

**Agenda**  
**Belmont Lakes Community Development**  
**District**

**Rescheduled Regular Meeting**  
**May 13, 2021**  
**6:30 p.m.**

**Gazebo in Blackhawk Preserve, 15192 SW**  
**15<sup>th</sup> Place, Davie, Florida**

**Belmont Lakes Community Development District  
Rescheduled Regular Meeting  
May 13, 2021  
6:30 p.m.  
Gazebo in Blackhawk Preserve, 15192 SW 15<sup>th</sup> Place, Davie, Florida**

**AGENDA**

- 1. Call To Order.**
- 2. Roll Call.**
- 3. Appointment of Officers.**
  - a. Chair**
  - b. Vice Chair**
  - c. Treasurer**
  - d. Secretary**
  - e. Assistant Secretaries**
- 4. RESOLUTION 2021-1.** A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT DETERMINING THE NUMBER OF QUALIFIED ELECTORS IN THE DISTRICT AS OF APRIL 15, 2021.
- 5. RESOLUTION 2021-2 .** A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2021-2022 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET
- 6. OLD BUSINESS.**
- 7. Staff Reports**
  - a. Audit Status**
  - b. FEMA Hurricane Irma Status**
  - c. Financial Report**
- 8. Audience Comments.**
- 9. Supervisor's Comments.**
  - a. Bonnie Harper, New Bids**
- 10. Adjournment.**

**RESOLUTION 2021-1**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES  
COMMUNITY DEVELOPMENT DISTRICT DETERMINING THE NUMBER OF  
QUALIFIED ELECTORS IN THE DISTRICT AS OF APRIL 15, 2021**

**WHEREAS**, Chapter 190.006 of the Florida Statutes requires that on or before June 1st of each year the Board of Supervisors determine the number of qualified electors in the District as of April 15th of each year; and

**WHEREAS**, Florida law further requires the District to use and rely upon the official records maintained by the Supervisor of Elections in making this determination; and

**WHEREAS**, the office of the Supervisor of Elections has provided the information required to determine the number of qualified electors in the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT:**

1. The total number of qualified electors in Belmont Community Development District as of April 15, 2021, is hereby determined to be 109, as determined by the Broward County Supervisor of Elections.
2. This resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS 13th DAY OF MAY 2021.**

Attest:

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Dominick Madeo, Chair

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Christopher Wallace, Secretary

Date 5/3/2021

Time 10:07 AM

Supervisor of Elections

Broward County, FL

**Precinct List for District BELMONT LAKES**

<u>Precinct</u>	<u>Place Name</u>	<u>Registered Voters</u>					<u>Inactive Voters</u>			
		<u>Total</u>	<u>Dems</u>	<u>Reps</u>	<u>NonP</u>	<u>Other</u>	<u>Dems</u>	<u>Reps</u>	<u>NonP</u>	<u>Other</u>
T018.2	Rick Case Honda Dealership	109	31	36	41	1	0	0	0	0
		109	31	36	41	1	0	0	0	0

**Resolution 2021-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2021-2022 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET**

**WHEREAS**, Belmont Lakes Community Development District must tentatively adopt a proposed budget; and

**WHEREAS**, the District Manager has presented a proposed FY2022 operating budget to the Board of Supervisors to be considered; and

**WHEREAS**, the Board of Supervisors has considered the proposed FY2022 operating budget; and

**WHEREAS**, the Board of Supervisors also wishes to set the Place, Date, and Time for a public hearing to consider the proposed budget and to hear input from the public on the budget and the annual assessments; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELMONT LAKES COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** The proposed FY2021-2022 tentative budget (Exhibit "A") is hereby approved.

**Section 2.** The Board of Supervisors hereby sets the public hearing date on the proposed budget and assessment for \_\_\_\_\_, at \_\_\_\_\_ at \_\_\_\_\_.

**Section 3.** This resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS 13th DAY OF MAY 2021.**

**Attest:**

\_\_\_\_\_  
Dominick Madeo, Chair

\_\_\_\_\_  
Christopher Wallace, Secretary

<b>Belmont Lakes Community Development District</b>			
<b>Adopted Budget</b>			
<b>Fiscal Year 2021</b>			
		<b>FY20 Adopted</b>	<b>FY21 Recommended</b>
<b>Revenues:</b>			
363.100	Administrative and Maintenance Assessments	183,089.88	183,089.88
363.810	Debt Assessment	44,561.46	44,561.46
363.831	Assessment Discounts	(9,106.05)	(9,106.05)
	Net Assessment Revenue	<u>218,545.29</u>	<u>218,545.29</u>
369.400	Other Income	500.33	500.00
369.401	Interest Income	200.00	200.00
	<b>Total Revenue</b>	<b>219,245.62</b>	<b>219,245.29</b>
<b>Expenditures:</b>			
511.513	Postage	200.00	200.00
512.121	Management Fees	15,500.00	15,500.00
512.211	Legal	-	-
512.315	Legal Advertising	650.00	650.00
512.320	Audit	4,750.00	5,000.00
512.355	Meeting Room and Misc.	100.00	100.00
512.356	Misc. Maintenance	750.00	750.00
512.654	Dues, Licenses, and Subscriptions	175.00	175.00
513.000	Properter Appraiser and Tax Collector Fees	4,300.00	4,300.00
517.100	Debt Service- Principal	33,365.10	39,146.00
517.200	Debt Service - Interest	9,413.90	1,999.18
530.410	Telephone	1,740.00	1,740.00
530.431	Electric	7,238.14	7,238.14
530.450	Insurance	7,400.00	7,400.00
530.461	Cleaning Guardhouse	450.00	450.00
530.462	Irrigation Maintenance	1,200.00	1,200.00
530.463	Lake Maintenance	3,588.00	3,588.00
530.464	Landscaping	81,503.00	83,948.09
530.496	Landscaping Replacement	12,035.00	10,311.52
530.465	Lights	3,500.00	3,500.00
530.466	Maintenance, Gate and Guardhouse	3,500.00	3,500.00
530.491	Street Cleaning	-	-
530.492	Lights-Entry Gates and Guardhouse	250.00	250.00
530.497	Virtual Guard Monitoring Service	22,062.48	22,724.35
530.511	Bank Fee	75.00	75.00
530.702	Street Maintenance and Repairs	500.00	500.00
530.744	Stormwater Maintenance	-	-
530.745	Pressure Cleaning	4,000.00	4,000.00
590.000	Contingency/Operating Reserve	1,000.00	1,000.00
	<b>Total Expenditures</b>	<u>219,245.62</u>	<u>219,245.29</u>
	<b>Revenues Less Expenditures</b>	<b>(0.00)</b>	<b>0.00</b>
	Use Of Reserves		
	<b>Net of Reserves</b>		
	Gross Assessments	227,651.34	227,651.34
	Less: Discounts Taken	(9,106.05)	(9,106.05)
	<b>Net Assessments</b>	<b>218,545.29</b>	<b>218,545.29</b>
	Gross Assessment	227,651.34	227,651.34
	Number of Units	42	42
	Gross Assessment Per Unit	5,420.27	5,420.27
	Estimated Net Assessment After Discount	5,203.46	5,203.46

## Budget and Financial Reports

Balance Sheet

Budget To Actual

Statement of Cash Flows

Detailed Profit and Loss

05/11/21

Belmont Lakes CDD  
**Balance Sheet Standard**  
As of May 11, 2021

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	<u>May 11, '...</u>
ASSETS	
Current Assets	
Checking/Savings	
101.300 — BLCDD Valley Bank (Bank Ac...	<u>140,074.36</u>
Total Checking/Savings	<u>140,074.36</u>
Total Current Assets	<u>140,074.36</u>
TOTAL ASSETS	<u><u>140,074.36</u></u>
LIABILITIES & EQUITY	
Equity	
271.020 — Retained Earnings	37,963.03
Net Income	<u>102,111.33</u>
Total Equity	<u>140,074.36</u>
TOTAL LIABILITIES & EQUITY	<u><u>140,074.36</u></u>



Belmont Lakes CDD  
**Profit and Loss Budget vs. Actual**  
 October 1, 2020 through May 11, 2021

	Oct 1, '20 - May 11, ...	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
363.100 — Admin & Maintenance Assessments	202,179.65	183,089.88	19,089.77	110.4%
363.810 — Debt Assessment	0.00	44,561.46	-44,561.46	0.0%
363.831 — Assessment Discounts	0.00	-9,106.05	9,106.05	0.0%
369.400 — Other Income	425.00	500.00	-75.00	85.0%
369.401 — Interest Income	3.02	200.00	-196.98	1.5%
<b>Total Income</b>	<b>202,607.67</b>	<b>219,245.29</b>	<b>-16,637.62</b>	<b>92.4%</b>
Expense				
530.467 — Gate Damage Repairs (Gate Damage Repairsq)	1,951.29			
530.497 — Virtual Guard Monitoring Serv (Monthly Monitoring S...	12,224.00	22,062.48	-9,838.48	55.4%
511.513 — Postage	37.94	200.00	-162.06	19.0%
512.121 — Management Fees-Admin (Management Fees-Admin)	9,041.69	15,500.00	-6,458.31	58.3%
512.315 — Legal Advertising	143.00	650.00	-507.00	22.0%
512.320 — Audit & Acctg	0.00	4,750.00	-4,750.00	0.0%
512.355 — Meeting Room and Misc (Meeting Room and Misc.)	0.00	100.00	-100.00	0.0%
512.356 — Miscellaneous Maintenance	522.98	750.00	-227.02	69.7%
512.654 — Dues, Licenses & Subscriptions	175.00	175.00	0.00	100.0%
513.000 — Prop Appr & Tax Collector Fees	4,443.59	4,300.00	143.59	103.3%
517.100 — Principal Payments on Bonds	18,121.06	33,365.10	-15,244.04	54.3%
517.200 — Interest Payments on Bonds	2,451.53	9,413.90	-6,962.37	26.0%
530.410 — Telephone (Telephone)	657.84	1,740.00	-1,082.16	37.8%
530.431 — Electric (Electric)	3,161.04	7,238.14	-4,077.10	43.7%
530.450 — Insurance	6,168.75	7,400.00	-1,231.25	83.4%
530.461 — Cleaning Guardhouse/Gazebo	0.00	450.00	-450.00	0.0%
530.462 — Irrigation Maintenance	0.00	1,200.00	-1,200.00	0.0%
530.463 — Lake Maintenance	1,932.00	3,588.00	-1,656.00	53.8%
530.464 — Landscaping	33,269.48	81,502.20	-48,232.72	40.8%
530.465 — Holiday Lights (Holiday Lights)	3,355.90	3,500.00	-144.10	95.9%
530.466 — Maint. Gate-Guard House	0.00	3,500.00	-3,500.00	0.0%
530.492 — Lights-Entry Gates Guard House	0.00	250.00	-250.00	0.0%
530.496 — Landscape Renovation	0.00	12,035.47	-12,035.47	0.0%
530.511 — Bank Fee	9.25	75.00	-65.75	12.3%
530.702 — Street Maint & Repairs	0.00	500.00	-500.00	0.0%
530.745 — Pressure Cleaning	2,830.00	4,000.00	-1,170.00	70.8%
590.000 — Operating Reserve	0.00	1,000.00	-1,000.00	0.0%
<b>Total Expense</b>	<b>100,496.34</b>	<b>219,245.29</b>	<b>-118,748.95</b>	<b>45.8%</b>
<b>Net Ordinary Income</b>	<b>102,111.33</b>	<b>0.00</b>	<b>102,111.33</b>	<b>100.0%</b>
<b>Net Income</b>	<b>102,111.33</b>	<b>0.00</b>	<b>102,111.33</b>	<b>100.0%</b>

05/11/21

Belmont Lakes CDD  
**Statement Of Cash Flows**  
October 1, 2020 through May 11, 2021

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	<u>Oct 1, '20 - May 11, ...</u>
OPERATING ACTIVITIES	
Net Income	102,111.33
Adjustments to reconcile Net Income to net cash provided by operations:	
202.000 — Accounts Payable	<u>-11,629.66</u>
Net cash provided by Operating Acti...	<u>90,481.67</u>
Net cash increase for period	90,481.67
Cash at beginning of period	<u>49,592.69</u>
Cash at end of period	<u><u>140,074.36</u></u>

**Belmont Lakes CDD**  
**Profit and Loss Detail**  
 October 1, 2020 through May 11, 2021

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
363.100 — Admin & Maintenance Assessments									
General Journal	11/24/20			BC Ad Val			101.300 — BLC...	33,953.96	33,953.96
General Journal	12/09/20			BC Adval Nov ...			101.300 — BLC...	140,493.42	174,447.38
General Journal	12/29/20			BC Adval 12/12...			101.300 — BLC...	10,515.32	184,962.70
General Journal	01/15/21			Dec 2020 BC A...			101.300 — BLC...	5,257.66	190,220.36
General Journal	02/12/21			BC Ad Val Tax			101.300 — BLC...	6,647.43	196,867.79
General Journal	03/12/21			BC Ad Val Feb ...			101.300 — BLC...	5,311.86	202,179.65
Total 363.100 — Admin & Maintenance Assessments								202,179.65	202,179.65
369.400 — Other Income									
General Journal	11/17/20			Decals			101.300 — BLC...	325.00	325.00
General Journal	03/09/21			Decals			101.300 — BLC...	100.00	425.00
Total 369.400 — Other Income								425.00	425.00
369.401 — Interest Income									
General Journal	10/23/20			BC Ad Val Inter...			101.300 — BLC...	0.88	0.88
General Journal	01/25/21			BC Ad Val Inter...			101.300 — BLC...	2.14	3.02
Total 369.401 — Interest Income								3.02	3.02
<b>Total Income</b>								<b>202,607.67</b>	<b>202,607.67</b>
<b>Expense</b>									
530.467 — Gate Damage Repairs (Gate Damage Repairsq)									
Bill	10/09/20	20205...	ASAP Gate Plus				202.000 — Acco...	86.00	86.00
Bill	10/14/20	20205...	ASAP Gate Plus				202.000 — Acco...	86.00	172.00
Bill	11/30/20	20205...	ASAP Gate Plus	Install ground r...			202.000 — Acco...	372.00	544.00
Bill	12/14/20	20205...	ASAP Gate Plus				202.000 — Acco...	86.00	630.00
Bill	12/17/20	20205...	ASAP Gate Plus				202.000 — Acco...	86.00	716.00
Bill	01/05/21	21205...	ASAP Gate Plus				202.000 — Acco...	195.00	911.00
Bill	02/09/21	21206...	ASAP Gate Plus				202.000 — Acco...	255.00	1,166.00
Bill	02/09/21	21206...	ASAP Gate Plus				202.000 — Acco...	187.29	1,353.29
Bill	02/25/21	21206...	ASAP Gate Plus				202.000 — Acco...	155.00	1,508.29
Bill	03/12/21	21206...	ASAP Gate Plus				202.000 — Acco...	177.00	1,685.29
Bill	04/19/21	21206...	ASAP Gate Plus	Gate Repairs A...			202.000 — Acco...	266.00	1,951.29
Total 530.467 — Gate Damage Repairs (Gate Damage Repairsq)								1,951.29	1,951.29
530.497 — Virtual Guard Monitoring Serv (Monthly Monitoring Services)									
Bill	10/01/20	695044	Envera	November 202...			202.000 — Acco...	1,733.00	1,733.00
Bill	11/01/20	695949	Envera	December 202...			202.000 — Acco...	1,733.00	3,466.00
Bill	12/01/20	696845	Envera	January 2021 ...			202.000 — Acco...	1,733.00	5,199.00
Bill	12/29/20	INV00...	Envera	Gate Decals			202.000 — Acco...	93.00	5,292.00
Bill	01/01/21	697968	Envera	Feb 2021 Servi...			202.000 — Acco...	1,733.00	7,025.00
Bill	02/01/21	698875	Envera	March 2021 Se...			202.000 — Acco...	1,733.00	8,758.00
Bill	03/01/21	699785	Envera	April 2021 Serv...			202.000 — Acco...	1,733.00	10,491.00
Bill	04/01/21	700967	Envera	May 2021 Svcs			202.000 — Acco...	1,733.00	12,224.00
Total 530.497 — Virtual Guard Monitoring Serv (Monthly Monitoring Services)								12,224.00	12,224.00
511.513 — Postage									
Bill	10/01/20	2020194	Munilytics	Postage			202.000 — Acco...	2.20	2.20
Bill	11/05/20	2020201	Munilytics	Postage			202.000 — Acco...	8.80	11.00
Bill	12/29/20	2020202	Munilytics	Postage			202.000 — Acco...	5.50	16.50
Bill	02/03/21	2020205	Munilytics	Postage			202.000 — Acco...	6.05	22.55
Bill	03/01/21	2021028	Munilytics				202.000 — Acco...	3.30	25.85
Bill	03/30/21	2021032	Munilytics	Postage			202.000 — Acco...	5.50	31.35
Bill	03/30/21	2021032	Munilytics	Certified Letter			202.000 — Acco...	6.59	37.94
Total 511.513 — Postage								37.94	37.94
512.121 — Management Fees-Admin (Management Fees-Admin)									
Bill	10/01/20	2020194	Munilytics	October 2020 ...			202.000 — Acco...	1,291.67	1,291.67
Bill	11/05/20	2020201	Munilytics	Nov 2020 Man...			202.000 — Acco...	1,291.67	2,583.34
Bill	12/29/20	2020202	Munilytics	November 202...			202.000 — Acco...	1,291.67	3,875.01
Bill	12/29/20	2020202	Munilytics	December 202...			202.000 — Acco...	1,291.67	5,166.68
Bill	02/03/21	2020205	Munilytics	January 2021			202.000 — Acco...	1,291.67	6,458.35
Bill	03/01/21	2021028	Munilytics	March 2021 Ma...			202.000 — Acco...	1,291.67	7,750.02
Bill	03/30/21	2021032	Munilytics	April 2021			202.000 — Acco...	1,291.67	9,041.69
Total 512.121 — Management Fees-Admin (Management Fees-Admin)								9,041.69	9,041.69
512.315 — Legal Advertising									
Bill	03/31/21	03431...	Sun Sentinel	Classified listings			202.000 — Acco...	143.00	143.00
Total 512.315 — Legal Advertising								143.00	143.00
512.356 — Miscellaneous Maintenance									
Bill	12/22/20	122220	Michael Prince	Repair 10' gree...			202.000 — Acco...	493.00	493.00
Bill	02/03/21	2020205	Munilytics	Flag for flagpole			202.000 — Acco...	29.98	522.98
Total 512.356 — Miscellaneous Maintenance								522.98	522.98
512.654 — Dues, Licenses & Subscriptions									
Bill	10/01/20	81993	Florida Dep. of Econo...	Annual Fee			202.000 — Acco...	175.00	175.00
Total 512.654 — Dues, Licenses & Subscriptions								175.00	175.00