Belmont Lakes

Community Development District

Financial Statements
July 31, 2026

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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Belmont Lakes Community Development District

Monthly Financial Statements

Belmont Lakes Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds	Account Groups	
	General Fund	General Fixed Assets	Totals (Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	$ 115,092	$ -	$ 115,092
Accounts Receivable	-	-	-
Due from Other Funds			
Investment in General Fixed Assets (net of depreciation)	-	229,642	229,642
Total Assets	**$ 115,092**	**$ 229,642**	**$ 344,734**
Liabilities			
Accounts Payable	$ -	$ -	$ -
Due to Other Funds			
Total Liabilities	**$ -**	**$ -**	**$ -**
Fund Equity and Other Credits			
Investment in General Fixed Assets	-	229,642	229,642
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	31,319		31,319
Results from Current Operations	66,091	-	66,091
Total Fund Equity and Other Credits	**$ 115,092**	**$ 229,642**	**$ 344,734**
Total Liabilities, Fund Equity and Other Credits	**$ 115,092**	**$ 229,642**	**$ 344,734**

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

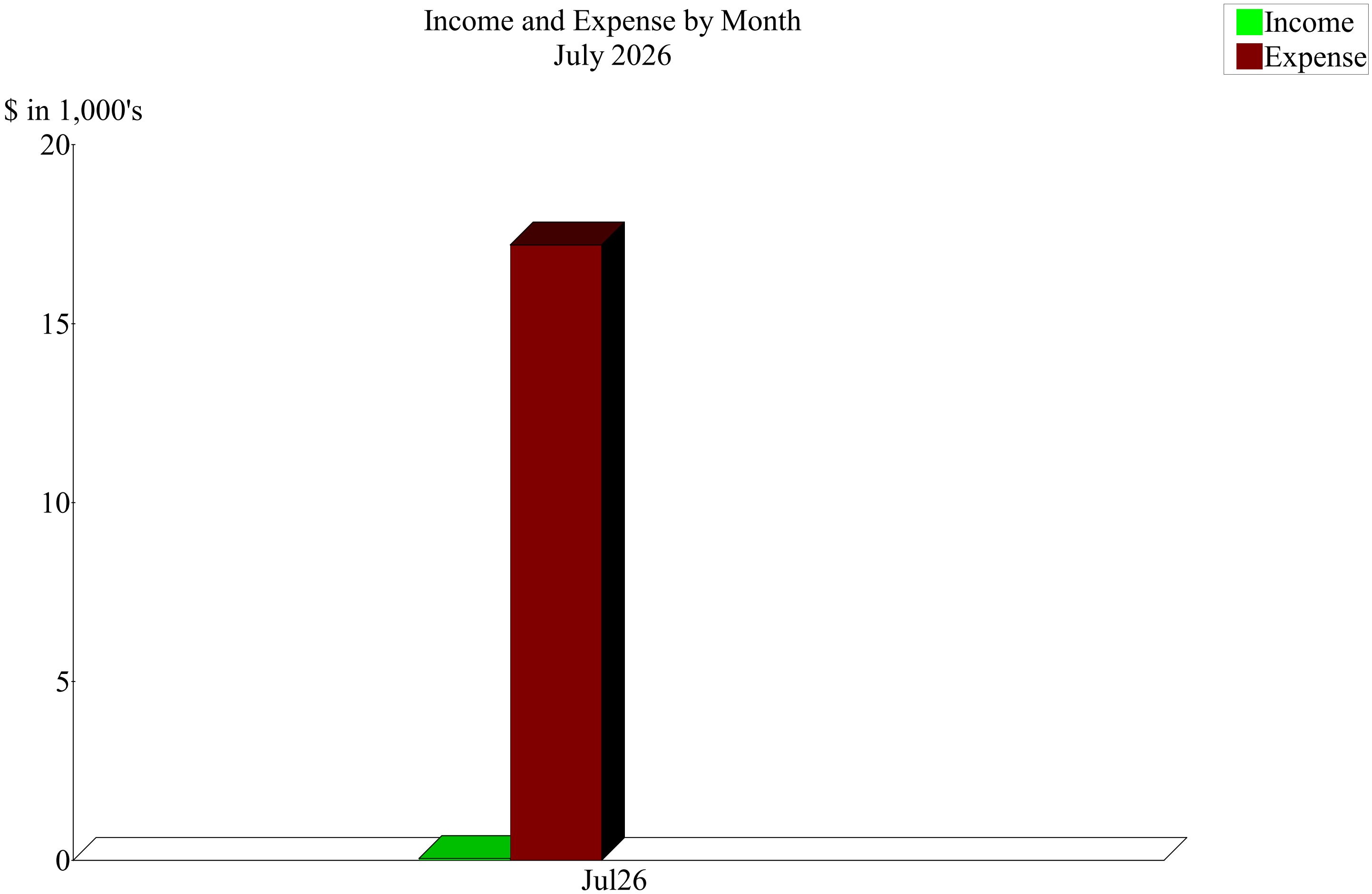
Description	July	Total	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	59	322,433	332,640	97%
Other Fees and Charges				
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	(16,657)	5%
Total Revenue and Other Sources:	**$ 59**	**$ 322,433**	**$ 315,984**	**102%**
Expenditures and Other Uses				
Executive				
Professional Management	1,042	10,417	12,500	83%
Financial and Administrative				
Audit Services	-	4,100	4,100	100%
Other Contractual Services				
Legal Advertising	-	1,760	1,275	138%
Property Appraiser & Tax Collector Fees	-	400	500	80%
Communications & Freight Services				
Postage, Freight & Messenger	-	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	-	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	95	777	1,000	78%
Electric - Street Lights	510	4,509	5,600	81%
Electric - Gate	38	384	600	64%
Telephone/Internet	137	1,223	1,606	76%
Entrance Gates				
Monitoring	1,744	17,435	21,423	81%
Repairs - Gates/Poles	577	11,145	9,000	124%

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

Description	July	Total	Total Annual Budget	% of Budget
Guardhouse				
Cleaning	-	-	1,000	0%
Repairs	-	-	2,000	0%
Roadway				
Curbs/Gutters-Pressure Cleaning	-	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	3,250	4,200	77%
Aquatic Weed Control - 14th Street (Canal)	225	2,250	2,700	83%
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	47	896	1,539	58%
Repairs and Maintenance				
Landscaping				
Landscape Maintenance	9,330	76,982	92,500	83%
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	31,319	37,583	83%
Total Expenditures and Other Uses:	**$ 17,201**	**$ 256,342**	**$ 315,984**	**81%**
Net Increase/ (Decrease) in Fund Balance	(17,142)	66,091	-	
Fund Balance - Beginning	129,102	17,683	17,683	
Current Year Reserve Allocation	3,132	31,319	37,583	
Fund Balance - Ending	**$ 115,092**	**$ 115,092**	**$ 55,265**	

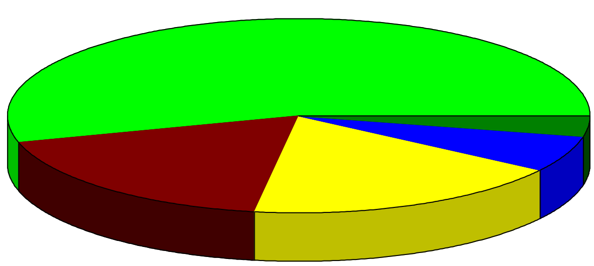
Belmont Lakes Community Development District

Income and Expense by Month
July 2026



Expense Summary
July 2026

5790000 · Landscaping & Hardscape Svcs	54.51%
9099000 · Reserve Allocations	18.21
5290000 · Public Safety(Guardhse & Gates	18.02
5120000 · Executive	6.06
5380000 · Lake, Lake Bk & Littoral Shelf	3.20
Total	$17,200.56



By Account