canal,*
257 *and I am using the same company that did the back canal now to do your internal lake. The new*
258 *landscaper, Two Seasons, has been onboard since December 9, 2024. He is amazing to work with.*

259
260

260 *Mr. Madeo: Originally when I moved in, Terry did the landscaping. Terry got the contract through*
261 *the builder. He had him and a few other guys who did most of the houses in the community. One of*
262 *the residents didn't like the guy, made a big stink, and wanted him out. So, before he outed himself,*
263 *he sold the company to Fab. We were putting a bid out for the community for like six months*
264 *because management at the time dragged his feet, so Fab was doing the community. Then when*
265 *we were trying to put the bid out, we were told that we needed to have certain standards which*
266 *turned out to be not true. We went out and got Right View, who in the beginning were very good,*
267 *they did the job, then this guy Barry quit and the guy they put in his place was an absolute horror.*
268 *We put it up for bid and BMM, or whatever they are, came in because they were recommended and*
269 *they put a bid in which beat the other guys by \$500 bucks, so we hired them. From the first, when*
270 *the guy put the plants in, he was short by at least 200 or 300. Then the last time he put the wrong*
271 *plants in, and he kept saying he was going to change them and never did. So, then when we put the*
272 *bid out for the new landscaping, he thought he was going to get the deal, and he didn't.*

273
274

274 *Mr. Ward: He quit. I fired him. Either way.*

275
276

276 *Ms. Elibrahimi: So, he didn't finish his contract?*

277
278

278 *Mr. Madeo: He did. But now, you see the flowers that are in now? The red and white ones? That's*
279 *what's supposed to be there for this season. In the summer it's a different kind of plant, but he*
280 *never got it right.*

281

282 Discussion ensued regarding the poor performance of Fab, and the good performance of the new
283 landscaping company; and how easy it was to communicate with the new landscaping company,
284 especially compared to the old company.

285
286 *Mr. Ward: The new landscaping company gets paid \$91,000 dollars as a fixed fee for the year. I*
287 *just pay him on a monthly basis. He does everything and because he knows everybody, he kind of*
288 *does more than everything. The old landscaping company was paid \$88,000 dollars for the year.*
289

290 Discussion continued regarding the excellent performance of the new landscaping company and
291 the poor performance of the old landscaping company.

292
293

TENTH ORDER OF BUSINESS

Supervisor’s Requests

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295
296 Mr. Ward asked if there were any Supervisor’s requests; there were none.
297

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ELEVENTH ORDER OF BUSINESS

Public Comments

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

305
306 Mr. Ward asked if there were any public comments; there were none.
307

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309

TWELFTH ORDER OF BUSINESS

Adjournment

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311 Mr. Ward adjourned the meeting at approximately 7:04 p.m.
312

**On MOTION made by Dominick Madeo, seconded by Carlos Benhamu,
and with all in favor, the Meeting was adjourned.**

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Belmont Lakes Community Development District

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James P. Ward, Secretary

Dominick Madeo, Chairperson

RESOLUTION 2025-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. That the foregoing "Whereas" clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. APPROVAL OF THE PROPOSED BUDGET. The proposed Budgets submitted by the District Manager for Fiscal Year 2026 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: Wednesday, June 18, 2025
HOUR: 6:30 P.M.
LOCATION: Shenandoah Park, Community Room
14452 Shenandoah Parkway
Davie, Florida 33325

SECTION 4. SUBMITTAL OF BUDGET TO BROWARD COUNTY. The District Manager has previously sent the proposed budget to Broward County at least 60 days prior to the hearing set above. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the proposed budget on the District's website at least two days before the budget hearing date.

SECTION 5. NOTICE OF PUBLIC HEARING. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

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

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

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

PASSED AND ADOPTED by the Board of Supervisors of the Belmont Lakes Community Development District, Broward County, Florida, this 17th day of April 2025.

ATTEST:

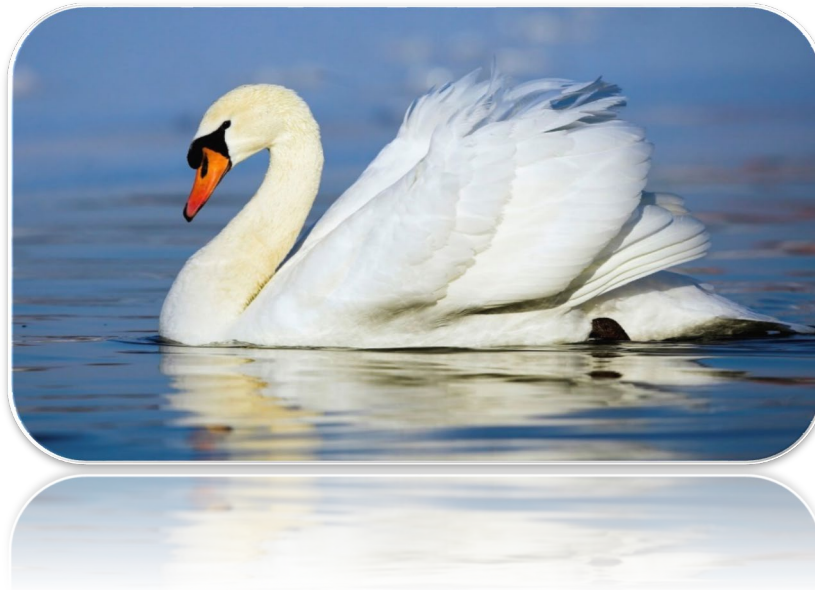
**BELMONT LAKESCOMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Dominick Madeo, Chairperson

Exhibit A: Fiscal Year 2026 Proposed Budget

BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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

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

Belmont Lakes Community Development District
General Fund - Budget
Fiscal Year 2025

Description	Fiscal Year 2025 Budget	Actual at 03/27/2025	Anticipated Fiscal Year 9/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ 93,423	\$ -	\$ -	\$ -	Funds from FY 2024 for Landscaping
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	N/A
Assessment Revenue					
Assessments - On-Roll	\$ 227,651	\$ 185,118	\$ 227,651	\$ 366,927	Assessments from Property Owners
Miscellaneous Revenue					
Envera Sticker's/Interest Income	\$ 700	\$ -	\$ 700	\$ 500	
Total Revenue & Other Sources	\$ 321,774	\$ 185,118	\$ 228,351	\$ 367,427	

Appropriations

Legislative

Board of Supervisor's Fees \$ - \$ - \$ - \$ - Statutory Required Fees (Waived)

Executive

Professional - Management \$ 12,500 \$ 6,250 \$ 12,500 \$ 12,500 District Manager

Financial and Administrative

Audit Services \$ 4,000 \$ 4,000 \$ 4,000 \$ 4,100 Statutory required audit - Yearly

Other Contractual Services

Recording and Transcription \$ - \$ - \$ - \$ - Transcription of Board Meetings (Incl in Mgt.)

Legal Advertising \$ 1,450 \$ 635 \$ 1,271 \$ 1,275 Statutory Required Legal Advertising

Property Appraiser Fees \$ 4,300 \$ 400 \$ 4,500 \$ 4,500 Fees to place assessments on tax bills

Bank Service Fees \$ - \$ 140 \$ 140 \$ - Bank Monthly Service Fees

Travel and Per Diem

\$ - \$ - \$ - \$ - N/A

Communications and Freight Services

Telephone \$ - \$ - \$ - \$ - N/A

Postage, Freight & Messenger \$ 200 \$ - \$ - \$ - Agenda Mailings and other Misc Mailings

Rentals and Leases

Meeting Room Rental \$ 100 \$ 103 \$ 180 \$ 156 \$26.00/Meeting Charge (Estimated 6/year)

Computer Services (Web Site) \$ - \$ - \$ - \$ - Statutory Maintenance of District Web Site

Insurance

\$ 12,985 \$ 12,985 \$ 12,985 \$ 13,335 General Liability and D&O Liability Insurance

Subscriptions and Memberships

\$ 175 \$ 175 \$ 175 \$ 175 Department of Economic Opportunity Fee

Printing and Binding

\$ - \$ 247 \$ 247 \$ - Agenda books and copies (PDF only to Board)

Office Supplies

\$ - \$ - \$ - \$ -

Legal Services

General Counsel \$ - \$ - \$ - \$ - Counsel not on Retainer

Other General Government Services

Engineering Services \$ - \$ - \$ - \$ - Engineer not on Retainer

Contingencies \$ - \$ - \$ - \$ - Not Applicable for FY 2026

Capital Outlay \$ - \$ - \$ - \$ - Not Applicable for FY 2026

Sub-Total \$ **35,710** \$ **24,935** \$ **35,998** \$ **36,041**

Public Safety (Guardhouse & Gates)

Utility Services

Electric \$ 7,777 \$ 2,924 \$ 7,018 \$ 7,200 Utility Services Guardhouse

Telephone/Internet \$ 1,740 \$ 656 \$ 1,574 \$ 1,606 Internet Services for Gates

Entrance Gates

Monitoring \$ 22,727 \$ 10,551 \$ 21,012 \$ 21,422 Envera Monitoring Contract

Repairs - Gates/Poles \$ 2,500 \$ 1,011 \$ 2,011 \$ 2,000 Periodic Repairs

Gate - Capital Outlay \$ - \$ - \$ - \$ -

Guardhouse

Cleaning \$ 1,950 \$ - \$ 1,000 \$ 1,000 Periodic Maintenance

Repairs \$ 6,581 \$ 1,699 \$ 3,200 \$ 2,000

Roadway

Curbs/Gutters - Pressure Cleaning \$ 6,425 \$ 2,570 \$ 6,425 \$ 6,425 Periodic Service (Nov, Jan, April, July & Sept.)

Miscellaneous \$ 500 \$ 876 \$ 500 \$ 500

Capital Outlay

Guardhouse Painting \$ - \$ 4,882 \$ 4,882 \$ - Exterior - Not Included in FY 2026

Road from 114th though the Community \$ - \$ - \$ - \$ 25,000 Seal Coating

Belmont Lakes Community Development District
General Fund - Budget
Fiscal Year 2025

Description	Fiscal Year 2025 Budget	Actual at 03/27/2025	Anticipated Fiscal Year 9/30/2025	Fiscal Year 2026 Budget	Notes
Directional Signage	\$ -	\$ -	\$ -	\$ 6,000	Standard Signage (Not Decorative) (\$200/sign) poles??
Sub-Total	\$ 50,200	\$ 25,169	\$ 47,623	\$ 73,153	
Lake, Lake Bank and Littoral Shelf Maintenance					
Repairs and Maintenance					
Aquatic Weed Control - Community	\$ 4,153	\$ 1,878	\$ 4,153	\$ 4,200	Monthly Maintenance (\$325.00/Mo)
Aquatic Weed Control - 14th St	\$ 2,700	\$ 1,700	\$ 3,275	\$ 2,700	Monthly Maintenance (\$225.00/Mo)
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	N/A
Structures, Catch Basins & Outfalls	\$ -	\$ -	\$ -	\$ -	N/A
Gate Replacement - 14th St.	\$ 2,900	\$ 2,900	\$ 2,900	\$ -	Replace Broken Gates
Miscellaneous	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ 9,753	\$ 6,478	\$ 10,328	\$ 6,900	
Tennis Courts/Pickel Ball Courts					
Repairs & Maintenance					
Pressure Washing	\$ 2,500	\$ -	\$ -	\$ 2,500	Periodic Maintenance
Capital Outlay					
Resurfacing Tennis to Pickel Ball Cts	\$ 26,692	\$ 26,760	\$ 26,760	\$ -	Resurfacing - One Tennis Court to two (2) Pickelball
Sub-Total	\$ 29,192	\$ 26,760	\$ 26,760	\$ 2,500	
Landscaping & Hardscape Maintenance					
Utility Services					
Electric	\$ 1,200	\$ 733	\$ 1,465	\$ 1,539	
Repairs and Maintenance					
Landscaping					
Landscape Maintenance	\$ 75,113	\$ 24,750	\$ 84,750	\$ 92,500	Periodic Maintenance
Annuals	\$ -	\$ -	\$ 6,300	\$ 7,650	Three (3) Times per year rotation (Qty 750 @ \$3.40/plant)
Irrigation System	\$ 4,200	\$ 4,285	\$ 5,285	\$ 5,000	Periodic Repairs/Maintenance
Annual Holiday Lights	\$ 5,200	\$ 2,765	\$ 5,200	\$ 6,200	Annual Holiday Lights
General Operating Repairs	\$ -	\$ -	\$ -	\$ 7,500	General Repairs
Capital Outlay					
Landscaping Renovations	\$ 102,100	\$ 102,100	\$ 102,100	\$ 30,000	Shot Gun Rd & SW 14th St.
Fencing Renovations	\$ -	\$ -	\$ -	\$ -	Line item moved to Landscaping Renovations
Sub-Total	\$ 187,813	\$ 134,632	\$ 205,100	\$ 150,389	
Reserves					
Cash Required to Cover Three (3) months	\$ -	\$ -	\$ -	\$ 75,000	Assessments come in late January
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 9,106	\$ -	\$ 9,106	\$ 23,444	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessments on Tax Bills
Total Appropriations	\$ 321,774	\$ 217,975	\$ 334,914	\$ 367,427	
Fund Balances:					
Change from Current Year Operations	\$ 0	\$ (32,856)	\$ (106,563)	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 113,942	\$ -	\$ 113,942	\$ 7,379	
Current Year Reserve Allocation	\$ -	\$ -	\$ -	\$ 75,000	Budgeted Funds for Long Term Capital Planning - N/A
Total Fund Balance	\$ 113,942	\$ -	\$ 113,942	\$ 82,379	Total Cash Position
	FY 2025			FY 2026	
Assessment Rate (Current and Proposed)	\$ 5,420.27			\$ 8,736.35	
Units Subject to Assessment	42			42	

BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 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

JPWard and Associates, LLC

Community Development District Advisors

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>	
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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 January 31, 2025

	Funds		Account Groups	Totals (Memorandum Only)
	General Fund		General Fixed Assets	
Assets				
Cash and Investments				
General Fund - Invested Cash	\$ 110,807		\$ -	\$ 110,807
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	\$ 110,807		\$ 279,448	\$ 390,255
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	(3,136)		-	(3,136)
Total Fund Equity and Other Credits	\$ 110,807		\$ 279,448	\$ 390,255
Total Liabilities, Fund Equity and Other Credits	\$ 110,807		\$ 279,448	\$ 390,255

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

Description	October	November	December	January	Total	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,108	0%
Interest							
Interest - General Checking	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - Uniform Method	61	53,343	108,392	22,017	183,813	227,651	81%
Other Income							
	-	-	-	-	-	700	0%
Total Revenue and Other Sources:	\$ 61	\$ 53,343	\$ 108,392	\$ 22,017	\$ 183,813	\$ 295,459	62%
Expenditures and Other Uses							
Legislative							
Board of Supervisors' Fees	-	-	-	-	-	\$ -	N/A
Executive							
Professional Management	1,042	1,042	1,042	1,042	4,167	\$ 12,500	33%
Financial and Administrative							
Audit Services	-	-	1,000	3,000	4,000	4,000	100%
Other Contractual Services							
Legal Advertising	-	-	635	-	635	1,450	44%
Property Appraiser & Tax Collector Fees	-	-	400	-	400	4,300	9%
Bank Service Fees	140	-	-	-	140	-	N/A
Communications & Freight Services							
Postage, Freight & Messenger	-	-	-	-	-	200	0%
Rentals and Leases							
Meeting Room Rental	-	-	-	-	-	100	0%
Computer Services (Web Site)	-	-	-	-	-	-	N/A
Insurance							
	12,985	-	-	-	12,985	12,985	100%

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

Description	October	November	December	January	Total	Total Annual Budget	% of Budget
Subscription and Memberships	-	175	-	-	175	175	100%
Printing and Binding	-	-	247	-	247	-	N/A
Legal Services							
Legal - General Counsel	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services - General Fund	-	-	-	-	-	-	N/A
Public Safety (Guardhouse & Gates)							
Utility Services							
Electric							
Electric - Guardhouse	56	50	48	76	230	631	36%
Electric - Street Lights	457	-	914	483	1,854	5,522	34%
Electric - Gate	32	32	32	35	131	369	35%
Telephone/Internet	-	-	253	133	385	1,740	22%
Entrance Gates							
Monitoring	1,744	1,744	1,744	1,744	6,974	22,727	31%
Repairs - Gates/Poles	90	-	405	90	585	2,500	23%
Gate - Capital Outlay	-	-	-	-	-	-	N/A
Guardhouse							
Cleaning	-	-	-	-	-	1,950	0%
Repairs	461	-	1,238	-	1,699	5,700	30%
Roadway							
Curbs/Gutters-Pressure Cleaning	-	-	-	1,285	1,285	5,625	23%
Miscellaneous	-	-	-	-	-	500	0%
Capital Outlay							
Guardhouse Painting	-	4,882	-	-	4,882	-	N/A

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

Description	October	November	December	January	Total	Total Annual Budget	% of Budget
Lake, Lake Bank and Littoral Shelf Maintenance							
Repairs and Maintenance							
Aquatic Weed Control - Community	-	602	301	-	903	3,588	25%
Aquatic Weed Control - 14th Street	-	-	-	-	-	2,700	0%
Lake Bank Maintenance	-	-	-	-	-	-	N/A
Structures, Catch Basins & Outfalls	-	-	-	-	-	-	N/A
Gate Replacement - 14th Street	2,900	-	-	-	2,900	2,900	100%
Miscellaneous	-	-	-	-	-	-	N/A
Tennis Courts/Pickelball Courts							
Repairs and Maintenance							
Pressure Washing	-	1,285	-	-	1,285	2,500	51%
Capital Outlay							
Resurfacing Tennis to Pickelball Courts	18,750	-	7,942	-	26,692	25,000	107%
Landscaping and Hardscape Maintenance							
Utility Services							
Electric							
Electric - Pumps	143	83	68	104	398	1,255	32%
Repairs and Maintenance							
Landscaping							
Landscape Maintenance	2,475	-	1,650	-	4,125	26,000	16%
Landscape Trimming	1,000	-	1,000	-	2,000	12,000	17%
Tree Trimming	-	-	-	-	-	20,000	0%
Landscape Replacements	-	-	-	-	-	-	N/A
Mulch Installation	-	-	-	-	-	13,680	0%
Annuals	625	-	-	-	625	1,250	50%

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

Description	October	November	December	January	Total	Total Annual Budget	% of Budget
Irrigation System	-	-	3,350	935	4,285	1,200	357%
Annual Holiday Lights	-	-	-	-	-	4,500	0%
Fertilization	863	-	-	-	863	3,450	25%
Capital Outlay							
Landscaping Renovations	-	-	100,400	-	100,400	63,356	158%
Fencing Renovations	-	-	1,700	-	1,700	20,000	9%
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	\$ 186,949	\$ 295,459	63%
Net Increase/ (Decrease) in Fund Balance	(43,700)	43,449	(15,975)	13,090	(3,136)		
Fund Balance - Beginning	113,942	70,242	113,691	97,716	113,942		
Fund Balance - Ending	\$ 70,242	\$ 113,691	\$ 97,716	\$ 110,807	\$ 110,807	\$ -	

BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 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

JPWard and Associates, LLC

Community Development District Advisors

Belmont Lakes Community Development District

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<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 February 28, 2025

	Funds		Account Groups	Totals (Memorandum Only)
	General Fund		General Fixed Assets	
Assets				
Cash and Investments				
General Fund - Invested Cash	\$ 94,056		\$ -	\$ 94,056
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	\$ 94,056		\$ 279,448	\$ 373,504
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	(19,886)		-	(19,886)
Total Fund Equity and Other Credits	\$ 94,056		\$ 279,448	\$ 373,504
Total Liabilities, Fund Equity and Other Credits	\$ 94,056		\$ 279,448	\$ 373,504

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	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	185,118	227,651	81%
Other Income	-	-	-	-	-	-	700	0%
Total Revenue and Other Sources:	\$ 61	\$ 53,343	\$ 108,392	\$ 22,017	\$ 1,305	\$ 185,118	\$ 295,459	63%
Expenditures and Other Uses								
Legislative								
Board of Supervisors' Fees	-	-	-	-	-	-	\$ -	0%
Executive								
Professional Management	1,042	1,042	1,042	1,042	1,042	5,208	\$ 12,500	42%
Financial and Administrative								
Audit Services	-	-	1,000	3,000	-	4,000	4,000	100%
Other Contractual Services								
Legal Advertising	-	-	635	-	-	635	1,450	44%
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	103	100	103%
Computer Services (Web Site)	-	-	-	-	-	-	-	0%
Insurance	12,985	-	-	-	-	12,985	12,985	100%
Subscription and Memberships	-	175	-	-	-	175	175	100%
Printing and Binding	-	-	247	-	-	247	-	0%

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Total	Total Annual Budget	% of Budget
Legal Services								
Legal - General Counsel	-	-	-	-	-	-	-	0%
Other General Government Services								
Engineering Services - General Fund	-	-	-	-	-	-	-	0%
Public Safety (Guardhouse & Gates)								
Utility Services								
Electric								
Electric - Guardhouse	56	50	48	76	83	313	631	50%
Electric - Street Lights	457	-	914	483	-	1,854	5,522	34%
Electric - Gate	32	32	32	35	38	168	369	46%
Telephone/Internet	-	-	253	133	143	528	1,740	30%
Entrance Gates								
Monitoring	1,744	1,744	1,744	1,744	1,834	8,808	22,727	39%
Repairs - Gates/Poles	90	-	405	90	246	831	2,500	33%
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	5,625	23%
Miscellaneous	-	-	-	-	-	-	500	0%
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	1,553	3,588	43%
Aquatic Weed Control - 14th Street	-	-	-	-	1,475	1,475	2,700	55%

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Total	Total Annual Budget	% of Budget
Lake Bank Maintenance	-	-	-	-	-	-	-	0%
Structures, Catch Basins & Outfalls	-	-	-	-	-	-	-	0%
Gate Replacement - 14th Street	2,900	-	-	-	-	2,900	2,900	100%
Miscellaneous	-	-	-	-	-	-	-	0%
Tennis Courts/Pickelball Courts								
Repairs and Maintenance								
Pressure Washing	-	1,285	-	-	-	1,285	2,500	51%
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	558	1,255	44%
Repairs and Maintenance								
Landscaping								
Landscape Maintenance	2,475	-	1,650	-	9,450	13,575	26,000	52%
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	-	-	100,400	-	-	100,400	63,356	158%
Fencing Renovations	-	-	1,700	-	-	1,700	20,000	9%
Other Fees and Charges								

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Total	Total Annual Budget	% of Budget
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	\$ 205,005	\$ 295,459	69%
Net Increase/ (Decrease) in Fund Balance	(43,700)	43,449	(15,975)	13,090	(16,751)	(19,886)		
Fund Balance - Beginning	113,942	70,242	113,691	97,716	110,807	113,942		
Fund Balance - Ending	\$ 70,242	\$ 113,691	\$ 97,716	\$ 110,807	\$ 94,056	\$ 94,056	\$ -	

BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2025

FISCAL YEAR 2025

PREPARED BY:

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

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JPWard and Associates, LLC

Community Development District Advisors

Belmont Lakes Community Development District

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<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 March 31, 2025

	Funds		Account Groups	Totals (Memorandum Only)
	General Fund		General Fixed Assets	
Assets				
Cash and Investments				
General Fund - Invested Cash	\$ 91,603		\$ -	\$ 91,603
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	\$ 91,603		\$ 279,448	\$ 371,051
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	(22,340)		-	(22,340)
Total Fund Equity and Other Credits	\$ 91,603		\$ 279,448	\$ 371,051
Total Liabilities, Fund Equity and Other Credits	\$ 91,603		\$ 279,448	\$ 371,051

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

Description	October	November	December	January	February	March	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	195,636	227,651	86%
Other Income									
	-	-	-	-	-	-	-	700	0%
Total Revenue and Other Sources:	\$ 61	\$ 53,343	\$ 108,392	\$ 22,017	\$ 1,305	\$ 10,517	\$ 195,636	\$ 295,459	66%
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	6,250	\$ 12,500	50%
Financial and Administrative									
Audit Services	-	-	1,000	3,000	-	-	4,000	4,000	100%
Other Contractual Services									
Legal Advertising	-	-	635	-	-	-	635	1,450	44%
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	-	103	100	103%
Computer Services (Web Site)	-	-	-	-	-	-	-	-	0%
Insurance									
	12,985	-	-	-	-	-	12,985	12,985	100%
Subscription and Memberships									
	-	175	-	-	-	-	175	175	100%
Printing and Binding									
	-	-	247	-	-	-	247	-	0%
Legal Services									
Legal - General Counsel	-	-	-	-	-	-	-	-	0%
Other General Government Services									

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

Description	October	November	December	January	February	March	Total	Total Annual Budget	% of Budget
Engineering Services - General Fund	-	-	-	-	-	-	-	-	0%
Public Safety (Guardhouse & Gates)									
Utility Services									
Electric									
Electric - Guardhouse	56	50	48	76	83	70	383	631	61%
Electric - Street Lights	457	-	914	483	-	486	2,339	5,522	42%
Electric - Gate	32	32	32	35	38	34	202	369	55%
Telephone/Internet	-	-	253	133	143	129	657	1,740	38%
Entrance Gates									
Monitoring	1,744	1,744	1,744	1,744	1,834	1,744	10,551	22,727	46%
Repairs - Gates/Poles	90	-	405	90	246	180	1,011	2,500	40%
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	5,625	23%
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	1,878	3,588	52%
Aquatic Weed Control - 14th Street	-	-	-	-	1,475	225	1,700	2,700	63%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	0%
Structures, Catch Basins & Outfalls	-	-	-	-	-	-	-	-	0%
Gate Replacement - 14th Street	2,900	-	-	-	-	-	2,900	2,900	100%
Miscellaneous	-	-	-	-	-	-	-	-	0%
Tennis Courts/Pickelball Courts									
Repairs and Maintenance									

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

Description	October	November	December	January	February	March	Total	Total Annual Budget	% of Budget
Pressure Washing	-	1,285	-	-	-	-	1,285	2,500	51%
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	733	1,255	58%
Repairs and Maintenance									
Landscaping									
Landscape Maintenance	2,475	-	1,650	-	9,450	7,687	21,262	26,000	82%
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	-	-	100,400	-	-	-	100,400	63,356	158%
Fencing Renovations	-	-	1,700	-	-	-	1,700	20,000	9%
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	\$ 217,975	\$ 295,459	74%
Net Increase/ (Decrease) in Fund Balance	(43,700)	43,449	(15,975)	13,090	(16,751)	(2,453)	(22,340)		
Fund Balance - Beginning	113,942	70,242	113,691	97,716	110,807	94,056	113,942		
Fund Balance - Ending	\$ 70,242	\$ 113,691	\$ 97,716	\$ 110,807	\$ 94,056	\$ 91,603	\$ 91,603	\$ -	