

# **BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JANUARY 2025**

FISCAL YEAR 2025

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PREPARED BY:

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***JPWard and Associates, LLC***

*Community Development District Advisors*

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*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 January 31, 2025

	Funds		Account Groups	Totals (Memorandum Only)
	General Fund		General Fixed Assets	
<b>Assets</b>				
<b>Cash and Investments</b>				
General Fund - Invested Cash	\$ 110,807		\$ -	\$ 110,807
<b>Due from Other Funds</b>				
<b>Accrued Interest Receivable</b>	-		-	-
<b>Accounts Receivable</b>	-		-	-
<b>Prepaid Expenses/Deposits</b>	-		-	-
<b>Investment in General Fixed Assets (net of depreciation)</b>	-		279,448	279,448
<b>Total Assets</b>	<b>\$ 110,807</b>		<b>\$ 279,448</b>	<b>\$ 390,255</b>
<b>Liabilities</b>				
<b>Accounts Payable</b>	\$ -		\$ -	\$ -
<b>Due to Other Funds</b>	-		-	-
<b>Total Liabilities</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>
<b>Fund Equity and Other Credits</b>				
<b>Investment in General Fixed Assets</b>	-		279,448	279,448
<b>Fund Balance</b>				
<b>Reserved</b>				
Beginning: October 1, 2024 (Unaudited)	-		-	-
Results from Current Operations	-		-	-
<b>Unreserved</b>				
Beginning: October 1, 2024 (Unaudited)	113,942		-	113,942
Results from Current Operations	(3,136)		-	(3,136)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 110,807</b>		<b>\$ 279,448</b>	<b>\$ 390,255</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 110,807</b>		<b>\$ 279,448</b>	<b>\$ 390,255</b>

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

Description	October	November	December	January	Total	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,108	0%
<b>Interest</b>							
Interest - General Checking	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - Uniform Method	61	53,343	108,392	22,017	183,813	227,651	81%
<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>\$ 183,813</b>	<b>\$ 295,459</b>	<b>62%</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisors' Fees	-	-	-	-	-	\$ -	N/A
<b>Executive</b>							
Professional Management	1,042	1,042	1,042	1,042	4,167	\$ 12,500	33%
<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	-	N/A
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	-	-	-	-	-	200	0%
<b>Rentals and Leases</b>							
Meeting Room Rental	-	-	-	-	-	100	0%
Computer Services (Web Site)	-	-	-	-	-	-	N/A
<b>Insurance</b>							
	12,985	-	-	-	12,985	12,985	100%

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

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

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

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

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

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