

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

May 14, 2018

Beach Road Golf Estates Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013

May 7, 2018

<p>ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Board of Supervisors
Beach Road Golf Estates Community Development District

Dear Board Members:

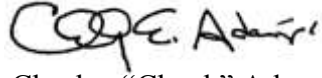
A Regular Meeting of the Beach Road Golf Estates Community Development District's Board of Supervisors will be held on Monday, May 14, 2018 at 1:00 p.m., at the offices of Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2018-07, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Request by D.R. Horton to Install Sidewalk Within Bonita Beach Road Right-of-Way
5. Acceptance of Unaudited Financial Statements as of March 31, 2018
6. Approval of April 16, 2018 Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Banks Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - i. 0 Registered Voters in District as of April 15, 2018
 - ii. NEXT MEETING DATE: June 18, 2018 at 1:00 P.M.
8. Audience Comments/Supervisors' Requests
9. Adjournment

*Board of Supervisors
Beach Road Golf Estates CDD
May 14, 2018, Regular Meeting Agenda
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Should you have any questions and/or concerns, please contact me directly at (239) 464-7114.

Sincerely,



Chesley "Chuck" Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2018-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Beach Road Golf Estates Community Development District (“**District**”) prior to June 15, 2018, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 20, 2018

HOUR: 1:00 P.M.

LOCATION: Lennar Homes
10481 Six Mile Cypress Parkway
Fort Myers, Florida 33966

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County and the City of Bonita Springs at least 60 days prior to the hearing set above.

4. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2018.

ATTEST:

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2018/2019 Budget

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019
PROPOSED BUDGET
UPDATED MAY 2, 2018**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
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**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2019**

	Fiscal Year 2018			Total Revenue and Expenditures	Proposed Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018		
REVENUES					
Assessment levy: on-roll - gross	\$ 117,600				\$ 140,420
Allowable discounts (4%)	(4,704)				(5,617)
Assessment levy: on-roll - net	112,896	\$ 133,427	\$ 1,376	\$ 134,803	134,803
Assessment levy: off-roll	81,646	30,073	30,073	60,146	60,146
Intergovernmental: mitigation maint and monitoring	86,400	-	50,000	50,000	86,400
Interest	-	82	-	82	-
Total revenues	<u>280,942</u>	<u>163,582</u>	<u>81,449</u>	<u>245,031</u>	<u>281,349</u>
EXPENDITURES					
Professional & administrative fees					
Management advisory services	40,000	20,000	20,000	40,000	40,000
Financial accounting services	15,500	7,750	7,750	15,500	15,500
Audit	3,000	-	3,000	3,000	3,000
Dissemination agent	5,000	2,500	2,500	5,000	5,000
Trustee fees	10,850	10,654	-	10,654	10,850
Legal	10,000	3,461	5,000	8,461	10,000
Engineering	5,000	-	2,000	2,000	5,000
Postage	300	121	179	300	300
Insurance	5,500	5,665	-	5,665	5,750
Printing & reproduction	1,000	500	500	1,000	1,000
Legal advertising	1,500	2,542	500	3,042	1,500
Other current charges	650	350	300	650	650
Annual district filing fee	175	175	-	175	175
Website	615	616	-	616	615
Total professional & admin	<u>99,090</u>	<u>54,334</u>	<u>41,729</u>	<u>96,063</u>	<u>99,340</u>
Operations					
Shared costs maintenance/monitoring	160,000	-	80,000	80,000	160,000
Total operations	<u>160,000</u>	<u>-</u>	<u>80,000</u>	<u>80,000</u>	<u>160,000</u>
Other fees and charges					
Property appraiser	840	-	840	840	1,003
Tax collector	1,260	128	1,132	1,260	1,505
Total other fees and charges	<u>2,100</u>	<u>128</u>	<u>1,972</u>	<u>2,100</u>	<u>2,508</u>
Total expenditures	<u>261,190</u>	<u>54,462</u>	<u>41,729</u>	<u>96,063</u>	<u>261,848</u>
Net increase/(decrease) of fund balance	19,752	109,120	39,720	148,968	19,501
Fund balance - beginning (unaudited)	68,215	43,390	152,510	43,390	192,358
Assigned					
Lake bank erosion repair ¹	19,750	19,750	19,750	19,750	19,750
Unassigned	68,217	132,760	172,480	172,608	192,109
Fund balance - ending (projected)	<u>\$ 87,967</u>	<u>\$ 152,510</u>	<u>\$ 192,230</u>	<u>\$ 192,358</u>	<u>\$ 211,859</u>

¹Intended to fund long term lake bank erosion repairs in District owned ponds.

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Management advisory services	\$ 40,000
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The \$40,000 annual fee is inclusive of district management and recording services.</p>	
Financial accounting services	15,500
<p>Preparation of all of the District's financial items, including monthly financial statement preparation and the annual budget, are provided by Wrathell, Hunt & Associates, LLC. The annual fee for this service is \$8,000 for the general fund, \$7,500 per capital projects fund and \$4,500 per debt service fund.</p>	
Audit	3,000
<p>The District is required to complete annual, independent examinations of its accounting records and procedures. This audit is conducted pursuant to Florida Law and the Rules of the Auditor General.</p>	
Dissemination agent	5,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.</p>	
Trustee fees	10,850
<p>Annual fees paid for services provided as trustee, paying agent and registrar.</p>	
Legal	10,000
<p>Fees for on-going general counsel and legal representation on behalf of the District. Coleman, Yovanovich and Koester, PA, serves as the District's general counsel.</p>	
Engineering	5,000
<p>Banks Engineering will provide engineering and consulting services to the District in addition to advice on bids for yearly contracts and operating policy.</p>	
Postage	300
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	5,750
Printing & reproduction	1,000
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	1,500
<p>The District will advertise in The Fort Myers News-Press for monthly meetings, special meetings, public hearings, bidding, etc.</p>	
Other current charges	650
<p>Bank charges and other miscellaneous expenses incurred throughout the year.</p>	
Annual district filing fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Website	615

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (CONTINUED)

Operations

Shared costs maintenance/monitoring 160,000

Starting in fiscal year 2017, the District responsible for the maintenance and monitoring of the panther mitigation property in Labelle. The establishment and perpetual responsibility to maintain the property and provide a five year monitoring and reporting program (which ends in 2019) is a development order requirement for not only this District but also for 3 other neighboring communities. Additionally, in Fiscal Year 2018, it is anticipated that the District will also be responsible for the costs of maintaining the common infrastructure along Bonita Beach Road serving the same communities, including landscaping, roadway and storm water maintenance. All of the costs will be shared with the other communities by interlocal agreement and based upon previously agreed upon percentages.

Panther Mit and Monitoring	45,000
Common Infrastructure Maint.	<u>115,000</u>
Total	160,000

Property appraiser 1,003
The property appraiser's fee is \$1.00 per parcel.

Tax collector 1,505
The tax collector's fee is is \$1.50 per parcel.

Total expenditures \$ 261,848

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015 BONDS
FISCAL YEAR 2019**

	Fiscal Year 2018			Total Revenue and Expenditures	Proposed Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018		
REVENUES					
Assessment levy: on-roll - gross	\$1,172,241				\$1,425,592
Allowable discounts (4%)	(46,890)				(57,024)
Assessment levy: on-roll - net	1,125,351	\$ 1,354,051	\$ 14,518	\$ 1,368,569	1,368,568
Assessment levy: off-roll	871,416	-	628,199	628,199	628,199
Interest	-	7,869	-	7,869	-
Total revenues	1,996,767	1,361,920	642,717	2,004,637	1,996,767
EXPENDITURES					
Debt service					
Principal	515,000	515,000	-	515,000	530,000
Interest	1,464,773	736,893	727,880	1,464,773	1,446,485
Total expenditures	1,979,773	1,251,893	727,880	1,979,773	1,976,485
Other fees & charges					
Tax collector	-	1,296	-	1,296	-
Total other fees & charges	-	1,296	-	1,296	-
Total expenditures	1,979,773	1,253,189	727,880	1,981,069	1,976,485
Excess/(deficiency) of revenues over/(under) expenditures	16,994	108,731	(85,163)	23,568	20,282
Beginning fund balance (unaudited)	2,242,036	2,273,001	2,381,732	2,273,001	2,296,569
Ending fund balance (projected)	\$2,259,030	\$2,381,732	\$2,296,569	\$ 2,296,569	2,316,851
Use of fund balance					
Debt service reserve account balance (required)					(997,500)
Principal & Interest expense - November 1, 2019					(1,263,605)
Projected fund balance surplus/(deficit) as of September 30, 2019					\$ 55,746

BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
11/01/2018	530,000.00	3.500%	727,880.00	1,257,880.00
05/01/2019			718,605.00	718,605.00
11/01/2019	545,000.00	3.500%	718,605.00	1,263,605.00
05/01/2020			709,067.50	709,067.50
11/01/2020	570,000.00	3.500%	709,067.50	1,279,067.50
05/01/2021			699,092.50	699,092.50
11/01/2021	595,000.00	4.000%	699,092.50	1,294,092.50
05/01/2022			687,192.50	687,192.50
11/01/2022	620,000.00	4.000%	687,192.50	1,307,192.50
05/01/2023			674,792.50	674,792.50
11/01/2023	645,000.00	4.000%	674,792.50	1,319,792.50
05/01/2024			661,892.50	661,892.50
11/01/2024	670,000.00	4.000%	661,892.50	1,331,892.50
05/01/2025			648,492.50	648,492.50
11/01/2025	695,000.00	4.000%	648,492.50	1,343,492.50
05/01/2026			634,592.50	634,592.50
11/01/2026	725,000.00	4.700%	634,592.50	1,359,592.50
05/01/2027			617,555.00	617,555.00
11/01/2027	755,000.00	4.700%	617,555.00	1,372,555.00
05/01/2028			599,812.50	599,812.50
11/01/2028	795,000.00	4.700%	599,812.50	1,394,812.50
05/01/2029			581,130.00	581,130.00
11/01/2029	830,000.00	4.700%	581,130.00	1,411,130.00
05/01/2030			561,625.00	561,625.00
11/01/2030	870,000.00	5.000%	561,625.00	1,431,625.00
05/01/2031			539,875.00	539,875.00
11/01/2031	915,000.00	5.000%	539,875.00	1,454,875.00
05/01/2032			517,000.00	517,000.00
11/01/2032	960,000.00	5.000%	517,000.00	1,477,000.00
05/01/2033			493,000.00	493,000.00
11/01/2033	1,005,000.00	5.000%	493,000.00	1,498,000.00
05/01/2034			467,875.00	467,875.00
11/01/2034	1,055,000.00	5.000%	467,875.00	1,522,875.00
05/01/2035			441,500.00	441,500.00
11/01/2035	1,110,000.00	5.000%	441,500.00	1,551,500.00
05/01/2036			413,750.00	413,750.00

BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2036	1,165,000.00	5.000%	413,750.00	1,578,750.00
05/01/2037			384,625.00	384,625.00
11/01/2037	1,225,000.00	5.000%	384,625.00	1,609,625.00
05/01/2038			354,000.00	354,000.00
11/01/2038	1,285,000.00	5.000%	354,000.00	1,639,000.00
05/01/2039			321,875.00	321,875.00
11/01/2039	1,350,000.00	5.000%	321,875.00	1,671,875.00
05/01/2040			288,125.00	288,125.00
11/01/2040	1,415,000.00	5.000%	288,125.00	1,703,125.00
05/01/2041			252,750.00	252,750.00
11/01/2041	1,485,000.00	5.000%	252,750.00	1,737,750.00
05/01/2042			215,625.00	215,625.00
11/01/2042	1,560,000.00	5.000%	215,625.00	1,775,625.00
05/01/2043			176,625.00	176,625.00
11/01/2043	1,640,000.00	5.000%	176,625.00	1,816,625.00
05/01/2044			135,625.00	135,625.00
11/01/2044	1,720,000.00	5.000%	135,625.00	1,855,625.00
05/01/2045			92,625.00	92,625.00
11/01/2045	1,805,000.00	5.000%	92,625.00	1,897,625.00
05/01/2046			47,500.00	47,500.00
11/01/2046	1,900,000.00	5.000%	47,500.00	1,947,500.00
Total	\$30,955,000.00		\$28,801,995.00	\$59,756,995.00

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2019**

On-Roll Payment

Number of Units		Projected Fiscal Year 2019			FY 18 Assessment
		GF	DSF	GF & DSF	
<u>Single-Family Units</u>					
165	SF Executive	\$ 140.00	\$1,756.37	\$1,896.37	\$ 1,896.37
0	52'	140.00	1,792.91	1,932.91	1,932.91
67	53'	140.00	1,811.18	1,951.18	1,951.18
72	SF Manor	140.00	1,829.45	1,969.45	1,969.45
23	63'	140.00	1,920.79	2,060.79	2,060.79
128	SF Estate	140.00	1,957.33	2,097.33	2,097.33
<u>Multi-Family Units</u>					
152	Coach Home	140.00	1,171.78	1,311.78	1,311.78
156	Veranda Condo	140.00	1,062.17	1,202.17	1,202.17
240	Terrace Condo	140.00	1,025.64	1,165.64	1,165.64
1,003					

Off-Roll Payment

Number of Units	Unit Type	Projected Fiscal Year 2019			FY 18 Assessment
		GF	DSF	GF & DSF	
<u>Single-Family Units</u>					
0	SF Executive	\$ 131.90	\$1,686.12	\$1,818.02	\$ 1,818.02
37	52'	131.90	1,721.19	1,853.09	1,853.09
106	53'	131.90	1,738.73	1,870.63	1,870.63
0	SF Manor	131.90	1,756.27	1,888.17	1,888.17
59	63'	131.90	1,843.96	1,975.86	1,975.86
0	SF Estate	131.90	1,879.04	2,010.94	2,010.94
<u>Multi-Family Units</u>					
128	Coach Home	131.90	1,124.91	1,256.81	1,256.81
96	Veranda Condo	131.90	1,019.68	1,151.58	1,151.58
30	Terrace Condo	131.90	984.61	1,116.51	1,116.51
456					

Note: The number of on-roll and off-roll units will be updated in the future versions of the budget based on information from the Lee County Property Appraiser's Office.

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2018**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
MARCH 31, 2018**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 223,771	\$ -	\$ -	\$ 223,771
Investments				
Revenue		1,303,516		1,303,516
Reserve	-	1,008,920	-	1,008,920
Interest	-	18	-	18
Construction	-	-	5,856,884	5,856,884
Due from general fund	-	69,278	-	69,278
Total assets	<u>\$ 223,771</u>	<u>\$ 2,381,732</u>	<u>\$ 5,856,884</u>	<u>\$ 8,462,387</u>
LIABILITIES				
Liabilities				
Contracts payable	\$ -	\$ -	\$ 1,105,862	\$ 1,105,862
Developer advance	1,983	-	-	1,983
Due to debt service	69,278	-	-	69,278
Total liabilities	<u>71,261</u>	<u>-</u>	<u>1,105,862</u>	<u>1,177,123</u>
FUND BALANCES				
Restricted for:				
Debt service	-	2,381,732	-	2,381,732
Capital projects	-	-	4,751,022	4,751,022
Unassigned	152,510	-	-	152,510
Total fund balances	<u>152,510</u>	<u>2,381,732</u>	<u>4,751,022</u>	<u>7,285,264</u>
Total liabilities, deferred inflows of resources				
Total liabilities and fund balances	<u>\$ 223,771</u>	<u>\$ 2,381,732</u>	<u>\$ 5,856,884</u>	<u>\$ 8,462,387</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2018**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
On-roll assessments	\$ 2,293	\$ 133,427	\$ 112,896	118%
Off-roll assessments	-	30,073	81,646	37%
Intergovernmental mitigation and monitoring	-	-	86,400	0%
Interest	7	82	-	N/A
Total revenues	<u>2,300</u>	<u>163,582</u>	<u>280,942</u>	58%
EXPENDITURES				
Management/recording	3,333	20,000	40,000	50%
Financial accounting services	1,292	7,750	15,500	50%
Audit	-	-	3,000	0%
Dissemination agent	417	2,500	5,000	50%
Trustee fees	-	10,654	10,850	98%
Legal	-	3,461	10,000	35%
Engineering	-	-	5,000	0%
Postage	(14)	121	300	40%
Printing & reproduction	83	500	1,000	50%
Legal advertising	223	2,542	1,500	169%
Annual district filing fee	-	175	175	100%
Insurance	-	5,665	5,500	103%
Other current charges	58	350	650	54%
Website	-	616	615	100%
Total professional & admin	<u>5,392</u>	<u>54,334</u>	<u>99,090</u>	55%
Operations				
Mitigation maintenance and monitoring	-	-	160,000	0%
Total operations	<u>-</u>	<u>-</u>	<u>160,000</u>	0%
Other fees and charges				
Property appraiser	-	-	840	0%
Tax collector	-	128	1,260	10%
Total other fees and charges	<u>-</u>	<u>128</u>	<u>2,100</u>	6%
Total expenditures	<u>5,392</u>	<u>54,462</u>	<u>261,190</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	(3,092)	109,120	19,752	
Fund balance - beginning	<u>155,602</u>	<u>43,390</u>	<u>68,215</u>	
Fund balance - ending	<u>\$ 152,510</u>	<u>\$ 152,510</u>	<u>\$ 87,967</u>	

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2015
FOR THE PERIOD ENDED MARCH 31, 2018**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 23,273	\$ 1,354,051	\$ 1,125,351	120%
Assessment levy: off-roll	-	-	871,416	0%
Interest	2,128	7,869	-	N/A
Total revenues	<u>25,401</u>	<u>1,361,920</u>	<u>1,996,767</u>	N/A
EXPENDITURES				
Principal	-	515,000	515,000	100%
Interest	-	736,893	1,464,773	50%
Total expenditures	<u>-</u>	<u>1,251,893</u>	<u>1,979,773</u>	150%
Other fees and charges				
Tax collector	-	1,296	-	N/A
Total other fees and charges	<u>-</u>	<u>1,296</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>1,253,189</u>	<u>1,979,773</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	25,401	108,731	16,994	
Fund balance - beginning	2,356,331	2,273,001	2,242,036	
Fund balance - ending	<u>\$ 2,381,732</u>	<u>\$ 2,381,732</u>	<u>\$ 2,259,030</u>	

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2015
FOR THE PERIOD ENDED MARCH 31, 2018**

	Current Month	Year to Date
REVENUES		
Interest	\$ 5,391	\$ 31,671
Total revenues	5,391	31,671
 EXPENDITURES		
Capital outlay	-	2,217,331
Total expenditures	-	2,217,331
 Net increase/(decrease), fund balance	5,391	(2,185,660)
Beginning fund balance	4,745,631	6,936,682
Ending fund balance	\$ 4,751,022	\$ 4,751,022

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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**MINUTES OF MEETING
BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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A Regular Meeting of the Beach Road Golf Estates Community Development District's Board of Supervisors was held on Monday, April 16, 2018 at 1:00 p.m., at the offices of Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

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Present at the meeting were:

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Ashley Kingston	Assistant Secretary
Steve Gabor	Assistant Secretary
Dalton Drake	Assistant Secretary

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Also present were:

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Chuck Adams	District Manager
Greg Urbancic	District Counsel
Dave Underhill	District Engineer

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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Mr. Adams called the meeting to order at 1:05 p.m. Supervisors Kingston, Gabor and Drake were present, in person. Supervisors Smith and Hinebaugh were not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2018-06,
Designating a Date, Time and Location
for Landowners' Meeting [Seats 3, 4 & 5]**

Mr. Adams presented Resolution 2018-06. Seats 3, 4 and 5, currently held by Mr. Drake, Mr. Gabor and Ms. Kingston, respectively, will be up for election at the Landowners' Meeting on November 12, 2018 at 1:00 p.m., at this location, which will be immediately followed by the Regular Meeting.

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On MOTION by Mr. Drake and seconded by Ms. Kingston, with all in favor, Resolution 2018-06, Designating a Date, Time and Location of November 12, 2018 at 1:00 p.m., at the offices of Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, for the Landowners' Meeting for Seats 3, 4, and 5, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Request for Transfer of Environmental Resource Permit to CDD

Mr. Adams stated that the South Florida Water Management District (SFWMD) provided the form to transfer the Environmental Resource Permit from Lennar to the District. The District Engineer verified that the system was completed, certified and was ready to be transferred to the District; the Master Association operates the system for the District, by way of an Agreement.

On MOTION by Mr. Drake and seconded by Ms. Kingston, with all in favor, transfer of the Environmental Resource Permit from Lennar to the CDD and authorizing Staff to take all steps necessary to effectuate the transfer, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Deeds Relating to Excess Property Dedicated to the CDD on a Plat

Mr. Urbancic stated that two deeds and a proposed Plat related to Bonita National (Bonita National) Unit Eight Plat were being presented for approval. The first deed completes the dedication to the CDD for Bonita Plat Parcel WFW-A4, a water management tract, which, at the time, the City required a larger tract of land in the original plans than was necessary. The second deed returns a portion of the property back to the Developer, which will be re-platted into something else; the CDD does not need this land for the water management system. Until the legal description is completed, the tract is noted on the proposed Plat as FD-8 Tract.

On MOTION by Mr. Drake and seconded by Mr. Gabor, with all in favor, deeds for Tracts WFW-A4 relating to excess property dedicated to the CDD and the proposed FD-8 Tract, were approved.

79 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
80 **Statements as of February 28, 2018**

81
82 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2018.
83 Assessment revenue collections were at 57%, with on-roll collections at 116% and off-roll at
84 37%. Cumulatively, expenses were at 19%. Lennar was finally moved out of the maintenance
85 of the shared-cost items. The contracts with Sonny Grove for the Beach Road Extension,
86 Passarella & Associates, Inc., for the monitoring and reporting of the preserves and the Hendry
87 County property and Woods and Wetlands performing maintenance on the preserves for the
88 Hendry County property were moved to the CDD. Lennar’s last payment related to the shared
89 costs was made last Friday and those costs would be assumed by the CDD. The change will
90 impact the CDD’s mitigation maintenance and monitoring budget line items. The District will
91 send quarterly invoices to the other two CDDs and the Master Association, which share in the
92 costs.

93
94 **SEVENTH ORDER OF BUSINESS** **Approval of January 8, 2018 Regular**
95 **Meeting Minutes**

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97 Mr. Adams presented the January 8, 2018 Regular Meeting Minutes and asked for any
98 additions, deletions or corrections.

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100 **On MOTION by Mr. Drake and seconded by Ms. Kingston,**
101 **with all in favor, the January 8, 2018 Regular Meeting**
102 **Minutes, as presented, were approved.**

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105 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

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107 **A. District Counsel: *Coleman, Yovanovich & Koester, P.A.***

108 There being no report, the next item followed.

109 **B. District Engineer: *Banks Engineering, Inc.***

110 Mr. Underhill stated that, as part of its permitting, the Seasons of Bonita project is being
111 required to construct a sidewalk, less than a mile in length, on the Bonita Beach Road parcel. He
112 expected it to be an upcoming agenda item for consideration and approval.

113 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

114 **i. NEXT MEETING DATE: May 14, 2018 at 1:00 P.M.**

115 Mr. Adams stated the next meeting will be held on May 14, 2018 at 1:00 p.m. at this
116 location. The Fiscal Year 2017 audit and proposed Fiscal Year 2019 budget will be presented.

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118 **NINTH ORDER OF BUSINESS**

**Audience Comments/Supervisors’
Requests**

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121 There being no audience comments or Supervisors’ requests, the next item followed.

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123 **TENTH ORDER OF BUSINESS**

Adjournment

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125 There being no further business to discuss, the meeting adjourned.

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**On MOTION by Mr. Gabor and seconded by Ms. Kingston,
with all in favor, the meeting adjourned at 1:17 p.m.**

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DRAFT

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2018

2018 PRECINCT	NAME OF CDD	# REG VOTERS
	Babcock Ranch	0
40, 124	Bayside Improvement	2,662
40	Bay Creek	803
	Beach Road Golf Estates	0
	Bonita Landing	0
125	Brooks I of Bonita Springs	2,239
125	Brooks II of Bonita Springs	1,618
	East Bonita Beach	0
80	Mediterra North	412
66	Miromar Lakes South	0
64	Moody River Estates	1,065
25	Parklands Lee	473
25	Parklands West	510
5	River Hall	805
123	River Ridge	1,408
60	Stoneybrook	1,671
5	Verandah East	525
5	Verandah West	844
60	University Square	0
9, 32	Waterford Landing	578
	WildBlue	

Send to: Daphne Gillyard gillyardd@whassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote