

Belmont Lakes

Community Development District

*Financial Statements
November 30, 2025*

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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 November 30, 2025

	Funds		Account Groups	Totals (Memorandum Only)
	General Fund		General Fixed Assets	
Assets				
Cash and Investments				
General Fund - Invested Cash	\$ 27,501		\$ -	\$ 27,501
Accounts Receivable	-		-	-
Due from Other Funds				
Investment in General Fixed Assets (net of depreciation)	-		279,448	279,448
Total Assets	\$ 27,501		\$ 279,448	\$ 306,949
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)	17,683		-	17,683
Extraordinary Capital/Operations Reserve	8,211		-	8,211
Results from Current Operations	1,608		-	1,608
Total Fund Equity and Other Credits	\$ 27,501		\$ 279,448	\$ 306,949
Total Liabilities, Fund Equity and Other Credits	\$ 27,501		\$ 279,448	\$ 306,949

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

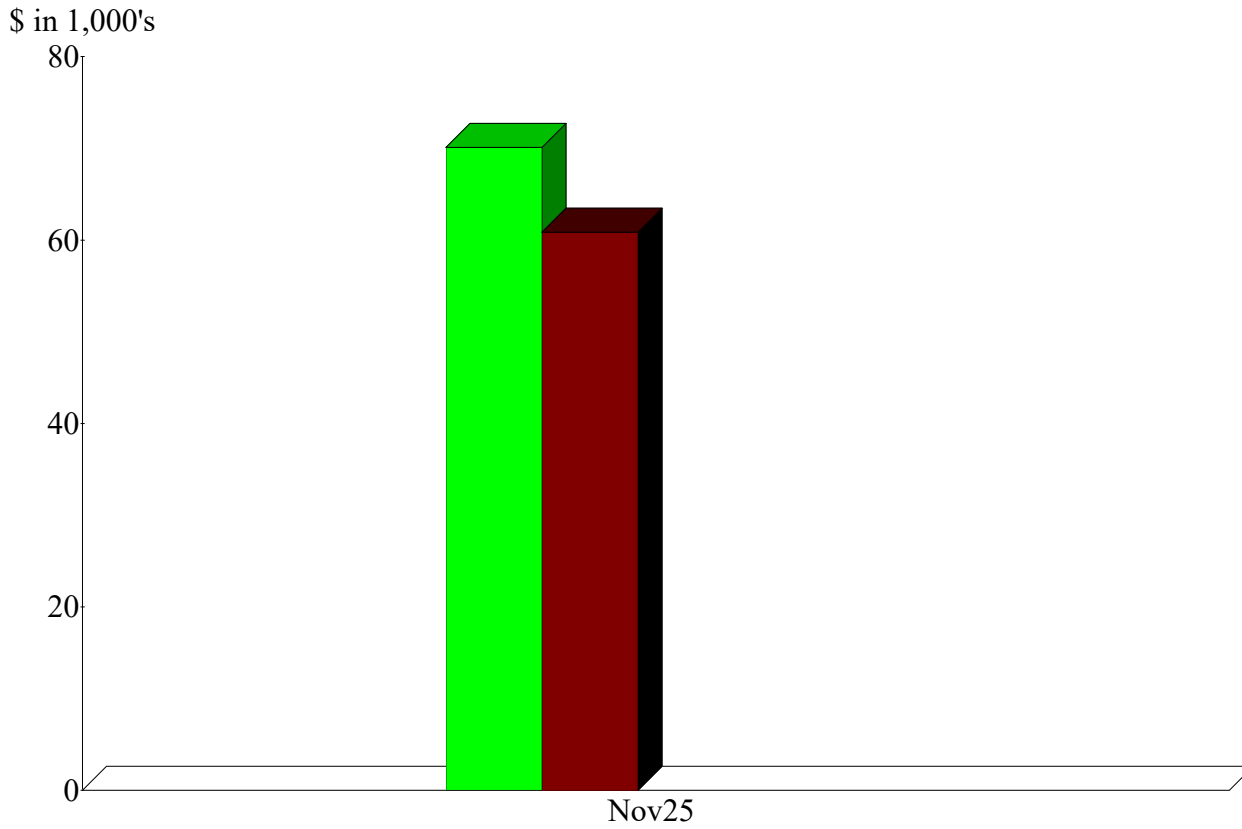
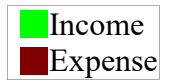
Description	November	Total	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - General Checking	-	-	-	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	70,094	74,186	332,640	22%
Other Income	-	-	500	0%
Other Fees and Charges				
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	(23,443)	5%
Total Revenue and Other Sources:	\$ 70,094	\$ 74,186	\$ 309,697	24%
Expenditures and Other Uses				
Executive				
Professional Management	1,042	2,083	12,500	17%
Financial and Administrative				
Audit Services	-	-	4,100	0%
Other Contractual Services				
Legal Advertising	-	-	1,275	0%
Property Appraiser & Tax Collector Fees	-	-	4,500	0%
Communications & Freight Services				
Postage, Freight & Messenger	19	19		N/A
Rentals and Leases				
Meeting Room Rental	75	100	156	64%
Insurance	14,013	14,013	13,335	105%
Subscription and Memberships	175	175	175	100%
Public Safety (Guardhouse & Gates)				
Utility Services				
Electric				
Electric - Guardhouse	172	172	1,000	17%
Electric - Street Lights	485	969	5,600	17%
Electric - Gate	71	71	600	12%
Telephone/Internet	138	265	1,606	17%
Entrance Gates				
Monitoring	1,744	3,487	21,422	16%
Repairs - Gates/Poles	8,653	8,653	2,000	433%
Guardhouse				
Cleaning	-	-	1,000	0%
Repairs	-	-	2,000	0%

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

Description	November	Total	Total Annual Budget	% of Budget
Roadway				
Curbs/Gutters-Pressure Cleaning	1,285	1,285	6,425	20%
Miscellaneous	-	-	500	0%
Capital Outlay				
Road from 114th through the Community	-	-	25,000	0%
Directional Signage	-	-	6,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Repairs and Maintenance				
Aquatic Weed Control - Community (Lake)	325	650	4,200	15%
Aquatic Weed Control - 14th Street (Canal)	225	450	2,700	17%
Structures, Catch Basin & Outfall	13,182	13,182	-	N/A
Tennis Courts/Pickelball Courts				
Repairs and Maintenance				
Pressure Washing	-	-	4,000	0%
Landscaping and Hardscape Maintenance				
Utility Services				
Electric				
Electric - Pumps	246	246	1,539	16%
Repairs and Maintenance				
Landscaping				
Landscape Maintenance	14,903	14,903	92,500	16%
Annuals	-	-	5,100	0%
Irrigation System	-	-	5,000	0%
Annual Holiday Lights	-	3,644	6,200	59%
Capital Outlay				
Landscaping Renovations	-	-	30,000	0%
Reserve Allocations				
Operational Reserves (Future Years)	4,105	8,211	49,264	17%
Total Expenditures and Other Uses:	\$ 60,856	\$ 72,578	\$ 309,697	23%
Net Increase/ (Decrease) in Fund Balance	9,238	1,608	-	
Fund Balance - Beginning	10,053	17,683		
Current Year Reserve Allocation	4,105	8,211		
Fund Balance - Ending	\$ 19,291	\$ 19,291		

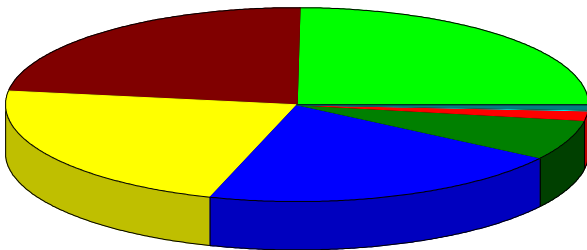
Belmont Lakes Community Development District

Income and Expense by Month
November 2025



Expense Summary
November 2025

5790000 · Landscaping & Hardscape Svce	24.89%
5134500 · Insurance	23.03
5380000 · Lake, Lake Bk & Littoral Shelf	22.56
5290000 · Public Safety(Guardhse & Gates	20.62
9099000 · Reserve Allocations	6.75
5120000 · Executive	1.71
5134600 · Subscriptions & Memberships	0.29
5134400 · Rentals and Leases	0.12
5134100 · Communications and Freight Svc	0.03
Total	\$60,856.48



By Account