Belmont Lakes

Community Development District

Financial Statements
June 30, 2026

PFM Management Services, LLC
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Belmont Lakes Community Development District

Monthly Financial Statements

Belmont Lakes Community Development District
Balance Sheet
Through June 30, 2026

	Governmental Funds	Account Groups	
	General Fund	General Fixed Assets	Totals (Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	$ 129,102	$ -	$ 129,102
Accounts Receivable	-	-	-
Due from Other Funds			
Investment in General Fixed Assets (net of depreciation)	-	279,448	279,448
Total Assets	**$ 129,102**	**$ 279,448**	**$ 408,550**
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	28,187		28,187
Results from Current Operations	83,233	-	83,233
Total Fund Equity and Other Credits	**$ 129,102**	**$ 279,448**	**$ 408,550**
Total Liabilities, Fund Equity and Other Credits	**$ 129,102**	**$ 279,448**	**$ 408,550**

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

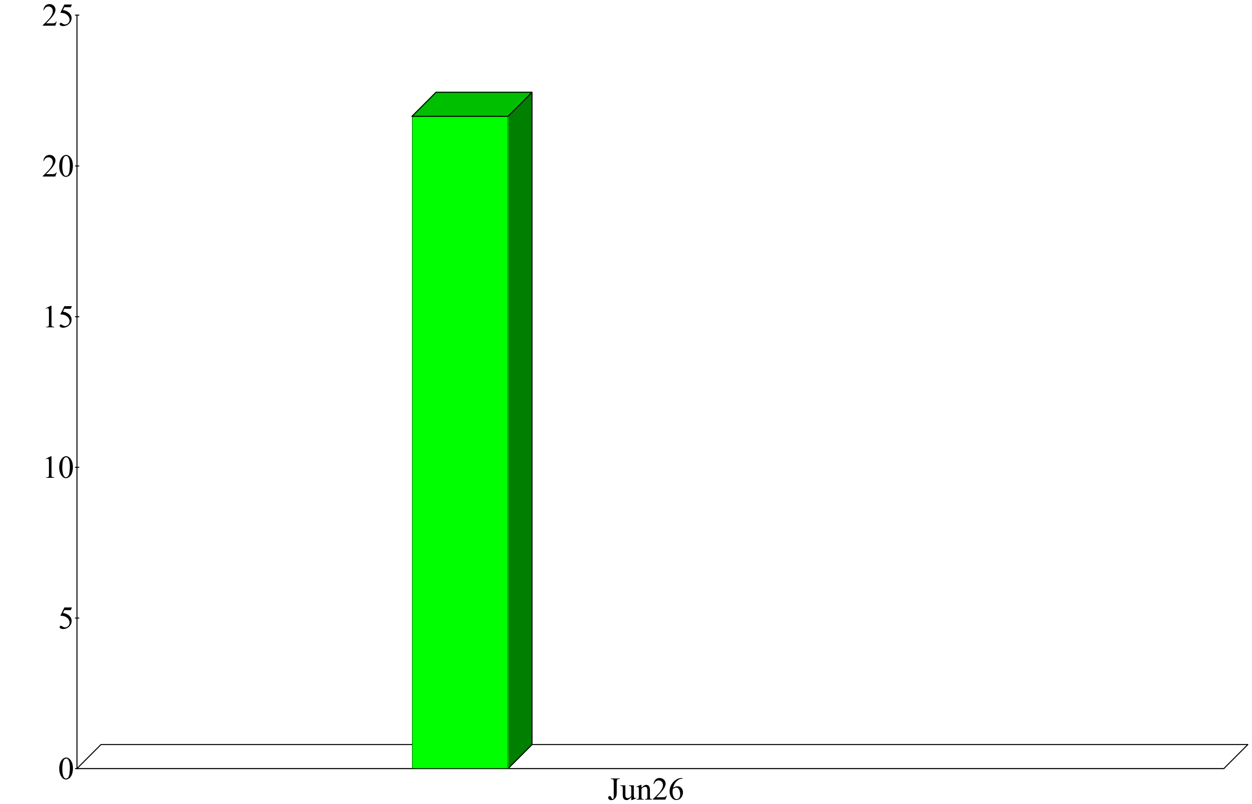
Description	June	Total	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	-	322,374	332,640	97%
Other Fees and Charges				
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	(16,657)	5%
Total Revenue and Other Sources:	**$ -**	**$ 322,374**	**$ 315,984**	**102%**
Expenditures and Other Uses				
Executive				
Professional Management	1,042	9,375	12,500	75%
Financial and Administrative				
Audit Services	-	4,100	4,100	100%
Other Contractual Services				
Legal Advertising	1,579	1,760	1,275	138%
Property Appraiser & Tax Collector Fees	-	400	500	80%
Communications & Freight Services				
Postage, Freight & Messenger	131	781	50	1562%
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	3,586	14,019	3,500	401%
Other General Government Services				
Engineering Services - General Fund	-	5,450	5,450	100%
Public Safety (Guardhouse & Gates)				
Utility Services				
Electric				
Electric - Guardhouse	101	682	1,000	68%
Electric - Street Lights	512	3,999	5,600	71%
Electric - Gate	39	345	600	58%
Telephone/Internet	137	1,086	1,606	68%
Entrance Gates				
Monitoring	1,744	15,692	21,423	73%
Repairs - Gates/Poles	215	10,568	9,000	117%

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

Description	June	Total	Total Annual Budget	% of Budget
Guardhouse				
Cleaning	-	-	1,000	0%
Repairs	-	-	2,000	0%
Roadway				
Curbs/Gutters-Pressure Cleaning	1,295	7,020	8,325	84%
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	2,925	4,200	70%
Aquatic Weed Control - 14th Street (Canal)	225	2,025	2,700	75%
Structures, Catch Basin & Outfall	-	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	91	849	1,539	55%
Repairs and Maintenance				
Landscaping				
Landscape Maintenance	7,500	67,652	92,500	73%
Annuals	-	1,200	5,100	24%
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	28,187	37,583	75%
Total Expenditures and Other Uses:	**$ 21,653**	**$ 239,142**	**$ 315,984**	**76%**
Net Increase/ (Decrease) in Fund Balance	(21,653)	83,233	-	
Fund Balance - Beginning	147,623	17,683	17,683	
Current Year Reserve Allocation	3,132	28,187	37,583	
Fund Balance - Ending	**$ 129,102**	**$ 129,102**	**$ 55,265**	

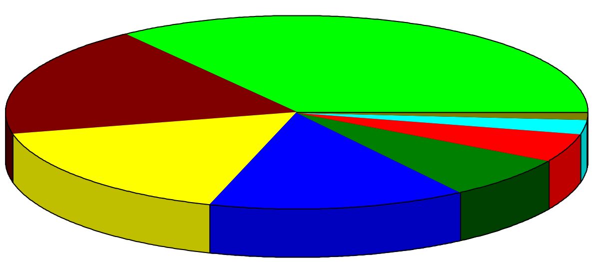
Belmont Lakes Community Development District

Income and Expense by Month
June 2026



Expense Summary
June 2026

5790000 · Landscaping & Hardscape Svcε		35.06%
5290000 · Public Safety(Guardhse & Gates		18.67
5140000 · Legal Services		16.56
9099000 · Reserve Allocations		14.46
5133400 · Other Contractual Services		7.29
5120000 · Executive		4.81
5380000 · Lake, Lake Bk & Littoral Shelf		2.54
5134100 · Communications and Freight Svc		0.61
Total		$21,652.67



By Account