

**MINUTES OF MEETING
BELMONT LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Belmont Lakes Community Development District was held on Thursday, February 26, 2026 at the Shenandoah Park Community Room, 14452 Shenandoah Parkway, Davie, Florida 33325. It began at 6:30 p.m. and was presided over by Mr. Dominick Madeo, Chairperson, and James P. Ward as Secretary.

Present:

Dominic Madeo	Chairperson
Carlos Benhamu	Vice Chairperson
Thomas Pacchioli	Assistant Secretary
Fabiola Bigio Elibrahimi	Assistant Secretary

Absent:

Joseph Capuozzo	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel

Audience:

Frank Pupo
Leonor Pupo
Michael Caradulis
Patricia Cobos
Darlene Moretti
Jenn Peysakhovich
Alex Peysakhovich
Kim Pacchioli
Amanda Pathon
Richard Buckley

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Ward called the meeting to order at approximately 6:30 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Capuozzo, constituting a quorum.

SECOND ORDER OF BUSINESS**Consideration of Minutes****January 15, 2026 - Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; there were none. He called for a motion.

On MOTION made by Dominick Madeo, seconded by Carlos Benhamu, and with all in favor, the Regular Meeting Minutes of January 15, 2026 were approved.

THIRD ORDER OF BUSINESS**Discussion of Proposed Budget****Discussion on the Proposed Fiscal Year 2027 Budget**

Mr. Ward indicated the fiscal year 2027 budget would begin October 1, 2026 and end September 30, 2027. He stated the budget would be discussed today, approved at the next meeting and adopted at the public hearing on May 21, 2026. He stated if the budget went above the cap rate, mailed notice to all residents would be required. He reported pages 1 and 2 were the budget for operations and did not include any capital elements; page 3 was the capital plan. He stated he put together capital project cost estimates for the Board to review. He stated he would review the operating budget and then the capital elements. He indicated the assessment rate for the FY 2026 budget was (indecipherable). There was no audio from 04:13 until 10:20. He asked if there were any questions.

Mr. Richard Buckley asked about the reserve account.

Mr. Ward: The \$332,641 was the total estimated appropriations. The total budget line. That's not the reserves. If you look further down you will see a total fund balance of \$55,265 dollars. After we made all the budget adjustments in 2026, that was the estimated reserves we would have in 2026. If you look at the anticipated fiscal year, at the bottom, I anticipate that number to be \$58,946 dollars.

Mr. Buckley: So, you're telling me, as of today, in 2026, we have \$55,265 dollars in reserves?

Mr. Ward: That's what we budgeted. By the end of the fiscal year, which is coming up in September, that will be at \$58,000 dollars. It's \$55,000 dollars now and will change to roughly \$58,946 by September 30, 2026, because I anticipate that some of the expenditures will be slightly under our budgeted expenditures for the year.

Mr. Buckley: So, what's the \$332,641 dollars?

Mr. Ward: That's the total appropriations for fiscal year 2026. So, all your expenditure line items for 2026. That's what they total to.

Mr. Buckley: So, the total expenditures is \$332,000 dollars. Where is the \$55,000 dollars? Which bank?

Mr. Ward: It's in Trust. Any other questions?

Mr. Frank Pupo asked Where do you take into account (indecipherable). Audio went silent from 13:30 until 19:40.

Ms. Bigio asked about the guardhouse roof estimate. She noted it was higher than it should be.

Mr. Ward noted that was a good thing.

Ms. Pupo asked if Mr. Ward obtained estimates for the capital project numbers. She said she felt these numbers were inflated.

Mr. Ward explained his numbers were not confirmed estimates. *I just generally reached out to vendors I know that do this kind of work who gave me some generalized numbers. I did not get specific numbers for any of these items.*

A female resident: *The windows on the guardhouse, impact windows. I don't see why we need to spend that kind of money on our guardhouse. Nobody is in there.*

Mr. Ward: Okay.

A female resident: *The front monument sign. You have \$16,000 dollars, but somebody came up with \$80,000 dollars to redo the sign. Which is it?*

Mr. Alex Peysakhovich: May I clarify? The signs were not \$80,000 dollars. Does anyone know what was included in the \$80,000 dollars?

Discussion ensued regarding what was included in the \$80,000 dollars: the entrance signs, stucco, paint, windows, black hawk sign, marble behind the black hawk sign, powder coating the gates, etc.

Mr. Peysakhovich stated none of the estimates in the budget were substantiated; his quote was an actual quote handed over to Mr. Madeo and Mr. Ward for over ten line items for \$80,000 dollars two and a half years ago. *I offered to do the entrance sign as a favor to the community for \$6,000 dollars at the last meeting. What I also offered was to do the street signs free of charge for the community after a phone call which should have happened with your Chairman about a week ago.*

Mr. Tom Pacchioli: Why does he need to call you to do the signs?

Ms. Cobos: We all love this community. I love where I live. And I think that what it comes down to was, there was a call where the HOA, there were two attorneys and two people who were supposed to be on the call, and I guess you were supposed to be on the call.

Mr. Madeo: I was not supposed to be on any call.

Discussion ensued regarding the call. Much of the discussion was (indecipherable).

Ms. Cobos: I was excited about this call because I thought finally you two would be able to talk things out and see how we can put our funds together to make everything better. I was told you weren't there.

Mr. Madeo: I was never invited to a phone call by anybody.

Ms. Pupo: This question is for the attorney. Was Dominic Madeo not invited to a call?

Mr. Jere Earlywine: We had a call last week and my understanding was the Chair was invited. Jim and I were on the call. We had some folks from the HOA side including Jeffrey. It was honestly really good to hear from everyone. Alex showed up for the call and gave his perspective on things. I did not do a great job of listening in the beginning and then as they were talking it started to make sense in terms of being upset. I thought the communication was really good and I would encourage all of you to continue to try to communicate, to get together. This is a small community and the more dialog the better. I know I learned some things and if you want to have another call it would be great.

Discussion continued regarding who was aware of the phone call; who was not aware of the phone call; who was invited to join; who set up the phone call; the phone call being a good conversation; and who was actually on the call. The audio went silent from 28:50 until 37:30.

Ms. Pathon claimed the community was not informed about CDD meetings and this was because the CDD did not want the public to attend.

Discussion ensued regarding this remark.

Mr. Ward: May I interrupt? Let's stop and go back to the budget. I think that's important. I will say to the community in terms of how you get notified, we have a District website. You can go to it. We post the agenda 7 days in advance. We missed the deadline this past week because someone tried to hack our website, so we had to move the meeting to this week. The agendas are posted 7 days in advance. We put a cancellation notice out there also. I don't have email addresses from all of you because as a governmental entity we don't collect them. No government does because the email addresses would become a public record, but to the extent that anybody wants to get an individualized copy of the agenda you are welcome to give me your email address and we will send it to you. It's not a big deal. I will tell you, your email addresses will then become public record, so if you do not want your email address on the public record then don't give it to me. But I'm happy to send you agendas as we move forward.

Ms. Peysakhovich: Alex supported you for years before he insulted you, so to speak, how come you never agreed to talk to you then. When he came to you three years ago and tried to talk to you about the front, and whatever happened - happened.

Mr. Madeo: We did talk and I brought it to the Board and they voted it down, so what would you like me to do?

Ms. Peysakhovich: He tried to speak with you before he so-called insulted you and you did not agree to that. Why?

Mr. Madeo: We talked twice. I brought it to the Board twice. They knocked it down twice. They said they weren't going to entertain it. Now, there are five board members. I'm not the only one. And at the time there was not enough money in the budget to do it. So, what does he say? He says, let's hit everybody with an assessment and then we can redo these walls. I did not think the walls were a priority number one. To me there were other things that needed to be done. And I've always advocated keeping the budget low for the community. Not what's going on here. Dig up the streets? We had the streets tested. The streets are perfectly fine, but no, we are going to dig up perfectly fine streets. Why? I don't know.

Mr. Madeo and Mr. Peysakhovich discussed what was said or not said about sealing the streets versus milling.

Mr. Peysakhovich: When you and I had the conversation, and the way you presented it is the same way that Fabiola just said, the walls and the sign are \$80,000, which is the same comment Jim made. That's how you presented it to the Board and there are minutes that show it. Therefore, when you had your \$80,000 dollar comment, and that's how you presented it, when I came to the next meeting, what I said was, if you guys don't have it in the budget, would you support the fact that we do these items if I went to the community and asked everybody to chip in \$1,800 dollars each to get those items done, would you all support it, and I could not get a straight answer, which is why I put it in the WhatsApp and I clarified what was going to get done. And then I texted you again and we were supposed to have a conversation and never did, and the comment I got from you was, it's not happening. Not, let's talk about it for next year, not let's talk about the following year, but yet we spent \$100,000 dollars on landscaping which we don't have any before and after photos for, we spent \$30,000 dollars on pickleball which we now have to redo based on your new quotes that aren't real quotes, and when I specifically stated that we weren't spending \$330,000 dollars, I was told I was wrong, but now we have \$60,000 dollars in reserves, and we have money that we've spent over the approved budget from 2026 because the catch basins weren't approved for \$26,000 dollars. Your sealcoating, you already spent \$17,000 dollars out of \$25,000 dollars that you approved, but you haven't sealcoated anything yet. So, yes, it should be upsetting to everybody here. The money is going to the wrong things at the wrong time.

Mr. Pacchioli: You came to the meeting, and we said to you, okay, go to the community, and I said to you myself that I would back you if you get over 50% of the community on board. You came to the next meeting and I said, "where are your signatures?" And you said, "it's not my job, it's the Boards job." You said you were going to the residents and get signatures.

Ms. Fabiola Bigio Elibrahim stated she remembered Mr. Peysakhovich's presentation and the Board did not have funds in the budget to support Mr. Peysakhovich's suggestions. She said the Board asked Mr. Peysakhovich to obtain support from the community regarding his suggestions and then his suggestions would be considered for next year's budget, but Mr. Peysakhovich never brought in anything to show he spoke with the neighbors and obtained community support.

Discussion continued regarding Mr. Peysakhovich's suggestions, his estimate and community support for inclusion in the budget; the landscaping budget; and the Board attempting to work with Mr. Peysakhovich. Much of this discussion was (indecipherable).

Mr. Peysakhovich noted most of the capital projects were things which would improve the community and should be planned for, whether sooner or later, but pushing the projects out further and further only increased the costs. He said he understood everyone wanted to save money, but these projects would have to be paid for in the end. He stated the residents who left benefited in the short term while the residents who stayed would be stuck with the bill. He asked the Board to figure out what needed to be done, plan for it, and get it done; projects should not need to be rushed.

Mr. Benhamu: *Now that we have the geotechnical report on the roads. We've got \$180,000 dollars' worth of resurfacing for the roads. Do you think this is a priority now that we have a geotechnical report showing the roads are perfect?*

Mr. _____ suggested saving \$20,000 dollars a year for the next 10 years so when the roads did need to be resurfaced the community would be prepared.

Discussion ensued regarding putting money aside for future projects; what projects should be done when; how to prioritize projects; and putting the pickleball courts at the top of the list.

Mr. Madeo indicated he would be meeting with the pickleball court vendor tomorrow to discuss fixing the pickleball courts.

Ms. _____ asked if the pavers, roundabout and sidewalks would cost \$108,000 dollars.

Discussion ensued regarding the estimate of \$108,000 dollars to fix the sidewalks being high.

Mr. Ward: *As I said, I reached out to a couple of vendors who gave me some pricing, so the numbers are high to begin with on purpose.*

Mr. Madeo discussed how he handled the landscaping estimates understanding the estimates were inflated.

Ms. Pathon: *When we spent \$100,000 dollars with ClubCare on landscaping we didn't ask the City for permits, we did not ask the City for approval, and we did not take before and after photos, so I'm asking, when we hand over \$440,000 dollars to you, or whatever that might be, that you please get us the proper scope of work. I have combed through countless years of invoices and payments. I have gone from 2016 until now on every single invoice that we have copies of and there are a lot of invoices that say, "spoke to Dominic (management), \$53,000 dollars, check cut." No scope of work. We cut a check for \$53,000 dollars but we can't tell what it was for. All I ask is when you do these jobs and contract people, know what the scope of work is because when we did the tennis courts, we are turning around and saying we have to do exactly what we already did all over again. Every time we do a project, we end up having to do it again. And get before and after photos so we can prove what was done.*

Mr. Madeo: When we did the landscaping, and the entranceway, I said to Jim, "Are we going to talk to the City?" and he said he didn't have to do that because he knew what the landscaping needed to be. He's done it before.

Ms. Pathon: Do you see what a disadvantage that is to us as a community? Because now we've handed over \$100,000 dollars for plants that if the City comes to us, we have no documentation to prove what you did.

Mr. Ward: That's actually not true.

A brief discussion ensued regarding landscaping.

Ms. Pathon: Moving on. If we are assessing and these assessments are not going to be built into our tax bill, how are we collecting this?

Mr. Ward: There are a couple of ways to do it. It can be built into your tax bill, which is the preferred method of doing something, which is my preferred method of doing things. If you bill it separately, we have to do it as a separate capital assessment, do mailed notice, and then send invoices out and hopefully we get the collections, but if people don't pay then it has to go to an attorney for purposes of collection.

Ms. Pathon: So, what Frank was bringing up earlier, when we did our last assessment, and people did not pay, they moved out of the community without paying. When you're in an HOA there's something called an estoppel letter and you will get a balance that's due. There's no estoppel letter for a CDD. How do we make sure the assessments get paid?

Mr. Ward: If you do a separate capital assessment we do record a lien of record, so it's on record and a title company would automatically pick that up. Then we release the lien once it's paid. That's if you do it separately off the tax bill. If it's on the tax bill there is no estoppel letter needed. The title companies prorate automatically from the tax bill. If an owner does not pay their tax bills, there is a process in the state where the tax bill goes to the tax collector, they do what's called a tax sales certificate process. They sell the certificate at an interest rate, once it's sold the money is then remitted to the agency that was on the tax bill. I know this has happened usually when I get money in June or July. That's when I know a tax certificate has been sold. Tax certificates are going to sell. Let's say the taxes on a \$2 million dollar home is \$30,000 dollars, somebody is buying that certificate. They always get bought. The lien to value ratio is so low. What was brought up was something that happened in 2019 that I just saw today, and the way your prior manager did that I saw the issue, but it didn't make sense to me because I thought they were on the tax bills. I have to go back and look at the tax bills for the units. He didn't have it recorded in his general ledger, so I don't know the answer to the question. It looked to me, the way the recording was done, that it was on the tax bill, but that documentation was not clear.

Mr. Peysakhovich: (Indecipherable). All I'm asking is to do things right. If someone doesn't show up then they should be voted off.

Mr. Madeo: We can't vote off board members. Board members have to resign. I ask Joe all the time if he wants to be on the Board and if he doesn't, to resign. I don't get a response half the

time. Joe's had a lot of surgery done. So, he doesn't want to talk to me about anything. But when I do get a hold of him, if I can convince him to resign, I will.

Mr. Peysakhovich: I just want things done right. How do we get the money and can we get the money?

Mr. Ward: In the CDD world, it's not a big number. Your lien to value ratio is good. I could probably do a tiny financing for this amount and finance it over 2 or 3 years just because your values are so high and this is not a lot of cash.

Mr. Peysakhovich: Can we get the money from previous owners?

Mr. Ward: No. What happened in 2019 was a mistake and it's a done deal. There's no way to go after them.

Ms. ____: I just want to say, everybody wants this stuff done right? So, let's get real quotes on everything. And then see what our priorities are and then move forward.

Mr. Benhamu: We need to prioritize and try to do as much as we can at the same time.

Discussion ensued regarding getting the capital projects quoted properly and prioritized.

Mr. Peysakhovich stated he felt the assessment should not have to go up; the capital projects could be completed over the next few years with the current assessment rate. He indicated the CDD was actually only spending about \$200,000 dollars a year.

Mr. Ward indicated that was incorrect.

Mr. Peysakhovich stated it should only be about \$200,000 dollars if it was done right because there were \$60,000 dollars in reserves. *If you prioritize things that aren't big budget amounts, and do it properly, like moving the palm trees in the front so they don't look lopsided for \$1,000 dollars, those things along with a whole bunch of other small projects that make sense to do and would have instant impact and visualization, those should be done. A lot of the animosity everyone has is because things like this come up, they get pushed to the side, and then you have to act on those emotions.* He discussed the WhatsApp chat conversation with residents who were upset. He stated there was no reason for animosity between neighbors; everyone wanted the same things. He stated the animosity needed to be pushed aside, not rehashed, so things could get done.

Discussion ensued regarding the budget and what line items could be eliminated: \$180,000 dollars for road resurfacing, the money for pickleball court (the vendor should fix it for free), \$12,000 dollars for a French drain; the possibility of reducing the budget by 75 percent while completing 90 percent of the capital projects; having a talk with the residents to determine which projects should be prioritized; whether the residents wanted to improve the entrance and signage; what was said in the past between Alex Peysakhovich and Dominick Madeo; obtaining new quotes for the budget; how to promote peace and harmony in the CDD and the community; and who called the City on who. Much of this discussion was (indecipherable) due to residents speaking over one another.

Mr. Ward attempted to call the meeting to order on several occasions; the residents continued to speak over one another.

Mr. Michael Caradulis stated the name calling needed to stop. He suggested moving forward, prioritizing the projects, getting estimates, and planning for the projects. He asked who was responsible for ensuring residents maintained their properties.

Mr. Ward responded the HOA.

Mr. Caradulis stated the CDD had to allow the HOA to do the HOA's job.

Mr. Benhamu explained the CDD was not preventing the HOA from doing its job. *The HOA was reinstated because we had a lot of violations. I was on the HOA Board, and I resigned because of the situation. There were a lot of violations with new owners, which was why we wanted to reinstate it to make sure everything was done correctly.*

Mr. Caradulis: Moving forward is the HOA going to be able to do these things?

Mr. Benhamu: Anything on your property. Mowing your grass, painting your house, cleaning your roof. All of that is HOA. That has nothing to do with the CDD.

Mr. Caradulis: And these items can be prioritized. Maybe not all this year, but in two or three years. The main items, like you said, the front, some residents don't feel the front is that bad. I'm one who feels the front is pretty bad. It's kind of embarrassing when guests come in and the windows are all rusty, mismatched lights, and the black hawk sign is very dated. Hopefully we will move forward and plan for those and fix some of the things that need to be fixed. Can the HOA meet with the CDD and talk about these things here?

Mr. Madeo: I'm going to meet with Alex. I'm going to sit with Alex.

Discussion ensued regarding getting input from residents about which projects should be prioritized; the CDD's responsibility being to the community; the CDD had to do what was right for the community regardless of community input; the residents would never all agree on the same thing; and whether the projects listed were a luxury or a necessity.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Manager

a) Important Meeting Dates for Fiscal Year 2026

- **Next Meeting: Thursday, March 19, 2026**
- **Thursday, May 21, 2026 - Public Hearing on proposed FY 2027 Budget**

b) Financial Statement for period ending January 31, 2026 (unaudited)

No report.

FIFTH ORDER OF BUSINESS

Supervisor’s Requests

There were no additional Supervisor’s requests.

SIXTH ORDER OF BUSINESS

Public Comments

There were no additional public comments.

SEVENTH ORDER OF BUSINESS

Adjournment

Chairman Madeo adjourned the meeting at approximately 8:01 p.m.

On MOTION made by Dominick Madeo, seconded by Thomas Pacchioli, and with all in favor, the Meeting was adjourned.

Belmont Lakes Community Development District

Signature: James Ward
James Ward (May 18, 2026 14:14:23 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Dominick Madeo
Dominick Madeo (May 22, 2026 08:43:28 EDT)

Email: madeo@bellsouth.net

Dominick Madeo, Chairperson

From: [James Ward](#)
To: [Susan Singer](#); amandapathon@gmail.com; [Cori Dissinger](#)
Subject: RE: Public Records Request – 2019 CDD Assessment Payments and Liens
Date: Friday, February 27, 2026 9:17:30 AM
Attachments: [BL - FY2019 Assessment Collections - 02 27 2026 \(JPW\).pdf](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Amanda

I looked at this assessment collection worksheet that my team sent you yesterday – that came from Wallace’s firm.

There are 42 lots on this worksheet that paid assessments in 2019 – I marked them on this worksheet in red.

Additionally – I checked the tax collector’s web site – and the 2019 assessments were ON ROLL – and the CDD did not bill anyone individually.

Finally, I check the audit from the year (it’s the last page of the PDF) - the audit also confirms that the budgeted assessments that were on roll and the amount collected covered all the lots.

I hope this helps, and if you have any questions, please let me know.

Jim



James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

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Board Members: Do not use the “reply all” feature to e-mails where other Board Members that serve are in the e-mail transmission.

From: Susan Singer <susansinger@jpwardassociates.com>
Sent: Thursday, February 26, 2026 7:40 AM
To: amandapathon@gmail.com

Cc: James Ward <jimward@jpwardassociates.com>; Susan Singer <susansinger@jpwardassociates.com>
Subject: FW: Public Records Request – 2019 CDD Assessment Payments and Liens



Susan L. Singer
Controller
Email: SusanSinger@JPWardAssociates.com
| Mobile: 810-459-4669
JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

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From: Susan Singer
Sent: Wednesday, February 25, 2026 9:37 AM
To: amandapathon@gmail.com
Cc: James Ward <jimward@jpwardassociates.com>
Subject: FW: Public Records Request – 2019 CDD Assessment Payments and Liens

Good morning, Amanda,

In response to your request:

“Pursuant to Chapter 119, Florida Statutes, I am requesting copies of public records identifying all properties that paid the 2019 CDD assessment, including the amount paid and date received, as well as records of all liens issued for nonpayment of the 2019 assessment.”

Attached please find the FYE 9/30/2019 assessment collection report for Belmont Lakes CDD. This report includes all assessments received and detail provided by the County for fiscal year 10/1/2018 – 9/30/2019. We are not supplied the date each payment is received by the County.

FY2019 – Assessment Revenue	Collected	Budget
Maintenance Assessments	\$208,906	\$166,170
Debt Service Assessments	<u>\$ 44,561</u>	<u>\$ 44,561</u>
Total FY2019 Assessments	\$253,467	\$210,731

The Broward County Tax Collector handles all non-payment issues through a foreclosure/lien process. Details of this process (including names & dates) are not provided to any CDD.

Thank you,
Susan Singer



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Susan L. Singer
Controller

Email: SusanSinger@JPWardAssociates.com
| Mobile: 810-459-4669

*JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308*

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Board Members: Do not use the "reply all" feature to e-mails where other Board Members that serve are in the e-mail transmission.

From: James Ward <JimWard@JPWardAssociates.com>

Sent: Wednesday, February 25, 2026 7:54 AM

To: Susan Singer <susansinger@jwardassociates.com>

Subject: FW: Public Records Request – 2019 CDD Assessment Payments and Liens

Susan

See below – can you please provide.

Thanks

Jim



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James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

*JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308*

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Board Members: Do not use the “reply all” feature to e-mails where other Board Members that serve are in the e-mail transmission.

From: Amanda PATHON <amandapathon@gmail.com>

Sent: Wednesday, February 25, 2026 12:00 AM

To: James Ward <JimWard@JPWardAssociates.com>

Subject: Public Records Request – 2019 CDD Assessment Payments and Liens

To Whom It May Concern,

Pursuant to Chapter 119, Florida Statutes, I am requesting copies of public records identifying all properties that paid the 2019 CDD assessment, including the amount paid and date received, as well as records of all liens issued for nonpayment of the 2019 assessment.

If any records are withheld or redacted, please cite the specific statutory exemption relied upon. If available, please provide the records, **before 02/26/2026**, electronically and advise of any costs in advance.

Thank you for your prompt attention.

Sincerely,

Amanda Pathon

Homeowner at Belmont Lakes CDD

15291 SW 15th Pl Davie FL 33326

- & .

Belmont Lakes CDD
Transaction Detail By Account
 October 2018 through September 2019

Type	Date	Num	Name	Memo	Amount
3250000 - Special Assessments					
3252001 - Assessments - On-Roll					
General Journal	11/21/2018			BC Adval	36,125.56
General Journal	12/07/2018			BC Adval	125,234.48
General Journal	02/15/2019			BC Adval	1,267.17
General Journal	03/15/2019			BC Tax Adval	9,934.48
General Journal	04/15/2019			March 2019 Ad Val	20,069.65
General Journal	05/15/2019			BC Ad Val	1,267.17
General Journal	05/31/2019	8.201...		adjust for assesement types	-44,561.46
General Journal	07/15/2019	SV71...		Broward Ad Val	10,129.14
Invoice	08/09/2019	5	Espaillat, Manuel A H/E	Additional Assessment	1,158.07
Invoice	08/09/2019	6	Pathon, Amanda	Additional Assessment	1,158.07
Invoice	08/09/2019	7	Adisson, Carmen	Additional Assessment	1,158.07
Invoice	08/09/2019	8	Arcila, Carlos I	Additional Assessment	1,158.07
Invoice	08/09/2019	9	Ator, Mark W & Debra L	Additional Assessment	1,158.07
Invoice	08/09/2019	10	Benhamu, Carlos & Carolina	Additional Assessment	1,158.07
Invoice	08/09/2019	11	Bigio Elibrahimi, Fabiola	Additional Assessment	1,158.07
Invoice	08/09/2019	12	Bonomo, Angeliqne & Joseph	Additional Assessment	1,158.07
Invoice	08/09/2019	13	Buckley, Richard	Additional Assessment	1,158.07
Invoice	08/09/2019	14	Capuzzo, Joseph F	Additional Assessment	1,158.07
Invoice	08/09/2019	15	Caradulis, Aida & Michael	Additional Assessment	1,158.07
Invoice	08/09/2019	16	Castellan, Pedro Manuel Garcia	Additional Assessment	1,158.07
Invoice	08/09/2019	17	Castro, Ana & Domingo	Additional Assessment	1,158.07
Invoice	08/09/2019	18	Cohn, Michael	Additional Assessment	1,158.07
Invoice	08/09/2019	19	Colas-Lacombe, Marion F	Additional Assessment	1,158.07
Invoice	08/09/2019	20	Crum, Robbie A	Additional Assessment	1,158.07
Invoice	08/09/2019	21	Diaz, Georgina	Additional Assessment	1,158.07
Invoice	08/09/2019	22	Ellis, Ryan	Additional Assessment	1,158.07
Invoice	08/09/2019	23	Harper, Bonnie & James	Additional Assessment	1,158.07
Invoice	08/09/2019	24	Havens, Thomas M & Stacy M	Additional Assessment	1,158.07
Invoice	08/09/2019	25	Heimowitz, Jodie H/E & Todd	Additional Assessment	1,158.07
Invoice	08/09/2019	26	Holbrooke, Troy	Additional Assessment	1,158.07
Invoice	08/09/2019	27	John, Siby & Sheena	Additional Assessment	1,158.07
Invoice	08/09/2019	28	John, Soman & Soosan Sam	Additional Assessment	1,158.07
Invoice	08/09/2019	29	Johnston, Albert & Kris	Additional Assessment	1,158.07
Invoice	08/09/2019	30	Kalhil, Awilda	Additional Assessment	1,158.07
Invoice	08/09/2019	31	Kumar, Sunjay	Additional Assessment	1,158.07
Invoice	08/09/2019	32	Link, Christopher N	Additional Assessment	1,158.07
Invoice	08/09/2019	33	Link, Christopher N:Madeo, Dominick & Lorraine	Additional Assessment	1,158.07
Invoice	08/09/2019	34	Medina, Pedro Jr & Gloria	Additional Assessment	1,158.07
Invoice	08/09/2019	35	Moretti, Matthew & Darlene	Additional Assessment	1,158.07
Invoice	08/09/2019	36	Needleman, Howard I	Additional Assessment	1,158.07
Invoice	08/09/2019	37	Parbhoo, Shivananda & Vikki	Additional Assessment	1,158.07
Invoice	08/09/2019	38	Peysakhovich, Aleksander	Additional Assessment	1,158.07

Checked the Tax Collector web site for the 2019 assessments - they were on-roll for 2019 - their were NO assessment billed directly to owners.

Marked in Red ae 42 lots that paid

02/25/26

Belmont Lakes CDD
Transaction Detail By Account
 October 2018 through September 2019

Type	Date	Num	Name	Memo	Amount
Invoice	08/09/2019	39	Pupo, Pedro Francisco & Leonor	Additional Assessment	1,158.07
Invoice	08/09/2019	40	Roach, James W & Noreen S	Additional Assessment	1,158.07
Invoice	08/09/2019	41	Rodríguez, Ileana M	Additional Assessment	1,158.07
Invoice	08/09/2019	42	Roopchand, Hemraj & Sookranie	Additional Assessment	1,158.07
Invoice	08/09/2019	43	Salgado, Marta	Additional Assessment	1,158.07
Invoice	08/09/2019	44	Shah, Anal	Additional Assessment	1,158.07
Invoice	08/09/2019	45	Tulsiyan, Deepak	Additional Assessment	1,158.07
Invoice	08/09/2019	46	Zhang, Xiao Lan	Additional Assessment	1,158.07
Invoice	08/09/2019	37	Parbhoo, Shivananda & Vikki	Additional Assessment	1,158.00
Invoice	08/09/2019	46	Zhang, Xiao Lan	Additional Assessment, late	115.83
Invoice	08/09/2019	26	Holbrooke, Troy	Additional Assessment, Late	129.10
Invoice	08/09/2019	30	Kalhil, Awilda	Additional Assessment, Late	115.83
Invoice	08/09/2019	14	Capuzzo, Joseph F	Additional Assessment, late	155.64
Invoice	08/09/2019	12	Bonomo, Angelique & Joseph	Additional Assessment, Late	142.37
General Journal	09/09/2019			Assessments	142.37
General Journal	09/30/2019			Assessments	0.00
General Journal	09/30/2019	0930...		Assessments	9,280.30
				correct posting of 9/9/19	-9,280.30
Total 3252001 · Assessments - On-Roll					208,905.50
3259001 · Debt Assess Adjustment					
General Journal	05/31/2019	8.201...		adjust for assessment types	44,561.46
Total 3259001 · Debt Assess Adjustment					44,561.46
Total 3250000 · Special Assessments					253,466.96
TOTAL					253,466.96

**BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Maintenance assessments	\$ 159,523	\$ 208,162	\$ 208,906	\$ 744
Debt assessments	42,779	42,779	44,561	1,782
Interest and other revenues	984	984	944	(40)
Total revenues	203,286	251,925	254,411	2,486
EXPENDITURES				
Current:				
General government	62,296	62,296	66,757	(4,461)
Maintenance	98,211	146,850	94,087	52,763
Debt service	42,779	42,779	41,145	1,634
Total expenditures	203,286	251,925	201,989	49,936
Excess (deficiency) of revenues over (under) expenditures	\$ -	\$ -	52,422	\$ 52,422
Fund balances - beginning			(15,154)	
Fund balances - ending			\$ 37,268	

See notes to required supplementary information










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Final Audit Report

2026-05-22

Created:	2026-05-13
By:	Cori Dissinger (dissingerc@pfm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXsQR1nEKMpajMBvBCKEuXIDn6J8Fi3aa

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