

Belmont Lakes

Community Development District

Financial Statements
February 28, 2026

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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 February 28, 2026

	Governmental Funds	Account Groups	Totals
	General Fund	General Fixed Assets	(Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 153,906	\$ -	\$ 153,906
Accounts Receivable	-	-	-
Due from Other Funds			
Investment in General Fixed Assets (net of depreciation)	-	279,448	279,448
Total Assets	\$ 153,906	\$ 279,448	\$ 433,354
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, 2025 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
Unreserved			
Beginning: October 1, 2025 (Unaudited)	17,683	-	17,683
Extraordinary Capital/Operations Reserve	15,659	-	15,659
Results from Current Operations	120,564	-	120,564
Total Fund Equity and Other Credits	\$ 153,906	\$ 279,448	\$ 433,354
Total Liabilities, Fund Equity and Other Credits	\$ 153,906	\$ 279,448	\$ 433,354

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Total	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	7,684	284,294	332,640	85%
Other Income	-	-	-	0%
Other Fees and Charges				
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	(16,657)	5%
Total Revenue and Other Sources:	\$ 7,684	\$ 284,294	\$ 315,984	90%
Expenditures and Other Uses				
Executive				
Professional Management	1,042	5,208	12,500	42%
Financial and Administrative				
Audit Services	-	4,100	4,100	100%
Other Contractual Services				
Legal Advertising	-	86	1,275	7%
Property Appraiser & Tax Collector Fees	-	-	500	0%
Communications & Freight Services				
Postage, Freight & Messenger	32	637	50	1274%
Rentals and Leases				
Meeting Room Rental	-	150	156	96%
Insurance				
	-	14,013	14,013	100%
Subscription and Memberships				
	-	175	175	100%
Printing and Binding				
	-	1,111	-	N/A
Legal Services				
Legal - General Counsel	5,006	5,006	3,500	143%
Other General Government Services				
Engineering Services - General Fund	5,450	5,450	5,450	100%
Public Safety (Guardhouse & Gates)				
Utility Services				
Electric				
Electric - Guardhouse	90	351	1,000	35%
Electric - Street Lights	512	2,478	5,600	44%
Electric - Gate	47	161	600	27%
Telephone/Internet	137	539	1,606	34%
Entrance Gates				
Monitoring	1,744	8,718	21,422	41%
Repairs - Gates/Poles	185	9,018	9,000	100%

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Total	Total Annual Budget	% of Budget
Guardhouse				
Cleaning	-	-	1,000	0%
Repairs	-	-	2,000	0%
Roadway				
Curbs/Gutters-Pressure Cleaning	-	4,430	8,325	53%
Miscellaneous	-	-	500	0%
Capital Outlay				
Road from 114th through the Community	-	17,050	27,020	63%
Sidewalk Repairs/Restoration	-	-	6,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Repairs and Maintenance				
Aquatic Weed Control - Community (Lake)	325	1,625	4,200	39%
Aquatic Weed Control - 14th Street (Canal)	225	1,125	2,700	42%
Structures, Catch Basin & Outfall	259	21,241	22,782	93%
Tennis Courts/Pickelball Courts				
Repairs and Maintenance				
Pressure Washing	-	-	4,000	0%
Landscaping and Hardscape Maintenance				
Utility Services				
Electric				
Electric - Pumps	109	460	1,539	30%
Repairs and Maintenance				
Landscaping				
Landscape Maintenance	7,500	37,652	92,500	41%
Annuals	-	-	5,100	0%
Irrigation System	-	-	5,000	0%
Annual Holiday Lights	-	7,288	7,288	100%
Capital Outlay				
Landscaping Renovations	-	-	7,500	0%
Reserve Allocations				
Operational Reserves (Future Years)	3,132	15,659	37,583	42%
Total Expenditures and Other Uses:	\$ 25,794	\$ 163,730	\$ 315,983	52%
Net Increase/ (Decrease) in Fund Balance	(18,110)	120,564	(0)	
Fund Balance - Beginning	168,885	17,683	17,683	
Current Year Reserve Allocation	3,132	15,659	37,583	
Fund Balance - Ending	\$ 153,906	\$ 153,906	\$ 55,265	

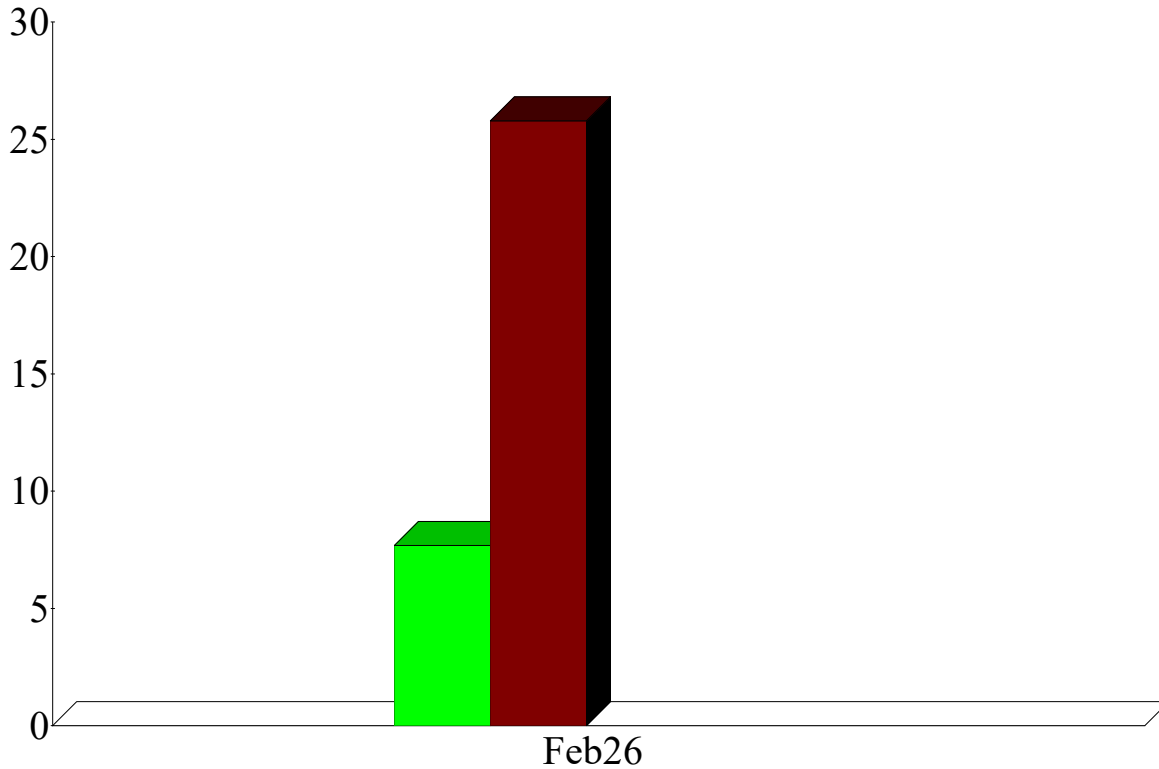
Belmont Lakes Community Development District

Income and Expense by Month

February 2026

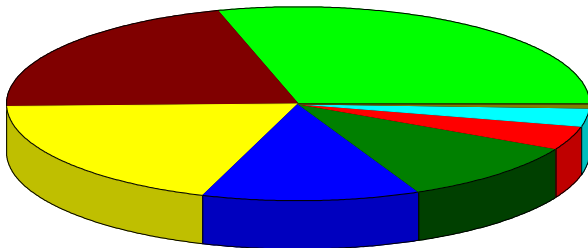


\$ in 1,000's



Expense Summary February 2026

5790000 · Landscaping & Har	29.50%
5190000 · Other General Govern	21.13
5140000 · Legal Services	19.41
9099000 · Reserve Allocations	12.14
5290000 · Public Safety(Guardh	10.52
5120000 · Executive	4.04
5380000 · Lake, Lake Bk & Littor	3.14
5134100 · Communications and F	0.13
Total	\$25,794.16



By Account