

# Belmont Lakes

Community Development District

*Financial Statements*  
*April 30, 2026*

*PFM Management Services, LLC*  
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## *Belmont Lakes Community Development District*

### *Monthly Financial Statements*

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**Belmont Lakes Community Development District**  
**Balance Sheet**  
**Through April 30, 2026**

	Governmental Funds	Account Groups	Totals
	General Fund	General Fixed Assets	(Memorandum Only)
<b>Assets</b>			
<b>Cash and Investments</b>			
General Fund - Invested Cash	\$ 151,826	\$ -	\$ 151,826
<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>	<b>\$ 151,826</b>	<b>\$ 279,448</b>	<b>\$ 431,274</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, 2025 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
<b>Unreserved</b>			
Beginning: October 1, 2025 (Unaudited)	17,683	-	17,683
Extraordinary Capital/Operations Reserve	21,923		21,923
Results from Current Operations	112,220	-	112,220
<b>Total Fund Equity and Other Credits</b>	<b>\$ 151,826</b>	<b>\$ 279,448</b>	<b>\$ 431,274</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 151,826</b>	<b>\$ 279,448</b>	<b>\$ 431,274</b>

**Belmont Lakes Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2026**

Description	April	Total	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - Uniform Method	22,477	314,534	332,640	95%
<b>Other Fees and Charges</b>				
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	(16,657)	5%
<b>Total Revenue and Other Sources:</b>	<b>\$ 22,477</b>	<b>\$ 314,534</b>	<b>\$ 315,984</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	1,042	7,292	12,500	58%
<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	-	400	500	80%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	650	50	1300%
<b>Rentals and Leases</b>				
Meeting Room Rental	-	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	-	N/A
<b>Legal Services</b>				
Legal - General Counsel	1,306	10,433	3,500	298%
<b>Other General Government Services</b>				
Engineering Services - General Fund	-	5,450	5,450	100%
<b>Public Safety (Guardhouse &amp; Gates)</b>				
<b>Utility Services</b>				
<b>Electric</b>				
Electric - Guardhouse	78	500	1,000	50%
Electric - Street Lights	512	2,990	5,600	53%
Electric - Gate	-	199	600	33%
Telephone/Internet	137	813	1,606	51%
<b>Entrance Gates</b>				
Monitoring	1,744	12,205	21,423	57%
Repairs - Gates/Poles	765	10,163	9,000	113%

**Belmont Lakes Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2026**

Description	April	Total	Total Annual Budget	% of Budget
<b>Guardhouse</b>				
Cleaning	-	-	1,000	0%
Repairs	-	-	2,000	0%
<b>Roadway</b>				
Curbs/Gutters-Pressure Cleaning	-	5,725	8,325	69%
Miscellaneous	-	-	500	0%
<b>Capital Outlay</b>				
Road from 114th through the Community	-	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	2,275	4,200	54%
Aquatic Weed Control - 14th Street (Canal)	225	1,575	2,700	58%
Structures, Catch Basin & Outfall	-	21,241	22,782	93%
<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	98	657	1,539	43%
<b>Repairs and Maintenance</b>				
<b>Landscaping</b>				
Landscape Maintenance	7,500	52,652	92,500	57%
Annuals	1,200	1,200	5,100	24%
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)	3,132	21,923	37,583	58%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 18,062</b>	<b>\$ 202,314</b>	<b>\$ 315,984</b>	<b>64%</b>
Net Increase/ (Decrease) in Fund Balance	4,415	112,220	-	
<b>Fund Balance - Beginning</b>	144,279	17,683	17,683	
Current Year Reserve Allocation	3,132	21,923	37,583	
<b>Fund Balance - Ending</b>	<b>\$ 151,826</b>	<b>\$ 151,826</b>	<b>\$ 55,265</b>	

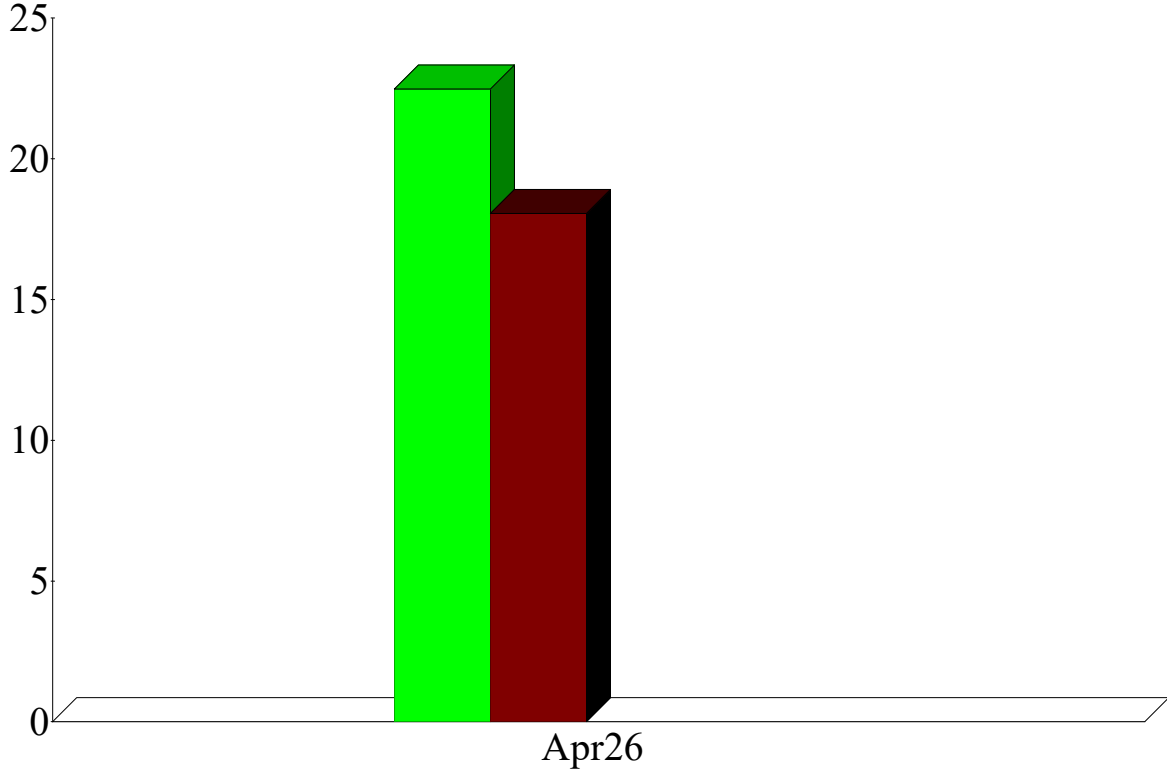
# Belmont Lakes Community Development District

## Income and Expense by Month

April 2026

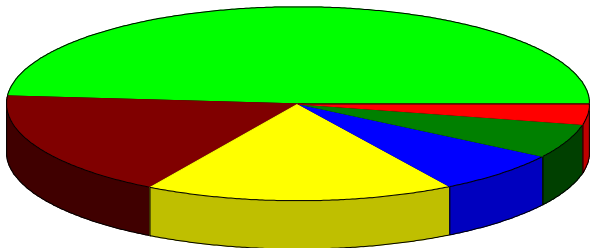


\$ in 1,000's



### Expense Summary April 2026

5790000 · Landscaping & Har	48.71%
5290000 · Public Safety(Guardh	17.91
9099000 · Reserve Allocations	17.34
5140000 · Legal Services	7.23
5120000 · Executive	5.77
5380000 · Lake, Lake Bk & Littor	3.05
<b>Total</b>	<b>\$18,062.39</b>



By Account