

# **BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT**

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## **MEETING AGENDA**

**JUNE 18, 2025**

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**PREPARED BY:**

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# BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT

June 11, 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 **Wednesday, June 18, 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=m48172885c4f38b011c313c26d11a3971>

Access Code: **2340 444 7594**, Event Password: **Jpward**

Or phone: **408-418-9388** enter the access code **2340 444 7594**, 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

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1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearings and Regular Meeting.
3. Consideration of Minutes:
  - I. April 17, 2025
4. **PUBLIC HEARINGS**
  - a) **FISCAL YEAR 2026 BUDGET.**
    - I. Public Comment and Testimony.
    - II. Board Comment and Consideration.
    - III. Consideration of **Resolution 2025-8**, a Resolution of the Board adopting the annual appropriation and Budget for Fiscal Year 2026.

- b) **FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL.**
  - I. Public Comment and Testimony.
  - II. Board Comment and Consideration.
  - III. Consideration of Resolution 2025-9, a Resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll.
- 5. Consideration of **Resolution 2025-11**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2026.
- 6. 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 the period ending April 30, 2025 (unaudited).
    - e) Financial Statement for the period ending May 31, 2025 (unaudited).
- 7. Supervisor's Requests.
- 8. 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.
- 9. Adjournment

### ***Staff Review***

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

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The second order of business is the Notice of Advertisement of the Public Hearings.

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The third order of business is the consideration of the minutes of the Belmont Lakes Community Development District Board of Supervisors Regular Meeting held on April 17, 2025.

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The fourth order of business are two Public Hearings, each of which will be conducted in parts. First, the District's Staff will make a presentation on the purpose of the Public Hearing itself. At the completion of the staff presentation, the Board will be asked by the District's Staff to open the Public Comment/Testimony portion of the hearing. This is the time that any member of the public will be asked if he/she has any comments, questions, and/or testimony to provide to the Board. All questions will be limited to ONLY this item, and speakers will be asked to state their name of record, and to ask questions

or make comments related to the assessments and/or financing, and then the Board or Staff will respond accordingly.

Generally, the Board will limit a speaker to no more than three (3) minutes, to afford the opportunity for all to be heard during the Public Comment portion of the hearing.

At the conclusion of the Public Comment/Testimony portion, the Board will close the Public Hearing, and no further comments, questions, and/or testimony will be heard by the Board at the close of the hearing.

The next portion of the Public Hearing will be for the Board Comment portion of the hearing, where the Board may fully discuss and make any comments that they determine appropriate or to ask the District's Staff any questions that they may have that either came up during the Public Comment/Testimony portion of the hearing, or that the Board may have related to the relevant resolution to be adopted. The staff will be prepared to address any questions from the Board.

At the conclusion of the Board Comment section of each Public Hearing, the final step in the process is to adopt the relevant resolution being presented.

The first Public Hearing is related to the adoption of the District's Fiscal Year 2026 Budget, and General Fund Special Assessments. The first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget which includes General Fund operations. At the conclusion of the hearing, will be the consideration of **Resolution 2025-8**, which adopts the Fiscal Year 2026 Budget.

The second Public Hearing is a consequence of the Budget adoption process and sets in place the required documents that are all contained in the Fiscal Year 2026 Budget. **Resolution 2025-9**, does three (3) things: (i) first, it imposes the special assessments for the general fund and the debt service fund; (ii) second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Broward County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2025-9**.

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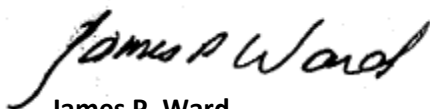
The fifth order of business are staff reports, the District Manager will report on (I) the remainder of the Fiscal Year 2025 meeting schedule, (II) Financial Statements (unaudited) for the period ending April 30, 2025, and May 31, 2025.

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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

# **BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF A CAP RATE FOR NOTICE PURPOSES ONLY; ADOPTION OF AN ASSESSMENT ROLL; USE OF THE UNIFORM METHOD OF COLLECTION; AND THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Belmont Lakes Community Development District ("District") will hold two public hearings on **Wednesday, June 18, 2025 at 6:30 PM** at Community Room at **Shenandoah Park, 14452 Shenandoah Parkway, Davie Florida 33325**. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at [www.BelmontLakescdd.org](http://www.BelmontLakescdd.org).

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026 (October 1, 2025 through September 30, 2026) Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2026 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of a cap rate for notice purposes only and to consider the adoption of an assessment roll, provide for the use of the uniform collection, and provide for the levy, collection and enforcement of the special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Phone: (954) 658-4900, during normal business hours or on the District's web site [www.BelmontLakescdd.org](http://www.BelmontLakescdd.org) at least seven (7) days in advance of the meeting.

In addition, you may obtain a copy of the proposed budget on the District's website: [www.BelmontLakescdd.org](http://www.BelmontLakescdd.org) immediately.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2026 and the cap rate. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

**Proposed Schedule of Assessments**

<b>Product Type</b>	<b>FY 2026 Rate</b>	<b>CAP Rate</b>
All Units	\$7,920.00	\$9,504.00

Except as otherwise determined by the District, the Tax Collector will collect the assessments annually pursuant to the uniform method. The District may choose to collect the assessments for developer owned land not pursuant to the uniform method and use other methods permitted by law.

Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**Belmont Lakes Community Development District**  
**James P. Ward, District Manager**



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

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

**Present:**

Dominic Madeo	Chairperson
Carlos Benhamu	Vice Chairperson
Thomas Pacchioli	Assistant Secretary

**Absent:**

Fabiola Bigio Elibrahimi	Assistant Secretary
Joseph Capuozzo	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
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**Audience:**

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

**PORTIONS OF 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, with the exception of Supervisor Elibrahimi and Supervisor Capuozzo, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**January 16, 2025 – Regular Meeting Minutes**

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

On MOTION made by Dominick Madeo, seconded by Thomas Pacchioli, and with all in favor, the January 16, 2025 Regular Meeting Minutes were approved.

**THIRD ORDER OF BUSINESS****Consideration of Resolution 2025-7**

**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**

*Mr. Ward: We are starting your fiscal year 2026 budget process on schedule this year. Tonight is the night we will consider the budget. The way the statute works, you approve it and set your public hearing date. This will give us enough time to get it on the tax rolls for this coming November. I want to go through the budget with you because it is changed from last year. In 2025, you levied assessments in the amount of roughly \$227,000 dollars. In addition to that, you had \$93,000 dollars in cash leftover from the prior year, so \$320,000 dollars in total. Of that \$320,000 dollars, we did the courts, all of the landscaping, we changed the landscaping vendor for maintenance, and we changed the aquatic vendor. We have added the aquatics to the back canal. And I think those are the major items we have done during this particular year. We are on track to spend \$330,000 of the \$320,000 dollars we have in cash. I'm suspecting we will be a little under the \$330,000 dollar number, so we should be even by this year. The assessment was \$5,420 dollars per unit per year. When I took over you had \$90,000 dollars in cash.*

*Mr. Pacchioli: What did we spend last year without the big improvements?*

*Mr. Ward: I don't know because I didn't do those books. I just don't know what you spent.*

*Mr. Benhamu: You are telling me this year we had an extra \$90,000 dollars?*

*Mr. Ward: Right. You are anticipated by the end of this year to spend all of it.*

*Mr. Benhamu: How much do we have now though?*

*Mr. Ward: In cash, as of February, we had about \$95,000 dollars left.*

*Mr. Benhamu: How much do we need until the end of this fiscal year?*

*Mr. Ward: I know in total we are going to spend about \$330,000 dollars. There will be no extra leftover.*

*Mr. Madeo: Why are we spending more than we brought in?*

*Mr. Ward: Because we did the landscaping, and we did the courts. That was \$120,000 dollars. In the context of your budget, while you're spending \$330,000 dollars, \$120,000 dollars of it was for the landscaping and the tennis courts.*

*Mr. Benhamu: It would be nice to know how much our budget is on a monthly basis. Our expenses basically. What we have to spend on a monthly basis.*

1  
2 *Mr. Ward: Okay. In the current year that would be \$227,000 divided by 12; it's \$19,000 dollars a month.*

3  
4 Discussion ensued regarding what specifically the CDD spent its money on this year including the tennis  
5 courts, landscaping, palm trees, roundabout landscaping, landscaping at the entranceway, 14<sup>th</sup> and  
6 Shotgun landscaping, flowers, etc.; how much money was being spent to pay the new landscaping  
7 company; and whether a different landscaping company should be considered.

8  
9 *Mr. Ward: The problem with your prior landscaper was, although you had a fixed fee and you were*  
10 *paying him every month, he wasn't doing the job.*

11  
12 The Board concurred the prior landscaper did not do the job properly.

13  
14 *Mr. Ward: I don't know if the scope was substantively different than what you had in your last contract.*  
15 *He just wasn't doing the job. The landscaping was terrible. He cut corners big time. Whether his*  
16 *number was right or wrong, he was not doing the job. The irrigation system was in terrible shape, the*  
17 *landscaping was in terrible shape, those four cul-de-sacs –*

18  
19 *Mr. Benhamu: We paid extra for all those things we had to do. We shouldn't have to pay the same now*  
20 *because those were extra.*

21  
22 *Mr. Pacchioli: My point is, do we run out of money prior to the next collection of assessments?*

23  
24 *Mr. Ward: You will probably run out in late November or December. You pretty much get your money in*  
25 *late December and January. The improvements next year aren't the issue. The issue is your operating*  
26 *costs next year. The budget for next year is \$366,000 dollars. The only thing I really added to the budget*  
27 *was I put in \$75,000 dollars to get some extra cash into the system. If you want to take that out, I could*  
28 *care less, but the rest of it is really just what it takes to operate the CDD. I will tell you, I have not been*  
29 *here a long time, but what you were charging your residents, and what this budget was, and what was*  
30 *being done, were all on different pages. You cannot get this project maintained with what you were*  
31 *paying those other vendors. The lake guy was terrible. We've added the back lake. The landscaping*  
32 *contract was not being done correctly. Nothing was being done right. I did put in here keeping some*  
33 *additional renovations for Shotgun and 14<sup>th</sup>, I put \$30,000 dollars in there for that. I put the seal coating*  
34 *for the roadways.*

35  
36 *Mr. Benhamu: What do we want to do extra from the original budget that will alter the final budget that*  
37 *we want for next year? What are the projects that we have on the table now?*

38  
39 *Mr. Madeo: \$30,000 dollars for Shotgun, \$25,000 for the road, that's \$55,000. \$75,000 dollars for cash*  
40 *reserves.*

41  
42 *Mr. Pacchioli: How about a cash reserve of \$20,000?*

43  
44 *Mr. Ward: That's not going to work. Let's assume your budget is \$250,000 dollars a year and it's evenly*  
45 *distributed over 12 months; you would need at least \$40,000 dollars to operate on the last three months*  
46 *of the calendar year. You also have to take into consideration the operating cost increases for the*  
47 *landscaping.*



1 *Mr. Benhamu: Is the landscaping guy going to increase his fees every year?*

2  
3 *Mr. Ward: I did not fix his fee for more than one year.*

4  
5 *Mr. Benhamu: We can get people to do the job for the price we want and keep it for a while. Inflation is*  
6 *going down. We have 2.8% inflation; we had 8% two years ago. We have to be able to negotiate a fixed*  
7 *rate.*

8  
9 *Mr. Ward: I don't think you're going to get your existing landscaper to fix his rate.*

10  
11 *Mr. Benhamu: I think you'll be surprised. We can do magic here. I don't want to increase it. I want to*  
12 *keep the same price for a reasonable amount of time. And if the guy keeps the price and is doing a good*  
13 *job, we will sign a three year agreement.*

14  
15 *Mr. Ward: Okay. We can ask.*

16  
17 Discussion continued regarding the budget and how much should be spent on landscaping; negotiating  
18 with the vendors; the assessment rate going from \$5,400 dollars to \$8,700 dollars; how the residents  
19 would react to the increased assessment rate; and keeping the seal coating in the budget.

20  
21 *Mr. Ward: The variables in the budget are the seal coating, the signage, the reserve number, and*  
22 *Shotgun.*

23  
24 *Mr. Benhamu: What is the periodic maintenance of the courts?*

25  
26 *Mr. Ward: That's just a number –*

27  
28 *Mr. Benhamu: I think we should do the French drains around the tennis courts.*

29  
30 *Mr. Ward: Not for \$2,500 dollars.*

31  
32 *Mr. Benhamu: We will see.*

33  
34 Discussion ensued regarding the tennis courts and the rainy season, installing French drains around the  
35 tennis courts to prevent water damage, and how much it cost to install a French drain.

36  
37 Mr. Madeo made a phone call to find out how much it would cost to install a French drain around the  
38 tennis court. The price was estimated to be around \$4,000 to \$4,500 dollars.

39  
40 *Mr. Benhamu: So, you want \$30,000 dollars for landscaping. I'll leave it like that. Periodic maintenance,*  
41 *\$92,000 dollars is the budget. We can get this guy to do it for less without sacrificing quality.*

42  
43 *Mr. Madeo: He's not just doing the landscaping. He's doing the irrigation. He fixes everything. When a*  
44 *pipe breaks, or a sprinkler breaks, he takes care of that for us. The other guy didn't do that.*

45  
46 *Mr. Benhamu: I understand. \$92,500 is way more than the \$84,000 it was before. He's only going to*  
47 *maintain it.*

48

1 *Mr. Madeo: And don't forget, he's fixing the fences too. Those fences have fallen down, he's putting*  
2 *them back.*

3  
4 *Mr. Ward: He does more stuff that's not in his contract than is in his contract.*

5  
6 *Mr. Benhamu: The annuals, \$7,650, three times per year rotation. What is that?*

7  
8 *Mr. Ward: The flowers.*

9  
10 *Mr. Benhamu: So, that's \$24,000 dollars in flowers a year? Why don't we buy artificial flowers and put*  
11 *them in?*

12  
13 Discussion ensued regarding artificial flowers versus real flowers; two budget items were found to be  
14 the same thing: general repairs and periodic maintenance repairs, so, one was removed from the  
15 budget; the budget was changed to reflect installing annual flowers only twice a year as opposed to  
16 three times a year.

17  
18 *Mr. Ward: You were the one who complained about the flowers getting too tall. You can't do this twice*  
19 *a year and have annuals that are going to look great all year long.*

20  
21 Discussion ensued regarding the annuals, why \$30,000 dollars was needed for Shotgun, how much was  
22 needed for general repairs, and the possibility of reducing the cash reserves from \$75,000 dollars to  
23 \$45,000 dollars.

24  
25 *Mr. Ward: My point is, I calculate the reserves based upon what your total budget is, so to get to the*  
26 *number, I take your total budget, divide it by twelve and multiply it by 3. That's how I do the calculation.*  
27 *If you want to change the budget, I don't care, and I think we can get it down to \$45,000 dollars or*  
28 *\$50,000 dollars, but I have to make it a calculation to make it right to keep us on track.*

29  
30 *Mr. Benhamu: Let's just say it's going to be between \$45,000 dollars and \$50,000 dollars. Is that okay?*

31  
32 *Mr. Ward: Yes.*

33  
34 *Mr. Benhamu: Okay, so, I have \$45,000 dollars in cash reserves. Then I have \$4,500 dollars one time for*  
35 *the French drain. Then you have \$25,000 dollars for the roads. Then \$30,000 dollars for Shotgun. That*  
36 *gives me a total of \$80,000 dollars, \$110,000 dollars, plus \$45,000 dollars. That will be \$2,400 dollars*  
37 *per family.*

38  
39 *Mr. Madeo: Why don't we round it up to \$2,500?*

40  
41 *Mr. Pacchioli: My opinion is, if we hit them with an increase and then we have to go back, --*

42  
43 *Mr. Madeo: \$2,500 dollars times 42 is \$105,000 dollars.*

44  
45 *Mr. Benhamu: That should be a nice figure to have with cash reserves and everything. And if we need*  
46 *anything else, we have the cash reserves. What do you think Jim? You wanted \$3,800 dollars, and we*  
47 *are saying \$2,500 dollars.*

48

1 *Mr. Ward: I'm fine with that. It's \$7,900 dollars with your number, and I'm at \$8,700 dollars. We can*  
2 *make that work.*

3  
4 Discussion ensued regarding how the neighbors will react to the increase in fees, and the residents  
5 appreciating the new landscape improvements.

6  
7 *Mr. Ward: The other hard part of this is that Districts are required to do mailed notice to residents every*  
8 *year. There is a letter that goes out to them. There is a provision that allows us to skirt that if we*  
9 *establish what we call a cap rate. A cap rate is an assessment rate that if we stay under it, we do not*  
10 *have to send out mailed notice every year. To my knowledge, you have never done these mailed notices*  
11 *to residents. I've never seen them. We have to do mailed notice in order to get you back on track legally.*  
12 *We need to tell them the date, time, and location of the public hearing, put in there what the assessment*  
13 *rate is going to be, and I need to calculate a cap rate for you. The cap rate is going to be 120% of the*  
14 *\$7,920 dollars. Then they can come to the public hearing and voice their opinion. Be prepared for that.*  
15 *They are going to get a three page letter, and I can do a middle section that says what the budget is. I*  
16 *can send it to Dominick and if you want to make any changes you can, but most of it is going to be legal*  
17 *stuff.*

18  
19 *Mr. Benhamu: The contact information for the guy for the road, I just gave that to you.*

20  
21 *Mr. Ward: This Precise Stripes dude?*

22  
23 *Mr. Madeo: That's my guy too.*

24  
25 Discussion ensued regarding whether another company should be consulted for comparison.

26  
27 *Mr. Benhamu: This guy is good. I've seen his work. All we have to do is make sure he gives a good*  
28 *warranty on the work, and he can come and repatch whatever because the asphalt sometimes sinks*  
29 *after it resettles.*

30  
31 *Mr. Ward: Your entrance has a lot of damage too, so, hopefully the \$2,500 number will work. I do have*  
32 *some numbers in here for signage. It's not a lot. It's \$3,000 or \$4,000 dollars or something like that.*

33  
34 *Mr. Benhamu: What are you going to mail the residents?*

35  
36 *Mr. Ward: A letter that basically says this is notice of a public hearing. This is the date, time, and*  
37 *location. Here's what your proposed assessment rate is going to be. Here's what the cap rate is going to*  
38 *be.*

39  
40 *Mr. Benhamu: Can they say no?*

41  
42 *Mr. Ward: It doesn't matter what they say. The Board has the ultimate authority.*

43  
44 *Mr. Madeo: Why don't we raise it to \$3,000 dollars then, and then we can bring it back down? Even*  
45 *before you got on the Board, I only raised it one time, I did an assessment for \$500 dollars. And everyone*  
46 *went crazy over that. Your friend Cohen down the block asked, "why am I paying \$500 dollars more than*  
47 *before?" Because we haven't done anything in the neighborhood. I have to do things.*

1 *Mr. Benhamu: We don't have the money to do anything. We need to increase it.*

2  
3 Mr. Ward asked if there were any additional questions or comments; hearing none, he called for a  
4 motion.

5  
6 **On MOTION made by Dominick Madeo, seconded by Carlos Benhamu,**  
7 **and with all in favor, Resolution 2025-7 was adopted, and the Chair**  
8 **was authorized to sign.**  
9

10 Discussion ensued regarding a couple of trespassing incidents with kids fishing on private property  
11 without permission; the need to put barbed wire on the gate to prevent people from jumping the gate  
12 to get onto the property; and the possibility of people going through the main gate to avoid the barbed  
13 wire.

14  
15 *Mr. Ward: I did get Davie Police signs approved. I have them at my house. I need to bring them out to*  
16 *you. They are No Trespassing signs. I only have two signs.*  
17

18  
19 **FOURTH ORDER OF BUSINESS**

**Staff Reports**

20  
21 **I. District Manager**

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

23 **1) Public Hearings: Proposed Fiscal Year 2026 Budget – Wednesday, June 18, 2025**

24 **b) Financial Statement for period ending January 31, 2025 (unaudited)**

25 **c) Financial Statement for period ending February 28, 2025 (unaudited)**

26 **d) Financial Statement for period ending March 31, 2025 (unaudited)**

27 **e) Supervisor of Elections Report**  
28

29 *Mr. Ward: As of April 15<sup>th</sup>, every year, the Supervisor of Elections is required to report the number of*  
30 *registered voters in a district. You have 101 registered voters. It only becomes significant if you go*  
31 *over 250 qualified electors within the District. Then you would switch to a qualified elector based*  
32 *election.*  
33

34  
35 **FIFTH ORDER OF BUSINESS**

**Supervisor's Requests**

36  
37 Mr. Ward asked if there were any Supervisor's requests.

38  
39 *Mr. Madeo: Okay, so we're going to make it \$2,500 dollars. Everybody is going to get a letter.*  
40

41 Discussion ensued regarding a wealthy resident who planned to have a party with valet parking; and the  
42 same resident throwing a party the previous weekend.  
43

44  
45 **SIXTH ORDER OF BUSINESS**

**Public Comments**  
46

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

5  
6 Mr. Ward asked if there were any public comments; there were none.  
7

8  
9 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

10  
11 Mr. Ward adjourned the meeting at approximately 7:30 p.m.  
12

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

15  
16 Belmont Lakes Community Development District  
17

18  
19  
20 \_\_\_\_\_  
21 James P. Ward, Secretary

\_\_\_\_\_  
Dominick Madeo, Chairperson

## **RESOLUTION 2025-8**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.**

#### **RECITALS**

**WHEREAS**, the District Manager has, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Belmont Lakes Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set June 18, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. FISCAL YEAR 2025 BUDGET.**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves the Proposed Budget, subject to certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A”, as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently

## RESOLUTION 2025-8

### THE ANNUAL APPROPRIATION RESOLUTION OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained by the District Manager and identified as "The Budget for Belmont Lakes Community Development District for the Fiscal Year Ending September 30, 2026, as adopted by the Board of Supervisors on June 18, 2025.

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the Belmont Lakes Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$333,140.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 333,140.00
TOTAL ALL FUNDS	\$ 333,140.00

**SECTION 3. SUPPLEMENTAL APPROPRIATIONS.** Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation within a fund so long as it does not exceed \$15,000 previously approved transfers included, to the original budget appropriation for the receiving program.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. SEVERABILITY.** IF ANY SECTION, PARAGRAPH, CLAUSE OR PROVISION OF THIS RESOLUTION SHALL BE HELD TO BE INVALID OR INEFFECTIVE FOR ANY REASON, THE REMAINDER OF THIS RESOLUTION SHALL CONTINUE IN FULL FORCE AND EFFECT, IT BEING EXPRESSLY HEREBY FOUND AND DECLARED THAT THE REMAINDER OF THIS RESOLUTION WOULD HAVE BEEN ADOPTED DESPITE THE INVALIDITY OR INEFFECTIVENESS OF SUCH SECTION, PARAGRAPH, CLAUSE OR PROVISION.

**RESOLUTION 2025-8**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BELMONT LAKES  
COMMUNITY DEVELOPMENT DISTRICT RELATING TO ADOPTING THE  
BUDGET FOR THE FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND  
ENDING SEPTEMBER 30, 2026.**

**SECTION 5. INCONSISTENT PROCEEDINGS.** All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

**SECTION 6. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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

**PASSED AND ADOPTED** by the Board of Supervisors of the Belmont Lakes Community Development District, Broward County, Florida, this 18<sup>th</sup> day of June 2025.

**ATTEST:**

**BELMONT LAKES COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Dominick Madeo, Chairperson

**Exhibit A:** Fiscal Year 2026 Proposed Budget

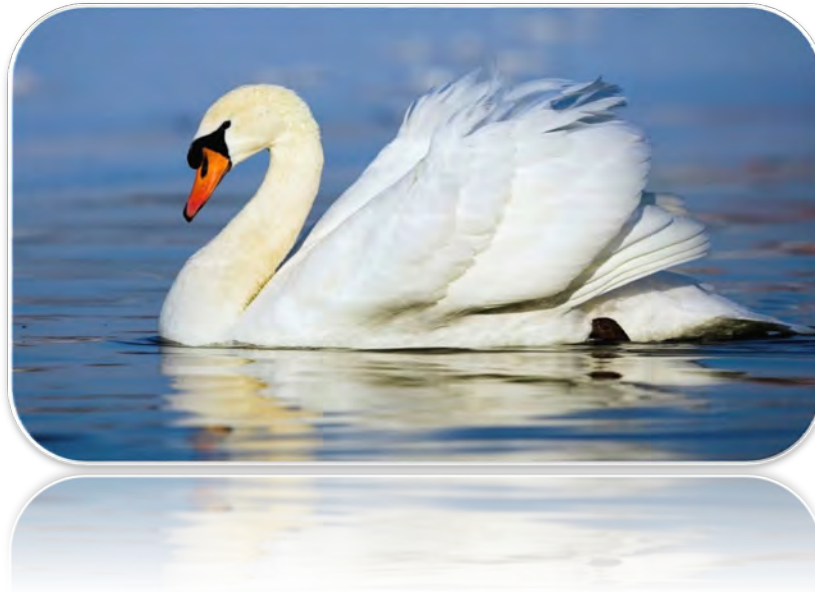


**Exhibit A**

Fiscal Year 2026 Proposed Budget

# **BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT**

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## **PROPOSED BUDGET**

**FISCAL YEAR 2026**

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**PREPARED BY:**

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

**T:** 954-658-4900 **E:** [JimWard@JPWardAssociates.com](mailto: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
<b>Revenues and Other Sources</b>					
Carryforward	\$ 93,423	\$ -	\$ -	\$ -	Funds from FY 2024 for Landscaping
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	N/A
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 227,651	\$ 185,118	\$ 227,651	\$ 332,640	Assessments from Property Owners
<b>Miscellaneous Revenue</b>					
Envera Sticker's/Interest Income	\$ 700	\$ -	\$ 700	\$ 500	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 321,774</b>	<b>\$ 185,118</b>	<b>\$ 228,351</b>	<b>\$ 333,140</b>	

**Appropriations**

<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived)
<b>Executive</b>					
Professional - Management	\$ 12,500	\$ 6,250	\$ 12,500	\$ 12,500	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,100	Statutory required audit - Yearly
<b>Other Contractual Services</b>					
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
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	N/A
Postage, Freight & Messenger	\$ 200	\$ -	\$ -	\$ -	Agenda Mailings and other Misc Mailings
<b>Rentals and Leases</b>					
Meeting Room Rental	\$ 100	\$ 103	\$ 180	\$ 156	\$26.00/Meeting Charge (Estimated 6/year)
Computer Services (Web Site)	\$ -	\$ -	\$ -	\$ -	Statutory Maintenance of District Web Site
<b>Insurance</b>	\$ 12,985	\$ 12,985	\$ 12,985	\$ 13,335	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ -	\$ 247	\$ 247	\$ -	Agenda books and copies (PDF only to Board)
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	-
<b>Legal Services</b>					
General Counsel	\$ -	\$ -	\$ -	\$ -	Counsel not on Retainer
<b>Other General Government Services</b>					
Engineering Services	\$ -	\$ -	\$ -	\$ -	Engineer not on Retainer
Contingencies	\$ -	\$ -	\$ -	\$ -	Not Applicable for FY 2026
Capital Outlay	\$ -	\$ -	\$ -	\$ -	Not Applicable for FY 2026
<b>Sub-Total</b>	<b>\$ 35,710</b>	<b>\$ 24,935</b>	<b>\$ 35,998</b>	<b>\$ 36,041</b>	

**Public Safety (Guardhouse & Gates)**

<b>Utility Services</b>					
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
<b>Entrance Gates</b>					
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	\$ -	\$ -	\$ -	\$ -	-
<b>Guardhouse</b>					
Cleaning	\$ 1,950	\$ -	\$ 1,000	\$ 1,000	Periodic Maintenance
Repairs	\$ 6,581	\$ 1,699	\$ 3,200	\$ 2,000	
<b>Roadway</b>					
Curbs/Gutters - Pressure Cleaning	\$ 6,425	\$ 2,570	\$ 6,425	\$ 6,425	Periodic Service (Nov, Jan, April, July & Sept.)
Miscellaneous	\$ 500	\$ 876	\$ 500	\$ 500	
<b>Capital Outlay</b>					
Guardhouse Painting	\$ -	\$ 4,882	\$ 4,882	\$ -	Exterior - Not Included in FY 2026
Road from 114th though the Community	\$ -	\$ -	\$ -	\$ 25,000	Seal Coating
Directional Signage	\$ -	\$ -	\$ -	\$ 6,000	Standard Signage (Not Decorative) (\$200/sign) poles??

**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
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<b>Sub-Total</b>	<b>\$ 50,200</b>	<b>\$ 25,169</b>	<b>\$ 47,623</b>	<b>\$ 73,153</b>	
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**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	\$ -	\$ -	\$ -	\$ -	-

<b>Sub-Total</b>	<b>\$ 9,753</b>	<b>\$ 6,478</b>	<b>\$ 10,328</b>	<b>\$ 6,900</b>	
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**Tennis Courts/Pickel Ball Courts**

**Repairs & Maintenance**

Pressure Washing/French Drain	\$ 2,500	\$ -	\$ -	\$ 4,000	Periodic Maintenance
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**Capital Outlay**

Resurfacing Tennis to Pickel Ball Cts	\$ 26,692	\$ 26,760	\$ 26,760	\$ -	Resurfacing - One Tennis Court to two (2) Pickelball
---------------------------------------	-----------	-----------	-----------	------	--

<b>Sub-Total</b>	<b>\$ 29,192</b>	<b>\$ 26,760</b>	<b>\$ 26,760</b>	<b>\$ 4,000</b>	
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**Landscaping & Hardscape Maintenance**

**Utility Services**

Electric	\$ 1,200	\$ 733	\$ 1,465	\$ 1,539	
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**Repairs and Maintenance**

**Landscaping**

Landscape Maintenance	\$ 75,113	\$ 24,750	\$ 84,750	\$ 92,500	Periodic Maintenance
Annuals	\$ -	\$ -	\$ 6,300	\$ 5,100	Two (2) 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	\$ -	\$ -	\$ -	\$ -	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

<b>Sub-Total</b>	<b>\$ 187,813</b>	<b>\$ 134,632</b>	<b>\$ 205,100</b>	<b>\$ 140,339</b>	
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**Reserves**

Cash Required to Cover Three (3) months	\$ -	\$ -	\$ -	\$ 49,264	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
---	----------	----------	-----------	--	---

<b>Total Appropriations</b>	<b>\$ 321,774</b>	<b>\$ 217,975</b>	<b>\$ 334,914</b>	<b>\$ 333,140</b>	
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**Fund Balances:**

<b>Change from Current Year Operations</b>	\$ 0	\$ (32,856)	\$ (106,563)	\$ -	Cash Over (Short) at Fiscal Year End
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**Fund Balance - Beginning**

Current Year Reserve Allocation	\$ 113,942	\$ 113,942	\$ 7,379		
<b>Total Fund Balance</b>	<b>\$ 113,942</b>	<b>\$ 7,379</b>	<b>\$ 56,643</b>		Budgeted Funds for Long Term Capital Planning - N/A Total Cash Position

	FY 2025	FY 2026
Assessment Rate (Current and Proposed)	\$ 5,420.27	\$ 7,920.00
Units Subject to Assessment	42	42
Cap Rate (Current and Proposed)	N/A	\$ 9,504.00

## **RESOLUTION 2025-9**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT 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 is located in Broward County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

## RESOLUTION 2025-9

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

**WHEREAS**, the District Manager has prepared, and has certified and is authorized to amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** The collection of the previously levied operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

**SECTION 4. FUTURE COLLECTION METHODS.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 5. ASSESSMENT ROLL.** The District's Assessment Roll, as authorized to be prepared by the District Manager, is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Belmont Lakes Community Development District.

**SECTION 6. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**RESOLUTION 2025-9**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 8. 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 9. 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 18th day of June 2025.

**ATTEST:**

**BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT**

---

James P. Ward, Secretary

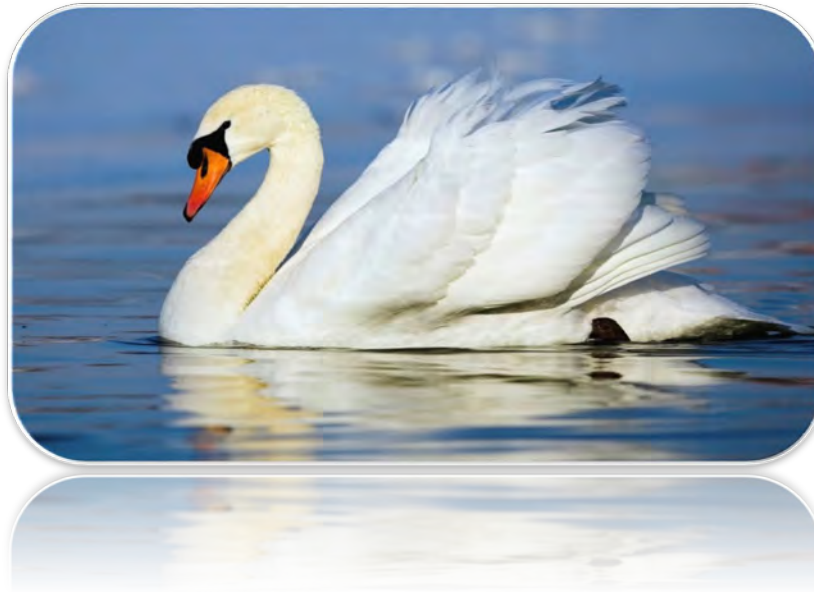
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Dominick Madeo, Chairperson

**Exhibit A:** Fiscal Year 2026 Proposed Budget

# **BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT**

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## **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](mailto: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
<b>Revenues and Other Sources</b>					
Carryforward	\$ 93,423	\$ -	\$ -	\$ -	Funds from FY 2024 for Landscaping
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	N/A
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 227,651	\$ 185,118	\$ 227,651	\$ 332,640	Assessments from Property Owners
<b>Miscellaneous Revenue</b>					
Envera Sticker's/Interest Income	\$ 700	\$ -	\$ 700	\$ 500	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 321,774</b>	<b>\$ 185,118</b>	<b>\$ 228,351</b>	<b>\$ 333,140</b>	

**Appropriations**

<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived)
<b>Executive</b>					
Professional - Management	\$ 12,500	\$ 6,250	\$ 12,500	\$ 12,500	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,100	Statutory required audit - Yearly
<b>Other Contractual Services</b>					
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
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	N/A
Postage, Freight & Messenger	\$ 200	\$ -	\$ -	\$ -	Agenda Mailings and other Misc Mailings
<b>Rentals and Leases</b>					
Meeting Room Rental	\$ 100	\$ 103	\$ 180	\$ 156	\$26.00/Meeting Charge (Estimated 6/year)
Computer Services (Web Site)	\$ -	\$ -	\$ -	\$ -	Statutory Maintenance of District Web Site
<b>Insurance</b>	\$ 12,985	\$ 12,985	\$ 12,985	\$ 13,335	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ -	\$ 247	\$ 247	\$ -	Agenda books and copies (PDF only to Board)
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	-
<b>Legal Services</b>					
General Counsel	\$ -	\$ -	\$ -	\$ -	Counsel not on Retainer
<b>Other General Government Services</b>					
Engineering Services	\$ -	\$ -	\$ -	\$ -	Engineer not on Retainer
Contingencies	\$ -	\$ -	\$ -	\$ -	Not Applicable for FY 2026
Capital Outlay	\$ -	\$ -	\$ -	\$ -	Not Applicable for FY 2026
<b>Sub-Total</b>	<b>\$ 35,710</b>	<b>\$ 24,935</b>	<b>\$ 35,998</b>	<b>\$ 36,041</b>	

**Public Safety (Guardhouse & Gates)**

<b>Utility Services</b>					
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
<b>Entrance Gates</b>					
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	\$ -	\$ -	\$ -	\$ -	-
<b>Guardhouse</b>					
Cleaning	\$ 1,950	\$ -	\$ 1,000	\$ 1,000	Periodic Maintenance
Repairs	\$ 6,581	\$ 1,699	\$ 3,200	\$ 2,000	
<b>Roadway</b>					
Curbs/Gutters - Pressure Cleaning	\$ 6,425	\$ 2,570	\$ 6,425	\$ 6,425	Periodic Service (Nov, Jan, April, July & Sept.)
Miscellaneous	\$ 500	\$ 876	\$ 500	\$ 500	
<b>Capital Outlay</b>					
Guardhouse Painting	\$ -	\$ 4,882	\$ 4,882	\$ -	Exterior - Not Included in FY 2026
Road from 114th though the Community	\$ -	\$ -	\$ -	\$ 25,000	Seal Coating
Directional Signage	\$ -	\$ -	\$ -	\$ 6,000	Standard Signage (Not Decorative) (\$200/sign) poles??

**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
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<b>Sub-Total</b>	<b>\$ 50,200</b>	<b>\$ 25,169</b>	<b>\$ 47,623</b>	<b>\$ 73,153</b>	
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**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	\$ -	\$ -	\$ -	\$ -	-

<b>Sub-Total</b>	<b>\$ 9,753</b>	<b>\$ 6,478</b>	<b>\$ 10,328</b>	<b>\$ 6,900</b>	
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**Tennis Courts/Pickel Ball Courts**

**Repairs & Maintenance**

Pressure Washing/French Drain	\$ 2,500	\$ -	\$ -	\$ 4,000	Periodic Maintenance
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**Capital Outlay**

Resurfacing Tennis to Pickel Ball Cts	\$ 26,692	\$ 26,760	\$ 26,760	\$ -	Resurfacing - One Tennis Court to two (2) Pickelball
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<b>Sub-Total</b>	<b>\$ 29,192</b>	<b>\$ 26,760</b>	<b>\$ 26,760</b>	<b>\$ 4,000</b>	
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**Landscaping & Hardscape Maintenance**

**Utility Services**

Electric	\$ 1,200	\$ 733	\$ 1,465	\$ 1,539	
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**Repairs and Maintenance**

**Landscaping**

Landscape Maintenance	\$ 75,113	\$ 24,750	\$ 84,750	\$ 92,500	Periodic Maintenance
Annuals	\$ -	\$ -	\$ 6,300	\$ 5,100	Two (2) 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	\$ -	\$ -	\$ -	\$ -	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

<b>Sub-Total</b>	<b>\$ 187,813</b>	<b>\$ 134,632</b>	<b>\$ 205,100</b>	<b>\$ 140,339</b>	
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**Reserves**

Cash Required to Cover Three (3) months	\$ -	\$ -	\$ -	\$ 49,264	Assessments come in late January
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**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
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<b>Total Appropriations</b>	<b>\$ 321,774</b>	<b>\$ 217,975</b>	<b>\$ 334,914</b>	<b>\$ 333,140</b>	
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**Fund Balances:**

<b>Change from Current Year Operations</b>	\$ 0	\$ (32,856)	\$ (106,563)	\$ -	Cash Over (Short) at Fiscal Year End
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**Fund Balance - Beginning**

Current Year Reserve Allocation	\$ 113,942	\$ 113,942	\$ 7,379		Budgeted Funds for Long Term Capital Planning - N/A
<b>Total Fund Balance</b>	<b>\$ 113,942</b>	<b>\$ 7,379</b>	<b>\$ 56,643</b>		Total Cash Position

**FY 2025**

**FY 2026**

Assessment Rate (Current and Proposed)	\$ 5,420.27	\$ 7,920.00
Units Subject to Assessment	42	42
Cap Rate (Current and Proposed)	N/A	\$ 9,504.00

## **RESOLUTION 2025-10**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

**WHEREAS**, the Belmont Lakes Community Development District (the “District”) is a local unit of special and single 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 has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, notices of the District’s Fiscal Year 2026 annual budget hearing and related assessment hearing were provided in accordance with law (“Notices”); and

**WHEREAS**, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance was \$7,920.00 per unit; and

**WHEREAS**, on June 18, 2025, the Board of Supervisors conducted the public hearings referenced in the Notices; and

**WHEREAS**, on June 18, 2025, the Board of Supervisors determined that the Fiscal Year 2026 operations and maintenance assessment would be levied in the amount of \$7,920.00 per unit for residential property and directed the District Manager to certify that assessment, as well as the existing debt assessment, to the tax collector for collection; and

**WHEREAS**, on June 18, 2025 the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment intended to be levied above \$7,920.00 per unit but less than \$9,504.00 per unit for residential property would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

**WHEREAS**, on June 18, 2025, the District’s Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap of \$9,504.00 per unit for residential property for notice purposes only; and

**WHEREAS**, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years’ annual operation and maintenance assessments which are levied in an amount less than \$9,504.00 per unit; and

**WHEREAS**, if the future, anticipated, annual operations and maintenance assessments are projected to exceed \$9,504.00 per unit for residential property, the District Manager shall provide all notices required by law in the absence of this resolution; and

**RESOLUTION 2025-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT LAKES  
COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND  
MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

**WHEREAS**, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap of \$9,504.00 per unit for residential property for notices purposes only.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE  
HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

- a. The District hereby adopts an operations and maintenance assessment cap in the amount of \$9,504.00 per unit for residential property for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed \$9,504.00 per unit for residential property, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds \$9,504.00 per unit for residential property, nor shall it be construed as a waiver of the District's right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section 190.008, Florida Statutes.

**SECTION 2. 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 3. 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** this 18<sup>h</sup> day of June 2025

ATTEST:

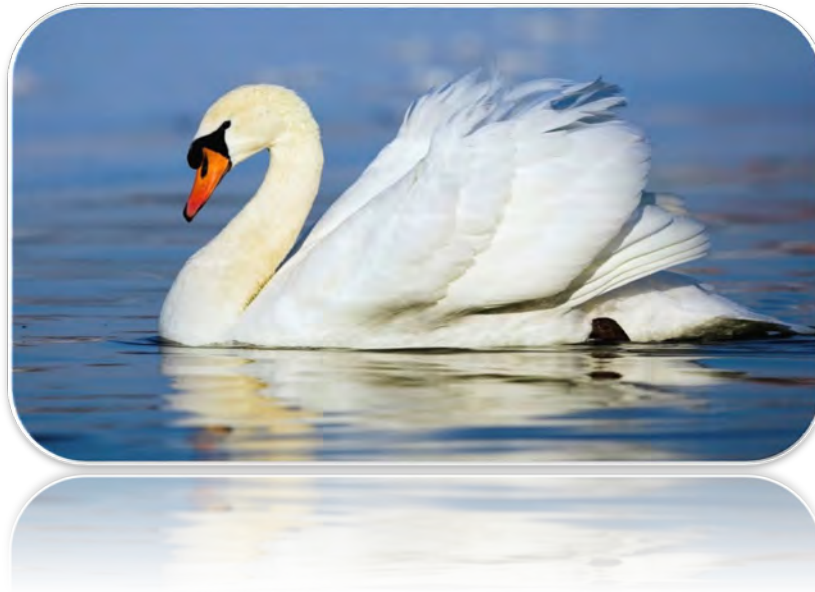
**BELMONT LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Dominick Madeo, Chairman

# **BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT**

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## **PROPOSED BUDGET**

**FISCAL YEAR 2026**

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**PREPARED BY:**

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

**T:** 954-658-4900 **E:** [JimWard@JPWardAssociates.com](mailto: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
<b>Revenues and Other Sources</b>					
Carryforward	\$ 93,423	\$ -	\$ -	\$ -	Funds from FY 2024 for Landscaping
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	N/A
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 227,651	\$ 185,118	\$ 227,651	\$ 332,640	Assessments from Property Owners
<b>Miscellaneous Revenue</b>					
Envera Sticker's/Interest Income	\$ 700	\$ -	\$ 700	\$ 500	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 321,774</b>	<b>\$ 185,118</b>	<b>\$ 228,351</b>	<b>\$ 333,140</b>	

**Appropriations**

<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived)
<b>Executive</b>					
Professional - Management	\$ 12,500	\$ 6,250	\$ 12,500	\$ 12,500	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,100	Statutory required audit - Yearly
<b>Other Contractual Services</b>					
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
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	N/A
Postage, Freight & Messenger	\$ 200	\$ -	\$ -	\$ -	Agenda Mailings and other Misc Mailings
<b>Rentals and Leases</b>					
Meeting Room Rental	\$ 100	\$ 103	\$ 180	\$ 156	\$26.00/Meeting Charge (Estimated 6/year)
Computer Services (Web Site)	\$ -	\$ -	\$ -	\$ -	Statutory Maintenance of District Web Site
<b>Insurance</b>	\$ 12,985	\$ 12,985	\$ 12,985	\$ 13,335	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ -	\$ 247	\$ 247	\$ -	Agenda books and copies (PDF only to Board)
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	-
<b>Legal Services</b>					
General Counsel	\$ -	\$ -	\$ -	\$ -	Counsel not on Retainer
<b>Other General Government Services</b>					
Engineering Services	\$ -	\$ -	\$ -	\$ -	Engineer not on Retainer
Contingencies	\$ -	\$ -	\$ -	\$ -	Not Applicable for FY 2026
Capital Outlay	\$ -	\$ -	\$ -	\$ -	Not Applicable for FY 2026
<b>Sub-Total</b>	<b>\$ 35,710</b>	<b>\$ 24,935</b>	<b>\$ 35,998</b>	<b>\$ 36,041</b>	

**Public Safety (Guardhouse & Gates)**

<b>Utility Services</b>					
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
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Gate - Capital Outlay	\$ -	\$ -	\$ -	\$ -	-
<b>Guardhouse</b>					
Cleaning	\$ 1,950	\$ -	\$ 1,000	\$ 1,000	Periodic Maintenance
Repairs	\$ 6,581	\$ 1,699	\$ 3,200	\$ 2,000	
<b>Roadway</b>					
Curbs/Gutters - Pressure Cleaning	\$ 6,425	\$ 2,570	\$ 6,425	\$ 6,425	Periodic Service (Nov, Jan, April, July & Sept.)
Miscellaneous	\$ 500	\$ 876	\$ 500	\$ 500	
<b>Capital Outlay</b>					
Guardhouse Painting	\$ -	\$ 4,882	\$ 4,882	\$ -	Exterior - Not Included in FY 2026
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Directional Signage	\$ -	\$ -	\$ -	\$ 6,000	Standard Signage (Not Decorative) (\$200/sign) poles??

**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
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<b>Sub-Total</b>	<b>\$ 50,200</b>	<b>\$ 25,169</b>	<b>\$ 47,623</b>	<b>\$ 73,153</b>	
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**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	\$ -	\$ -	\$ -	\$ -	

<b>Sub-Total</b>	<b>\$ 9,753</b>	<b>\$ 6,478</b>	<b>\$ 10,328</b>	<b>\$ 6,900</b>	
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**Tennis Courts/Pickel Ball Courts**

**Repairs & Maintenance**

Pressure Washing/French Drain	\$ 2,500	\$ -	\$ -	\$ 4,000	Periodic Maintenance
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**Capital Outlay**

Resurfacing Tennis to Pickel Ball Cts	\$ 26,692	\$ 26,760	\$ 26,760	\$ -	Resurfacing - One Tennis Court to two (2) Pickelball
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<b>Sub-Total</b>	<b>\$ 29,192</b>	<b>\$ 26,760</b>	<b>\$ 26,760</b>	<b>\$ 4,000</b>	
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**Landscaping & Hardscape Maintenance**

**Utility Services**

Electric	\$ 1,200	\$ 733	\$ 1,465	\$ 1,539	
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**Repairs and Maintenance**

**Landscaping**

Landscape Maintenance	\$ 75,113	\$ 24,750	\$ 84,750	\$ 92,500	Periodic Maintenance
Annuals	\$ -	\$ -	\$ 6,300	\$ 5,100	Two (2) 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	\$ -	\$ -	\$ -	\$ -	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

<b>Sub-Total</b>	<b>\$ 187,813</b>	<b>\$ 134,632</b>	<b>\$ 205,100</b>	<b>\$ 140,339</b>	
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**Reserves**

Cash Required to Cover Three (3) months	\$ -	\$ -	\$ -	\$ 49,264	Assessments come in late January
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**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
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<b>Total Appropriations</b>	<b>\$ 321,774</b>	<b>\$ 217,975</b>	<b>\$ 334,914</b>	<b>\$ 333,140</b>	
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**Fund Balances:**

<b>Change from Current Year Operations</b>	\$ 0	\$ (32,856)	\$ (106,563)	\$ -	Cash Over (Short) at Fiscal Year End
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**Fund Balance - Beginning**

Current Year Reserve Allocation	\$ 113,942	\$ -	\$ 49,264	\$ 7,379	Budgeted Funds for Long Term Capital Planning - N/A
<b>Total Fund Balance</b>	<b>\$ 113,942</b>	<b>\$ 7,379</b>	<b>\$ 56,643</b>		Total Cash Position

	FY 2025	FY 2026
Assessment Rate (Current and Proposed)	\$ 5,420.27	\$ 7,920.00
Units Subject to Assessment	42	42
Cap Rate (Current and Proposed)	N/A	\$ 9,504.00

## RESOLUTION 2025-11

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; 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**, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

**WHEREAS**, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

#### **SECTION 1. Designation of Dates, Time, and Location of Regular Meetings.**

1. **Date:** The third Thursday of each month during Fiscal Year 2025/2026, which covers the period October 1, 2025, through September 30, 2026.

#### **The Fiscal Year 2026 schedule is as follows:**

October 16, 2025	November 20, 2025
December 18, 2025	January 15, 2026
February 19, 2026	March 19, 2026
April 16, 2026	May 21, 2026
June 18, 2026	July 16, 2026
August 20, 2026	September 17, 2026

2. **Time:** 6:30 P.M. (Eastern Standard Time)
3. **Location:** Shenandoah Park, Community Room  
14452 Shenandoah Parkway  
Davie Florida 33325



**RESOLUTION 2025-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**SECTION 2. Sunshine Law and Meeting Cancelations and Continuations.** The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

**SECTION 3. 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 4. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. 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 18<sup>th</sup> day of June 2025.

**ATTEST:**

**BELMONT LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Dominick Madeo, Chairperson

## MEMORADUM

To: Cori Dissinger  
Administrative Assistant

From: Patricia Santiago *PS*  
Administration Director

Date: April 15, 2025

Subject: Number of Registered Voters Request

Pursuant to your request, please be advised that the number of registered voters as of April 15, 2025, in the Special Districts/Community Development Districts (CDDs) requested is as follows:

Special District/CDD	# of Registered Voters
Belmont Lakes Community Development District	101

We hope this information has been of assistance to you.

# BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT

June 19, 2025

## Memorandum

**To:** Board of Supervisors

**From:** District Manager

**RE:** HB7013 -Special Districts Performance Measures and Standards Reporting

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

## **Exhibit A:** Goals, Objectives and Annual Reporting Form

**BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

**2.      FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

**Goal 2.1      Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

**Goal 2.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

**Standard:** CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### Goal 2.3 Annual Financial Audit

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

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James P. Ward, District Manager

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Date

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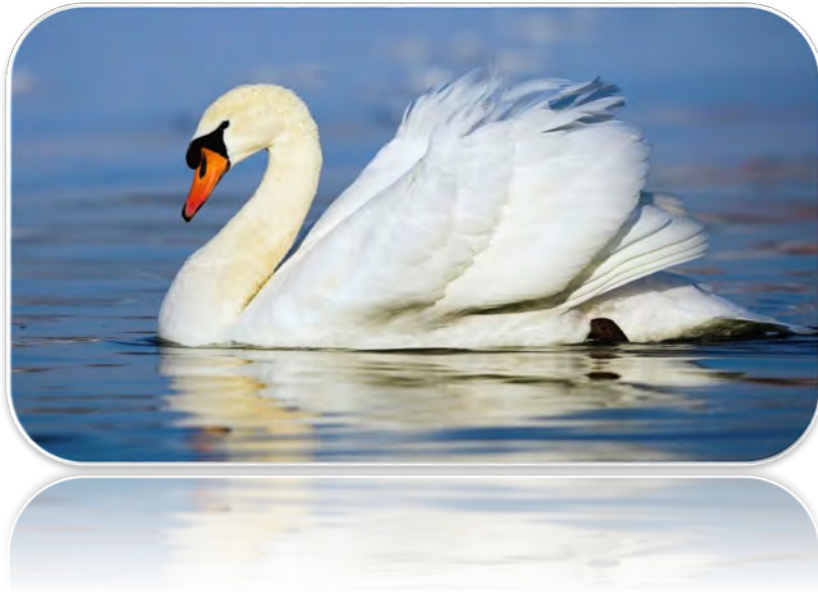
Dominick Madeo, Chairperson

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Date

# **BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS – APRIL 2025**

**FISCAL YEAR 2025**

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

**T:** 954-658-4900 **E:** [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)



*Belmont Lakes Community Development District*

*Table of Contents*

<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 April 30, 2025**

	Funds	Account Groups	Totals (Memorandum Only)
	General Fund	General Fixed Assets	
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 93,371	\$ -	\$ 93,371
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	\$ 93,371	\$ 279,448	\$ 372,819
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	(20,571)	-	(20,571)
Total Fund Equity and Other Credits	\$ 93,371	\$ 279,448	\$ 372,819
Total Liabilities, Fund Equity and Other Credits	\$ 93,371	\$ 279,448	\$ 372,819

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

Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,108	0%
<b>Interest</b>										
Interest - General Checking	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>										
Special Assessments - Uniform Method	61	53,343	108,392	22,017	1,305	10,517	15,024	210,660	227,651	93%
<b>Other Income</b>	-	-	-	-	-	-	-	-	700	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 61</b>	<b>\$ 53,343</b>	<b>\$ 108,392</b>	<b>\$ 22,017</b>	<b>\$ 1,305</b>	<b>\$ 10,517</b>	<b>\$ 15,024</b>	<b>\$ 210,660</b>	<b>\$ 295,459</b>	<b>71%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisors' Fees	-	-	-	-	-	-	-	-	\$ -	0%
<b>Executive</b>										
Professional Management	1,042	1,042	1,042	1,042	1,042	1,042	1,042	7,292	\$ 12,500	58%
<b>Financial and Administrative</b>										
Audit Services	-	-	1,000	3,000	-	-	-	4,000	4,000	100%
<b>Other Contractual Services</b>										
Legal Advertising	-	-	635	-	-	-	-	635	1,450	44%
Property Appraiser & Tax Collector Fees	-	-	400	-	-	-	-	400	4,300	9%
Bank Service Fees	140	-	-	-	-	-	-	140	-	0%
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	200	0%
<b>Rentals and Leases</b>										
Meeting Room Rental	-	-	-	-	103	-	-	103	100	103%
Computer Services (Web Site)	-	-	-	-	-	-	-	-	-	0%
<b>Insurance</b>	12,985	-	-	-	-	-	-	12,985	12,985	100%
<b>Subscription and Memberships</b>	-	175	-	-	-	-	-	175	175	100%
<b>Printing and Binding</b>	-	-	247	-	-	-	40	287	-	0%
<b>Legal Services</b>										
Legal - General Counsel	-	-	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>										
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	0%
<b>Public Safety (Guardhouse &amp; Gates)</b>										

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

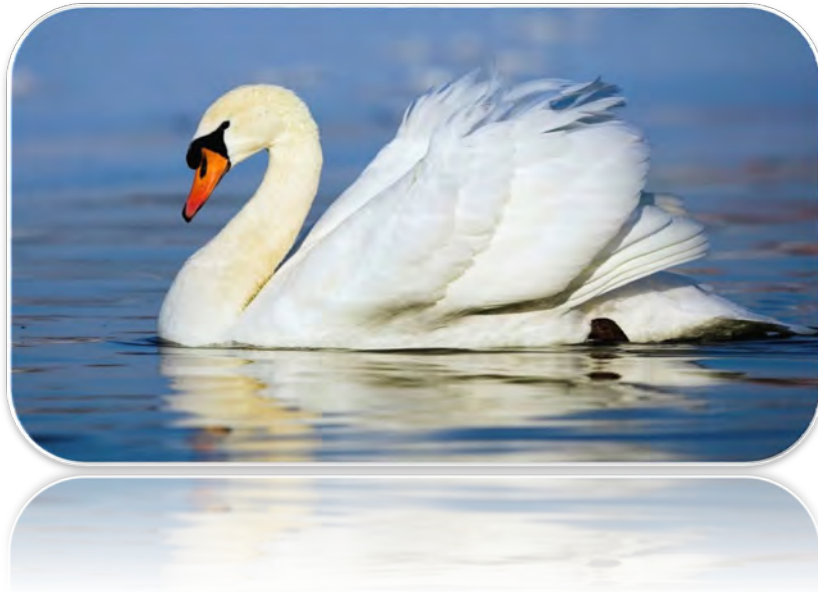
Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
Utility Services										
Electric										
Electric - Guardhouse	56	50	48	76	83	70	-	383	631	61%
Electric - Street Lights	457	-	914	483	-	486	971	3,311	5,522	60%
Electric - Gate	32	32	32	35	38	34	33	235	369	64%
Telephone/Internet	-	-	253	133	143	129	129	785	1,740	45%
Entrance Gates										
Monitoring	1,744	1,744	1,744	1,744	1,834	1,744	597	11,148	22,727	49%
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	2,570	5,625	46%
Miscellaneous	-	-	-	-	-	876	-	876	500	175%
Capital Outlay										
Guardhouse Painting	-	4,882	-	-	-	-	-	4,882	-	0%
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>										
Repairs and Maintenance										
Aquatic Weed Control - Community	-	602	301	-	650	325	650	2,528	3,588	70%
Aquatic Weed Control - 14th Street	-	-	-	-	1,475	225	450	2,150	2,700	80%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	0%
Structures, Catch Basins & Outfalls	-	-	-	-	-	-	-	-	-	0%
Gate Replacement - 14th Street	2,900	-	-	-	-	-	-	2,900	2,900	100%
Miscellaneous	-	-	-	-	-	-	84	84	-	0%
<b>Tennis Courts/Pickelball Courts</b>										
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%

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

Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
<b>Landscaping and Hardscape Maintenance</b>										
Utility Services										
Electric										
Electric - Pumps	143	83	68	104	160	175	171	904	1,255	72%
Repairs and Maintenance										
Landscaping										
Landscape Maintenance	2,475	-	1,650	-	9,450	7,687	7,500	28,762	26,000	111%
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	-	-	-	-	102,100	63,356	161%
Fencing Renovations	-	-	-	-	-	-	-	-	20,000	0%
<b>Other Fees and Charges</b>										
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	-	-	-	-	-	-	9,106	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 43,761</b>	<b>\$ 9,894</b>	<b>\$ 124,367</b>	<b>\$ 8,926</b>	<b>\$ 18,056</b>	<b>\$ 12,971</b>	<b>\$ 13,256</b>	<b>\$ 231,231</b>	<b>\$ 295,459</b>	<b>78%</b>
Net Increase/ (Decrease) in Fund Balance	(43,700)	43,449	(15,975)	13,090	(16,751)	(2,453)	1,768	(20,571)		
Fund Balance - Beginning	113,942	70,242	113,691	97,716	110,807	94,056	91,603	113,942		
<b>Fund Balance - Ending</b>	<b>\$ 70,242</b>	<b>\$ 113,691</b>	<b>\$ 97,716</b>	<b>\$ 110,807</b>	<b>\$ 94,056</b>	<b>\$ 91,603</b>	<b>\$ 93,371</b>	<b>\$ 93,371</b>	<b>\$ -</b>	

# **BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS – MAY 2025**

**FISCAL YEAR 2025**

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

**T:** 954-658-4900 **E:** [JimWard@JPWardAssociates.com](mailto: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 May 31, 2025**

	Funds	Account Groups	Totals (Memorandum Only)
	General Fund	General Fixed Assets	
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 77,318	\$ -	\$ 77,318
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	\$ 77,318	\$ 279,448	\$ 356,766
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	(36,624)	-	(36,624)
Total Fund Equity and Other Credits	\$ 77,318	\$ 279,448	\$ 356,766
Total Liabilities, Fund Equity and Other Credits	\$ 77,318	\$ 279,448	\$ 356,766



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

Description	October	November	December	January	February	March	April	May	Total	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,108	0%
<b>Interest</b>											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>											
Special Assessments - Uniform Method	61	53,343	108,392	22,017	1,305	10,517	15,024	-	210,660	227,651	93%
<b>Other Income</b>	-	-	-	-	-	-	-	-	-	700	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 61</b>	<b>\$ 53,343</b>	<b>\$ 108,392</b>	<b>\$ 22,017</b>	<b>\$ 1,305</b>	<b>\$ 10,517</b>	<b>\$ 15,024</b>	<b>\$ -</b>	<b>\$ 210,660</b>	<b>\$ 295,459</b>	<b>71%</b>
<b>Expenditures and Other Uses</b>											
<b>Legislative</b>											
Board of Supervisors' Fees	-	-	-	-	-	-	-	-	-	\$ -	0%
<b>Executive</b>											
Professional Management	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	8,333	\$ 12,500	67%
<b>Financial and Administrative</b>											
Audit Services	-	-	1,000	3,000	-	-	-	-	4,000	4,000	100%
<b>Other Contractual Services</b>											
Legal Advertising	-	-	635	-	-	-	-	-	635	1,450	44%
Property Appraiser & Tax Collector Fees	-	-	400	-	-	-	-	-	400	4,300	9%
Bank Service Fees	140	-	-	-	-	-	-	-	140	-	0%
<b>Communications &amp; Freight Services</b>											
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	200	0%
<b>Rentals and Leases</b>											
Meeting Room Rental	-	-	-	-	103	-	-	-	103	100	103%
Computer Services (Web Site)	-	-	-	-	-	-	-	-	-	-	0%
<b>Insurance</b>	12,985	-	-	-	-	-	-	-	12,985	12,985	100%
<b>Subscription and Memberships</b>	-	175	-	-	-	-	-	-	175	175	100%
<b>Printing and Binding</b>	-	-	247	-	-	-	40	-	287	-	0%
<b>Legal Services</b>											
Legal - General Counsel	-	-	-	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>											
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	0%
<b>Public Safety (Guardhouse &amp; Gates)</b>											
Utility Services											
Electric											

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

Description	October	November	December	January	February	March	April	May	Total	Total Annual Budget	% of Budget
Electric - Guardhouse	56	50	48	76	83	70	-	148	531	631	84%
Electric - Street Lights	457	-	914	483	-	486	971	486	3,796	5,522	69%
Electric - Gate	32	32	32	35	38	34	33	34	269	369	73%
Telephone/Internet	-	-	253	133	143	129	129	257	1,042	1,740	60%
Entrance Gates											
Monitoring	1,744	1,744	1,744	1,744	1,834	1,744	597	1,744	12,892	22,727	57%
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	-	2,570	5,625	46%
Miscellaneous	-	-	-	-	-	876	-	-	876	500	175%
Capital Outlay											
Guardhouse Painting	-	4,882	-	-	-	-	-	-	4,882	-	0%
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>											
Repairs and Maintenance											
Aquatic Weed Control - Community	-	602	301	-	650	325	650	325	2,853	3,588	80%
Aquatic Weed Control - 14th Street	-	-	-	-	1,475	225	450	225	2,375	2,700	88%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	0%
Structures, Catch Basins & Outfalls	-	-	-	-	-	-	-	-	-	-	0%
Gate Replacement - 14th Street	2,900	-	-	-	-	-	-	-	2,900	2,900	100%
Miscellaneous	-	-	-	-	-	-	84	-	84	-	0%
<b>Tennis Courts/Pickelball Courts</b>											
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%
<b>Landscaping and Hardscape Maintenance</b>											
Utility Services											
Electric											
Electric - Pumps	143	83	68	104	160	175	171	137	1,041	1,255	83%
Repairs and Maintenance											

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

Description	October	November	December	January	February	March	April	May	Total	Total Annual Budget	% of Budget
Landscaping											
Landscape Maintenance	2,475	-	1,650	-	9,450	7,687	7,500	7,500	36,262	26,000	139%
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%
<b>Other Fees and Charges</b>											
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	-	-	-	-	-	-	-	9,106	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 43,761</b>	<b>\$ 9,894</b>	<b>\$ 124,367</b>	<b>\$ 8,926</b>	<b>\$ 18,056</b>	<b>\$ 12,971</b>	<b>\$ 13,256</b>	<b>\$ 16,052</b>	<b>\$ 247,284</b>	<b>\$ 295,459</b>	<b>84%</b>
Net Increase/ (Decrease) in Fund Balance	(43,700)	43,449	(15,975)	13,090	(16,751)	(2,453)	1,768	(16,052)	(36,624)		
Fund Balance - Beginning	113,942	70,242	113,691	97,716	110,807	94,056	91,603	93,371	113,942		
<b>Fund Balance - Ending</b>	<b>\$ 70,242</b>	<b>\$ 113,691</b>	<b>\$ 97,716</b>	<b>\$ 110,807</b>	<b>\$ 94,056</b>	<b>\$ 91,603</b>	<b>\$ 93,371</b>	<b>\$ 77,318</b>	<b>\$ 77,318</b>	<b>\$ -</b>	