# BELMONT LAKES
# COMMUNITY DEVELOPMENT
# DISTRICT

## FINANCIAL STATEMENTS – AUGUST 2025

FISCAL YEAR 2025


**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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**JPWard and Associates, LLC**
**Community Development District Advisors**

## Belmont Lakes Community Development District

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JPWard & Associates, LLC
2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Belmont Lakes Community Develoment District**
**Balance Sheet**
**for the Period Ending August 31, 2025**

| | Funds | Account Groups | |
|---|---|---|---|
| | General Fund | General Fixed Assets | Totals (Memorandum Only) |
| **Assets** | | | |
| **Cash and Investments** | | | |
| General Fund - Invested Cash | $ 33,560 | $ - | $ 33,560 |
| **Due from Other Funds** | | | |
| **Accrued Interest Receivable** | - | - | - |
| **Accounts Receivable** | - | - | - |
| **Prepaid Expenses/Deposits** | - | - | - |
| **Investment in General Fixed Assets (net of depreciation)** | - | 279,448 | 279,448 |
| **Total Assets** | **$ 33,560** | **$ 279,448** | **$ 313,008** |
| | | | |
| **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, 2024 (Unaudited) | - | - | - |
| Results from Current Operations | - | - | - |
| **Unreserved** | | | |
| Beginning: October 1, 2024 (Unaudited) | 113,942 | - | 113,942 |
| Results from Current Operations | (80,382) | - | (80,382) |
| **Total Fund Equity and Other Credits** | **$ 33,560** | **$ 279,448** | **$ 313,008** |
| | | | |
| **Total Liabilities, Fund Equity and Other Credits** | **$ 33,560** | **$ 279,448** | **$ 313,008** |

**Belmont Lakes Community Develoment District**
**General Fund**
**Statement of Revenues, Expenditures and Changes in Fund Balance**
**Through August 31, 2025**

| Description | October | November | December | January | February | March | April | May | June | July | August | Total | Total Annual Budget | % of Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenue and Other Sources** | | | | | | | | | | | | | | |
| **Carryforward** | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 67,108 | 0% |
| **Interest** | | | | | | | | | | | | | | |
| Interest - General Checking | - | - | - | - | - | - | - | - | - | - | - | - | - | 0% |
| **Special Assessment Revenue** | | | | | | | | | | | | | | |
| Special Assessments - Uniform Method | 61 | 53,343 | 108,392 | 22,017 | 1,305 | 10,517 | 15,024 | - | - | 5,509 | - | 216,168 | 227,651 | 95% |
| **Other Income** | - | - | - | - | - | - | - | - | - | - | - | - | 700 | 0% |
| **Total Revenue and Other Sources:** | **$ 61** | **$ 53,343** | **$ 108,392** | **$ 22,017** | **$ 1,305** | **$ 10,517** | **$ 15,024** | **$ -** | **$ -** | **$ 5,509** | **$ -** | **$ 216,168** | **$ 295,459** | **73%** |
| | | | | | | | | | | | | | | |
| **Expenditures and Other Uses** | | | | | | | | | | | | | | |
| **Legislative** | | | | | | | | | | | | | | |
| Board of Supervisors' Fees | - | - | - | - | - | - | - | - | - | - | - | - | $ - | 0% |
| **Executive** | | | | | | | | | | | | | | |
| Professional Management | 1,042 | 1,042 | 1,042 | 1,042 | 1,042 | 1,042 | 1,042 | 1,042 | 1,042 | 1,042 | 1,042 | 11,458 | $ 12,500 | 92% |
| **Financial and Administrative** | | | | | | | | | | | | | | |
| Audit Services | - | - | 1,000 | 3,000 | - | - | - | - | - | - | - | 4,000 | 4,000 | 100% |
| **Other Contractual Services** | | | | | | | | | | | | | | |
| Legal Advertising | - | - | 635 | - | - | - | - | - | 1,388 | - | - | 2,023 | 1,450 | 140% |
| Property Appraiser & Tax Collector Fees | - | - | 400 | - | - | - | - | - | - | - | - | 400 | 4,300 | 9% |
| Bank Service Fees | 140 | - | - | - | - | - | - | - | - | - | - | 140 | - | 0% |
| **Communications & Freight Services** | | | | | | | | | | | | | | |
| Postage, Freight & Messenger | - | - | - | - | - | - | - | - | - | - | - | - | 200 | 0% |
| **Rentals and Leases** | | | | | | | | | | | | | | |
| Meeting Room Rental | - | - | - | - | 103 | - | - | - | 69 | - | - | 172 | 100 | 172% |
| Computer Services (Web Site) | - | - | - | - | - | - | - | - | - | - | - | - | - | 0% |
| **Insurance** | 12,985 | - | - | - | - | - | - | - | - | - | - | 12,985 | 12,985 | 100% |
| **Subscription and Memberships** | - | 175 | - | - | - | - | - | - | - | - | - | 175 | 175 | 100% |
| **Printing and Binding** | - | - | 247 | - | - | - | 40 | - | - | 43 | - | 329 | - | 0% |
| **Legal Services** | | | | | | | | | | | | | | |
| Legal - General Counsel | - | - | - | - | - | - | - | - | 1,388 | - | - | 1,388 | - | 0% |
| **Other General Government Services** | | | | | | | | | | | | | | |
| Engineering Services - General Fund | - | - | - | - | - | - | - | - | - | - | - | - | - | 0% |
| **Public Safety (Guardhouse & Gates)** | | | | | | | | | | | | | | |
| Utility Services | | | | | | | | | | | | | | |
| Electric | | | | | | | | | | | | | | |
| Electric - Guardhouse | 56 | 50 | 48 | 76 | 83 | 70 | - | 148 | 88 | 91 | 194 | 903 | 631 | 143% |
| Electric - Street Lights | 457 | - | 914 | 483 | - | 486 | 971 | 486 | - | 468 | 971 | 5,236 | 5,522 | 95% |
| Electric - Gate | 32 | 32 | 32 | 35 | 38 | 34 | 33 | 34 | 33 | 32 | 66 | 401 | 369 | 109% |
| Telephone/Internet | - | - | 253 | 133 | 143 | 129 | 129 | 257 | 129 | - | 129 | 1,300 | 1,740 | 75% |
| Entrance Gates | | | | | | | | | | | | | | |
| Monitoring | 1,744 | 1,744 | 1,744 | 1,744 | 1,834 | 1,744 | 597 | 1,744 | 1,744 | 1,744 | 3,109 | 19,487 | 22,727 | 86% |
| Repairs - Gates/Poles | 90 | - | 405 | 90 | 246 | 180 | - | - | 490 | 90 | 90 | 1,681 | 2,500 | 67% |
| Gate - Capital Outlay | - | - | - | - | - | - | - | - | - | - | - | - | - | 0% |
| Guardhouse | | | | | | | | | | | | | | |

**Belmont Lakes Community Develoment District**
**General Fund**
**Statement of Revenues, Expenditures and Changes in Fund Balance**
**Through August 31, 2025**

| Description | October | November | December | January | February | March | April | May | June | July | August | Total | Total Annual Budget | % of Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cleaning | - | - | - | - | - | - | - | - | - | - | - | - | 1,950 | 0% |
| Repairs | 461 | - | 1,238 | - | - | - | - | - | - | - | - | 1,699 | 5,700 | 30% |
| Roadway | | | | | | | | | | | | | | |
| Curbs/Gutters-Pressure Cleaning | - | - | - | 1,285 | - | - | 1,285 | - | - | 1,285 | - | 3,855 | 5,625 | 69% |
| Miscellaneous | - | - | - | - | - | 876 | - | - | - | - | - | 876 | 500 | 175% |
| Capital Outlay | | | | | | | | | | | | | | |
| Guardhouse Painting | - | 4,882 | - | - | - | - | - | - | - | - | - | 4,882 | - | 0% |
| **Lake, Lake Bank and Littoral Shelf Maintenance** | | | | | | | | | | | | | | |
| Repairs and Maintenance | | | | | | | | | | | | | | |
| Aquatic Weed Control - Community | - | 602 | 301 | - | 650 | 325 | 650 | 325 | 325 | 325 | 325 | 3,828 | 3,588 | 107% |
| Aquatic Weed Control - 14th Street | - | - | - | - | 1,475 | 225 | 450 | 225 | 225 | 225 | 225 | 3,050 | 2,700 | 113% |
| Lake Bank Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - | 0% |
| Structures, Catch Basins & Outfalls | - | - | - | - | - | - | - | - | - | - | - | - | - | 0% |
| Gate Replacement - 14th Street | 2,900 | - | - | - | - | - | - | - | - | - | - | 2,900 | 2,900 | 100% |
| Miscellaneous | - | - | - | - | - | - | 84 | - | - | - | - | 84 | - | 0% |
| **Tennis Courts/Pickelball Courts** | | | | | | | | | | | | | | |
| Repairs and Maintenance | | | | | | | | | | | | | | |
| Pressure Washing | - | 1,285 | - | - | - | - | - | - | - | - | - | 1,285 | 2,500 | 51% |
| Miscellaneous Repairs & Maintenance | - | - | - | - | - | - | 304 | - | - | - | - | 304 | - | 0% |
| Capital Outlay | | | | | | | | | | | | | | |
| Resurfacing Tennis to Pickelball Courts | 18,750 | - | 7,942 | - | 68 | - | - | - | - | - | - | 26,760 | 25,000 | 107% |
| **Landscaping and Hardscape Maintenance** | | | | | | | | | | | | | | |
| Utility Services | | | | | | | | | | | | | | |
| Electric | | | | | | | | | | | | | | |
| Electric - Pumps | 143 | 83 | 68 | 104 | 160 | 175 | 171 | 137 | 109 | 101 | 248 | 1,499 | 1,255 | 119% |
| Repairs and Maintenance | | | | | | | | | | | | | | |
| Landscaping | | | | | | | | | | | | | | |
| Landscape Maintenance | 2,475 | - | 1,650 | - | 9,450 | 7,687 | 7,500 | 7,500 | 7,895 | 7,500 | 15,000 | 66,657 | 26,000 | 256% |
| Landscape Trimming | 1,000 | - | 1,000 | - | - | - | - | - | - | - | - | 2,000 | 12,000 | 17% |
| Tree Trimming | - | - | - | - | - | - | - | - | - | - | - | - | 20,000 | 0% |
| Landscape Replacements | - | - | - | - | - | - | - | - | - | - | - | - | - | 0% |
| Mulch Installation | - | - | - | - | - | - | - | - | - | - | - | - | 13,680 | 0% |
| Annuals | 625 | - | - | - | - | - | - | - | - | - | - | 625 | 1,250 | 50% |
| Irrigation System | - | - | 3,350 | 935 | - | - | - | - | - | - | - | 4,285 | 1,200 | 357% |
| Annual Holiday Lights | - | - | - | - | 2,765 | - | - | - | - | - | - | 2,765 | 4,500 | 61% |
| Fertilization | 863 | - | - | - | - | - | - | - | - | - | - | 863 | 3,450 | 25% |
| Capital Outlay | | | | | | | | | | | | | | |
| Landscaping Renovations | - | - | 102,100 | - | - | - | - | 4,155 | - | - | - | 106,255 | 63,356 | 168% |
| Fencing Renovations | - | - | - | - | - | - | - | - | - | - | - | - | 20,000 | 0% |
| **Other Fees and Charges** | | | | | | | | | | | | | | |
| Discounts, Tax Coll Fee & Prop Appraiser Fee | - | - | - | - | - | - | - | - | - | - | - | - | 9,106 | 0% |
| **Total Expenditures and Other Uses:** | **$ 43,761** | **$ 9,894** | **$ 124,367** | **$ 8,926** | **$ 18,056** | **$ 12,971** | **$ 13,256** | **$ 16,052** | **$ 14,924** | **$ 12,945** | **$ 21,399** | **$ 296,551** | **$ 295,459** | **100%** |

**Belmont Lakes Community Develoment District**
**General Fund**
**Statement of Revenues, Expenditures and Changes in Fund Balance**
**Through August 31, 2025**

| Description | October | November | December | January | February | March | April | May | June | July | August | Total | Total Annual Budget | % of Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Net Increase/ (Decrease) in Fund Balance | (43,700) | 43,449 | (15,975) | 13,090 | (16,751) | (2,453) | 1,768 | (16,052) | (14,924) | (7,436) | (21,399) | (80,382) | | |
| Fund Balance - Beginning | 113,942 | 70,242 | 113,691 | 97,716 | 110,807 | 94,056 | 91,603 | 93,371 | 77,318 | 62,395 | 54,959 | 113,942 | | |
| **Fund Balance - Ending** | **$ 70,242** | **$ 113,691** | **$ 97,716** | **$ 110,807** | **$ 94,056** | **$ 91,603** | **$ 93,371** | **$ 77,318** | **$ 62,395** | **$ 54,959** | **$ 33,560** | **$ 33,560** | **$ -** | |