

Belmont Lakes

Community Development District

*Financial Statements
December 31, 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 December 31, 2025

	Funds		Account Groups	Totals (Memorandum Only)
	General Fund		General Fixed Assets	
Assets				
Cash and Investments				
General Fund - Invested Cash	\$ 173,812		\$ -	\$ 173,812
Accounts Receivable	-		-	-
Due from Other Funds				
Investment in General Fixed Assets (net of depreciation)	-		279,448	279,448
Total Assets	\$ 173,812		\$ 279,448	\$ 453,260
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	147,919		-	147,919
Total Fund Equity and Other Credits	\$ 173,812		\$ 279,448	\$ 453,260
Total Liabilities, Fund Equity and Other Credits	\$ 173,812		\$ 279,448	\$ 453,260

Belmont Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2025

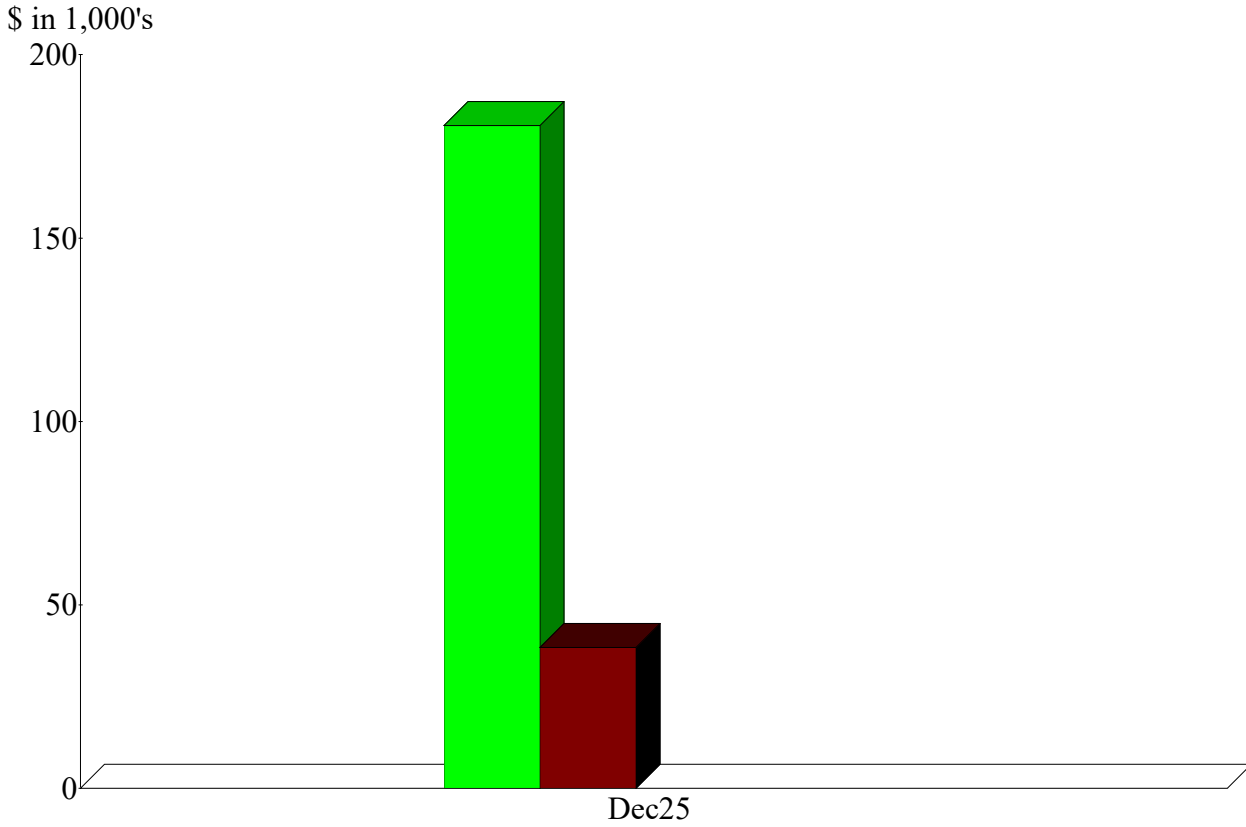
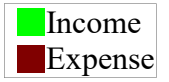
Description	December	Total	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - Uniform Method	180,656	254,842	332,640	77%
Other Income	-	-	500	0%
Other Fees and Charges				
Discounts, Tax Coll Fee & Prop Appraiser Fee	-	-	(23,443)	5%
Total Revenue and Other Sources:	\$ 180,656	\$ 254,842	\$ 309,697	82%
Expenditures and Other Uses				
Executive				
Professional Management	1,042	3,125	12,500	25%
Financial and Administrative				
Audit Services	4,100	4,100	4,100	100%
Other Contractual Services				
Legal Advertising	86	86	1,275	7%
Property Appraiser & Tax Collector Fees	-	-	4,500	0%
Communications & Freight Services				
Postage, Freight & Messenger	16	35	-	N/A
Rentals and Leases				
Meeting Room Rental	25	125	156	80%
Insurance	-	14,013	13,335	105%
Subscription and Memberships	-	175	175	100%
Public Safety (Guardhouse & Gates)				
Utility Services				
Electric				
Electric - Guardhouse	-	172	1,000	17%
Electric - Street Lights	-	969	5,600	17%
Electric - Gate	-	71	600	12%
Telephone/Internet	-	265	1,606	17%
Entrance Gates				
Monitoring	1,744	5,231	21,422	24%
Repairs - Gates/Poles	90	8,743	2,000	437%
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 December 31, 2025

Description	December	Total	Total Annual Budget	% of Budget
Roadway				
Curbs/Gutters-Pressure Cleaning	-	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	975	4,200	23%
Aquatic Weed Control - 14th Street (Canal)	225	675	2,700	25%
Structures, Catch Basin & Outfall	4,800	17,982	-	N/A
Tennis Courts/Pickelball Courts				
Repairs and Maintenance				
Pressure Washing	-	-	4,000	0%
Landscaping and Hardscape Maintenance				
Utility Services				
Electric				
Electric - Pumps	-	246	1,539	16%
Repairs and Maintenance				
Landscaping				
Landscape Maintenance	15,249	30,152	92,500	33%
Annuals	-	-	5,100	0%
Irrigation System	3,000	3,000	5,000	60%
Annual Holiday Lights	3,644	7,288	6,200	118%
Capital Outlay				
Landscaping Renovations	-	-	30,000	0%
Reserve Allocations				
Operational Reserves (Future Years)	-	8,211	49,264	17%
Total Expenditures and Other Uses:	\$ 34,345	\$ 106,923	\$ 309,697	35%
Net Increase/ (Decrease) in Fund Balance	146,311	147,919	-	
Fund Balance - Beginning	27,501	17,683	17,683	
Current Year Reserve Allocation	-	8,211	49,264	
Fund Balance - Ending	\$ 173,812	\$ 173,812	\$ 66,947	

Belmont Lakes Community Development District

Income and Expense by Month
December 2025



Expense Summary
December 2025

5790000 · Landscaping & Hardscape Svce	56.94%
5380000 · Lake, Lake Bk & Littoral Shelf	13.91
9099000 · Reserve Allocations	10.68
5130000 · Financial and Administrative	10.66
5290000 · Public Safety(Guardhse & Gates	4.77
5120000 · Executive	2.71
5133400 · Other Contractual Services	0.22
5134400 · Rentals and Leases	0.07
5134100 · Communications and Freight Svc	0.04
Total	\$38,450.19

