

# Belmont Lakes

Community Development District

*Financial Statements  
January 31, 2026*

*JPWard and Associates, LLC  
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*Belmont Lakes Community Development District*

*Monthly Financial Statements*

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**Belmont Lakes Community Development District**  
**Balance Sheet**  
for the Period Ending January 31, 2026

	Governmental Funds		Account Groups	
	General Fund		General Fixed Assets	Totals (Memorandum Only)
<b>Assets</b>				
<b>Cash and Investments</b>				
General Fund - Invested Cash	\$ 168,885		\$ -	\$ 168,885
<b>Accounts Receivable</b>	-		-	-
<b>Due from Other Funds</b>				
<b>Investment in General Fixed Assets (net of depreciation)</b>	-		279,448	279,448
<b>Total Assets</b>	<u>\$ 168,885</u>		<u>\$ 279,448</u>	<u>\$ 448,333</u>
<b>Liabilities</b>				
<b>Accounts Payable</b>	\$ -		\$ -	\$ -
<b>Due to Other Funds</b>				
<b>Total Liabilities</b>	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>
<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, 2025 (Unaudited)	-		-	-
Results from Current Operations	-		-	-
<b>Unreserved</b>				
Beginning: October 1, 2025 (Unaudited)	17,683		-	17,683
Extraordinary Capital/Operations Reserve	8,422		-	8,422
Results from Current Operations	142,779		-	142,779
<b>Total Fund Equity and Other Credits</b>	<u>\$ 168,885</u>		<u>\$ 279,448</u>	<u>\$ 448,333</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 168,885</u>		<u>\$ 279,448</u>	<u>\$ 448,333</u>

**Belmont Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2026**

Description	January	Total	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - Uniform Method	21,768	276,610	332,640	83%
<b>Other Income</b>	-	-	-	0%
<b>Other Fees and Charges</b>				
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	(16,657)	5%
<b>Total Revenue and Other Sources:</b>	<b>\$ 21,768</b>	<b>\$ 276,610</b>	<b>\$ 315,984</b>	<b>88%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	1,042	4,167	12,500	33%
<b>Financial and Administrative</b>				
Audit Services	-	4,100	4,100	100%
<b>Other Contractual Services</b>				
Legal Advertising	-	86	1,275	7%
Property Appraiser & Tax Collector Fees	-	-	500	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	570	605	50	1210%
<b>Rentals and Leases</b>				
Meeting Room Rental	25	150	156	96%
<b>Insurance</b>	-	14,013	14,013	100%
<b>Subscription and Memberships</b>	-	175	175	100%
<b>Printing and Binding</b>	1,111	1,111	-	N/A
<b>Legal Services</b>				
Legal - General Counsel	-	-	3,500	0%
<b>Other General Government Services</b>				
Engineering Services - General Fund	-	-	5,450	0%
<b>Public Safety (Guardhouse &amp; Gates)</b>				
<b>Utility Services</b>				
<b>Electric</b>				
Electric - Guardhouse	88	260	1,000	26%
Electric - Street Lights	997	1,966	5,600	35%
Electric - Gate	43	114	600	19%
Telephone/Internet	137	402	1,606	25%
<b>Entrance Gates</b>				
Monitoring	1,744	6,974	21,422	33%
Repairs - Gates/Poles	90	8,833	9,000	98%

Prepared by:

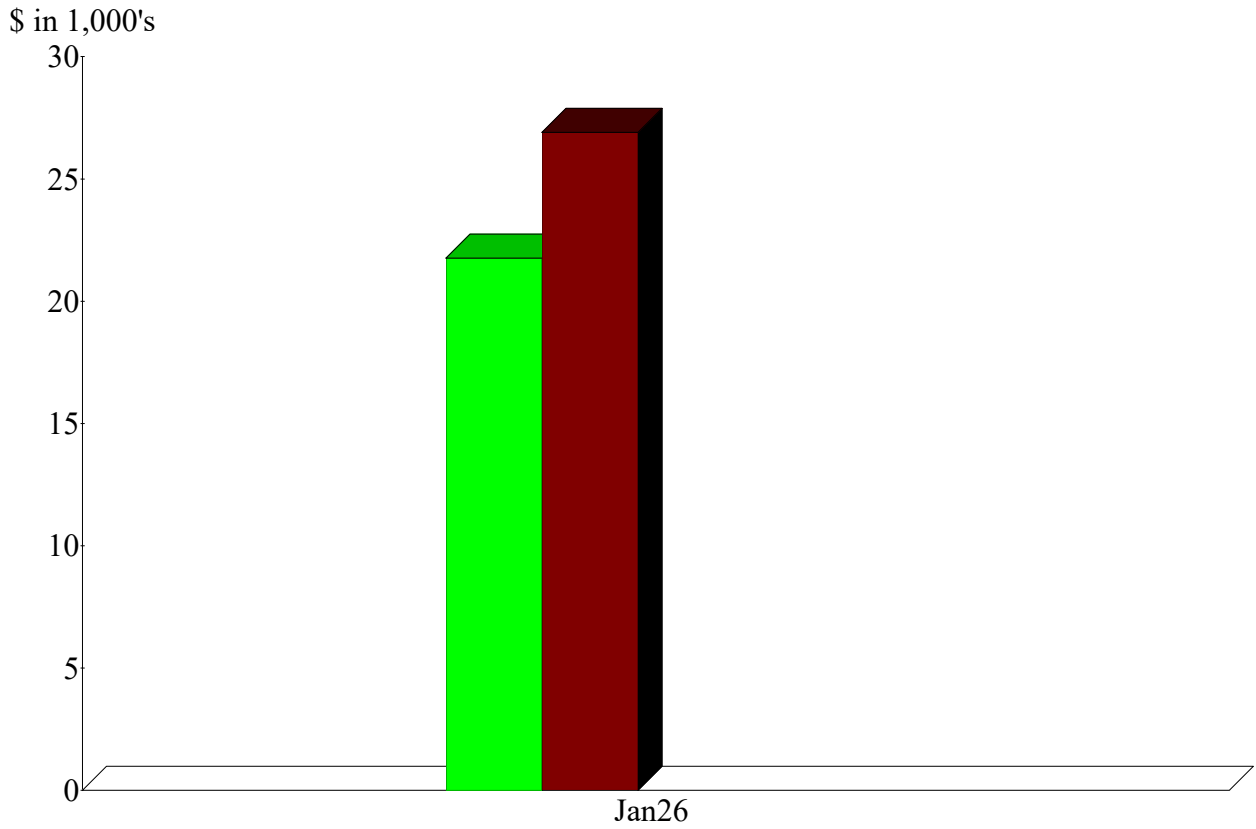
**JPWARD and Associates, LLC**

**Belmont Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2026**

Description	January	Total	Total Annual Budget	% of Budget
<b>Guardhouse</b>				
Cleaning	-	-	1,000	0%
Repairs	-	-	2,000	0%
<b>Roadway</b>				
Curbs/Gutters-Pressure Cleaning	3,145	4,430	8,325	53%
Miscellaneous	-	-	500	0%
<b>Capital Outlay</b>				
Road from 114th through the Community	17,050	17,050	27,020	63%
Sidewalk Repairs/Restoration	-	-	6,000	0%
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>				
<b>Repairs and Maintenance</b>				
Aquatic Weed Control - Community (Lake)	325	1,300	4,200	31%
Aquatic Weed Control - 14th Street (Canal)	225	900	2,700	33%
Structures, Catch Basin & Outfall	-	20,982	22,782	92%
<b>Tennis Courts/Pickelball Courts</b>				
<b>Repairs and Maintenance</b>				
Pressure Washing	-	-	4,000	0%
<b>Landscaping and Hardscape Maintenance</b>				
<b>Utility Services</b>				
<b>Electric</b>				
Electric - Pumps	105	351	1,539	23%
<b>Repairs and Maintenance</b>				
<b>Landscaping</b>				
Landscape Maintenance	-	30,152	92,500	33%
Annuals	-	-	5,100	0%
Irrigation System	-	-	5,000	0%
Annual Holiday Lights	-	7,288	7,288	100%
<b>Capital Outlay</b>				
Landscaping Renovations	-	-	7,500	0%
<b>Reserve Allocations</b>				
Operational Reserves (Future Years)	212	8,422	37,583	22%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 26,907</b>	<b>\$ 133,831</b>	<b>\$ 315,983</b>	<b>42%</b>
Net Increase/ (Decrease) in Fund Balance	(5,139)	142,779	(0)	
<b>Fund Balance - Beginning</b>	<b>173,812</b>	<b>17,683</b>	<b>17,683</b>	
Current Year Reserve Allocation	212	8,422	37,583	
<b>Fund Balance - Ending</b>	<b>\$ 168,885</b>	<b>\$ 168,885</b>	<b>\$ 55,265</b>	

# Belmont Lakes Community Development District

## Income and Expense by Month January 2026



### Expense Summary January 2026

5290000 · Public Safety(Guardhse & Gate	86.57%
5134700 · Printing & Binding	4.13
5120000 · Executive	3.87
5134100 · Communications and Freight Svc	2.12
5380000 · Lake, Lake Bk & Littoral Shelf	2.04
9099000 · Reserve Allocations	0.79
5790000 · Landscaping & Hardscape Svces	0.39
5134400 · Rentals and Leases	0.09
<b>Total</b>	<b>\$26,907.41</b>

