

**BEACH ROAD  
GOLF ESTATES**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING AGENDA**

**July 15, 2019**

# 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

July 8, 2019

Board of Supervisors  
Beach Road Golf Estates Community Development District

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

A Regular Meeting of the Beach Road Golf Estates Community Development District's Board of Supervisors will be held on July 15, 2019 at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2018, Prepared by McDirmitt, Davis & Company, LLC
4. Consideration of Resolution 2019-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018
5. Consideration of Resolution 2019-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date
6. Presentation/Discussion: Engineer's Lake Bank Erosion Report and Remediation Options
7. Continued Discussion: Potential Streetlighting Installation on East Bonita Beach Road
8. Continued Discussion: Fiscal Year 2020 Proposed Budget
9. Acceptance of Unaudited Financial Statements as of May 31, 2019
10. Approval of May 20, 2019 Regular Meeting Minutes
11. Staff Reports
  - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
  - B. District Engineer: *Banks Engineering, Inc.*

C. District Manager: *Wrathell, Hunt & Associates, LLC*

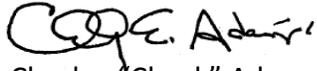
- UPCOMING MEETINGS
  - August 19, 2019 at 1:00 P.M.
  - September 16, 2019 at 1:00 P.M.

12. Audience Comments/Supervisors' Requests

13. Adjournment

Should you have any questions, please do not hesitate to 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**

**3**

To the Board of Supervisors  
*Beach Road Golf Estates Community Development District*

We have audited the financial statements of Beach Road Golf Estates Community Development District (the "District") as of and for the year ended September 30, 2018, and have issued our report thereon dated June 13, 2019. Professional standards require that we advise you of the following matters relating to our audit.

### **Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated January 10, 2019, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

### **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

### **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, as appropriate, and our firm has complied with all relevant ethical requirements regarding independence.

## **Qualitative Aspects of the Entity's Significant Accounting Practices**

### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 1 to the financial statements. There have been no initial selections of accounting policies and no changes in significant accounting policies or their application during 2018. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

There are no sensitive accounting estimates affecting the financial statements for the year ended September 30, 2018.

## **Significant Difficulties Encountered During the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

## **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate to the financial statements taken as a whole or applicable opinion units.

## **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

## **Representations Requested from Management**

We have requested certain written representations from management, which are included in the attached letter dated June 13, 2019.

## **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

## **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

*McDiernit Davis & Company, LLC*

Orlando, Florida  
June 13, 2019

# BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

June 13, 2019

McDermitt Davis & Company, LLC  
934 North Magnolia Ave., Suite 100  
Orlando, FL 32803

This representation letter is provided in connection with your audit of the governmental activities and each major fund of Beach Road Golf Estates Community Development District as of September 30, 2018 and for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, and results of operations of the various opinion units of Beach Road Golf Estates Community Development District in conformity with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of June 13, 2019.

## **Financial Statements**

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated January 10, 2019 for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.

- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- There is no summary of unrecorded misstatements since all adjustments proposed by the auditor, material and immaterial, have been recorded
- All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, and GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- We have reviewed capital assets and infrastructure for impairment whenever events or changes in circumstances have indicated that the carrying amount of the assets might not be recoverable and have appropriately recorded the adjustment, if necessary.
- All required supplementary information is measured and presented within the prescribed guidelines.
- With regard to investments and other instruments reported at fair value:

- The underlying assumptions are reasonable and they appropriately reflect management’s intent and ability to carry out its stated courses of action.
- The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
- The disclosures related to fair values are complete, adequate, and in conformity with U.S. GAAP.
- There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.

### **Information Provided**

- We have provided you with:
  - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
  - Additional information that you have requested from us for the purpose of the audit; and
  - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
  - Management;
  - Employees who have significant roles in internal control; or
  - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity’s financial statements communicated by employees, former employees, vendors, regulators, or others.
- We are not aware of any pending or threatened litigation and claims whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity’s related parties and all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- Beach Road Golf Estates Community Development District has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which Beach Road Golf Estates Community Development District is contingently liable.
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70. *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the District will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best

estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.

- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
  - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
  - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
  - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62.
  - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- Beach Road Golf Estates Community Development District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- With regard to nonaudit services performed by you (financial statement preparation), we acknowledge and accept our responsibility to:
  - Assume all management responsibilities;
  - Assign a competent individual to oversee the services;
  - Evaluate the adequacy and results of the services performed; and
  - Accept responsibility for the result of the services

Signed: 

Title: Treasurer

Signed: 

Title: Assistant Treasurer

# **Financial Report**

**September 30, 2018**

## **Beach Road Golf Estates Community Development District**

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
*Beach Road Golf Estates Community Development District*

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of *Beach Road Golf Estates Community Development District*, (the "District") as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated June 13, 2019, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*McDiernit Davis & Company, LLC*

Orlando, Florida  
June 13, 2019

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of *Beach Road Golf Estates Community Development District*, Lee County, Florida's (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2018 by \$1,984,747, an increase in net position of \$696,655 in comparison with the prior year.
- At September 30, 2018, the District's governmental funds reported fund balances of \$8,282,067, a decrease of \$975,176 in comparison with the prior year.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to *Beach Road Golf Estates Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, and maintenance and operations related functions.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

**Governmental Funds** - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$(1,984,747) at September 30, 2018. The analysis that follows focuses on the net position of the District's governmental activities.

**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

**Government-Wide Financial Analysis (Continued):**

Statement of Net Position

	<u>September 30, 2018</u>	<u>September 30, 2017</u>
Assets, excluding capital assets	\$ 8,341,279	\$ 9,261,928
Capital Assets, not being depreciated	<u>20,631,166</u>	<u>19,519,698</u>
Total assets	<u>28,972,445</u>	<u>28,781,626</u>
Liabilities, excluding long-term liabilities	624,214	619,127
Long-term Liabilities	<u>30,332,978</u>	<u>30,843,901</u>
Total liabilities	<u>30,957,192</u>	<u>31,463,028</u>
Net Position:		
Net investment in capital assets	(3,797,067)	(4,387,521)
Restricted for debt service	1,715,075	1,662,729
Unrestricted	<u>97,245</u>	<u>43,390</u>
Total net position	<u>\$ (1,984,747)</u>	<u>\$ (2,681,402)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2018 and 2017.

Changes in Net Position  
Year ended September 30,

	<u>2018</u>	<u>2017</u>
Revenues:		
Program revenues	\$ 2,299,962	\$ 2,193,226
General revenues	47,868	54
Total revenues	<u>2,347,830</u>	<u>2,193,280</u>
Expenses:		
General government	190,201	101,518
Interest on long-term debt	<u>1,460,974</u>	<u>1,478,300</u>
Total expenses	<u>1,651,175</u>	<u>1,579,818</u>
Change in net position	696,655	613,462
Net position - beginning	<u>(2,681,402)</u>	<u>(3,294,864)</u>
Net position - ending	<u>\$ (1,984,747)</u>	<u>\$ (2,681,402)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2018 was \$1,651,175. The majority of these costs are interest on long-term debt.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$8,282,067. Of this total, \$635 is nonspendable, \$8,226,387 is restricted, and the remainder of \$55,045 is unassigned.

The fund balance of the general fund increased \$12,290 due to an increase in assessment revenue. The debt service fund balance increased by \$44,471 due to assessment revenue in excess of debt service payments. The capital projects fund balance decreased by \$1,031,937 due to capital outlay expenditures.

### General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control is at the fund level.

### Capital Asset and Debt Administration

**Capital Assets** - At September 30, 2018, the District had \$20,631,166 invested in construction in process.

**Capital Debt** - At September 30, 2018, the District had \$30,440,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

### Requests for Information

If you have questions about this report or need additional financial information, contact *Beach Road Golf Estates Community Development Districts* Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

## **FINANCIAL STATEMENTS**

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF NET POSITION**

September 30, 2018

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash	\$ 66,362
Due from other governments	47,775
Assessments receivables	1,336
Prepaid costs	635
Restricted assets:	
Temporarily restricted investments	8,225,171
Capital Assets:	
Capital assets not being depreciated	<u>20,631,166</u>
Total assets	<u>28,972,445</u>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	15,664
Due to developers	1,983
Accrued interest payable	606,567
Noncurrent liabilities:	
Due within one year	530,000
Due in more than one year	<u>29,802,978</u>
Total liabilities	<u>30,957,192</u>
<b>Net Position:</b>	
Net investment in capital assets	(3,797,067)
Restricted for debt service	1,715,075
Unrestricted	<u>97,245</u>
Total net position	<u>\$ (1,984,747)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF ACTIVITIES**

Year Ended September 30, 2018

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenue</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	
Governmental activities:				
General government	\$ 190,201	\$ 195,403	\$ -	\$ -
Interest on long-term debt	1,460,974	2,000,824	24,204	79,531
Total governmental activities	<u>\$ 1,651,175</u>	<u>\$ 2,196,227</u>	<u>\$ 24,204</u>	<u>\$ 79,531</u>
		General Revenues:		
				47,756
				112
			Total general revenues	<u>47,868</u>
			Change in net position	696,655
			Net Position - beginning	<u>(2,681,402)</u>
			Net Position - ending	<u>\$ (1,984,747)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**

September 30, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>				
Cash	\$ 66,362	\$ -	\$ -	\$ 66,362
Investments	-	2,320,426	5,904,745	8,225,171
Due from other governments	47,775	-	-	47,775
Assessments receivable	120	1,216	-	1,336
Prepaid costs	635	-	-	635
Total assets	<u>\$ 114,892</u>	<u>\$ 2,321,642</u>	<u>\$ 5,904,745</u>	<u>\$ 8,341,279</u>
<b>Liabilities and Fund Balances:</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 15,664	\$ -	\$ -	\$ 15,664
Due to developers	1,983	-	-	1,983
Total liabilities	<u>17,647</u>	<u>-</u>	<u>-</u>	<u>17,647</u>
Deferred Inflows:				
Unavailable revenue	41,565	-	-	41,565
Fund balances:				
Nonspendable	635	-	-	635
Restricted for:				
Debt service	-	2,321,642	-	2,321,642
Capital projects	-	-	5,904,745	5,904,745
Unassigned	55,045	-	-	55,045
Total fund balances	<u>55,680</u>	<u>2,321,642</u>	<u>5,904,745</u>	<u>8,282,067</u>
Total liabilities and fund balances	<u>\$ 114,892</u>	<u>\$ 2,321,642</u>	<u>\$ 5,904,745</u>	

**Amounts reported for governmental activities in the statement of net position are different because:**

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	20,631,166
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds	41,565
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	
Accrued interest payable	(606,567)
Bonds payable	<u>(30,332,978)</u>
Net Position of Governmental Activities	<u>\$ (1,984,747)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**

Year Ended September 30, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>				
Assessment revenue	195,403	2,000,824	\$ -	\$ 2,196,227
Intergovernmental	6,191	-	-	6,191
Investment and miscellaneous income	112	24,204	79,531	103,847
Total revenues	<u>201,706</u>	<u>2,025,028</u>	<u>79,531</u>	<u>2,306,265</u>
<b>Expenditures:</b>				
Current:				
General government	189,416	785	-	190,201
Debt Service:				
Interest	-	1,464,772	-	1,464,772
Principal	-	515,000	-	515,000
Capital outlay	-	-	1,111,468	1,111,468
Total expenditures	<u>189,416</u>	<u>1,980,557</u>	<u>1,111,468</u>	<u>3,281,441</u>
<b>Excess (Deficit) of Revenues Over Expenditures</b>	<u>12,290</u>	<u>44,471</u>	<u>(1,031,937)</u>	<u>(975,176)</u>
Net change in fund balances	12,290	44,471	(1,031,937)	(975,176)
Fund Balances - beginning of year	<u>43,390</u>	<u>2,277,171</u>	<u>6,936,682</u>	<u>9,257,243</u>
Fund Balances - end of year	<u>\$ 55,680</u>	<u>\$ 2,321,642</u>	<u>\$ 5,904,745</u>	<u>\$ 8,282,067</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES**

Year Ended September 30, 2018

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds (page 10) \$ (975,176)

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Capital outlay 1,111,468

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.

Repayment of bonds payable 515,000

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. 41,565

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	7,875	
Amortization of bond discount	(4,077)	3,798

Change in Net Position of Governmental Activities (page 8)		\$ 696,655
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The accompanying Notes to Financial Statements are an integral part of this statement.

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL - GENERAL FUND**

Year Ended September 30, 2018

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues:</b>				
Special assessment revenue	\$ 194,542	\$ 194,542	\$ 195,403	\$ 861
Intergovernmental	86,400	86,400	6,191	(80,209)
Investment and Miscellaneous Income	-	-	112	112
Total revenues	<u>280,942</u>	<u>280,942</u>	<u>201,706</u>	<u>(79,236)</u>
<b>Expenditures:</b>				
Current:				
General government	101,190	101,190	189,416	(88,226)
Maintenance and operations	<u>160,000</u>	<u>160,000</u>	-	<u>160,000</u>
Total expenditures	<u>261,190</u>	<u>261,190</u>	<u>189,416</u>	<u>71,774</u>
Excess (deficit) of revenues over expenditures	19,752	19,752	12,290	(7,462)
Net change in fund balance	19,752	19,752	12,290	(7,462)
Fund Balance - beginning	<u>43,390</u>	<u>43,390</u>	<u>43,390</u>	<u>-</u>
Fund Balance - ending	<u>\$ 63,142</u>	<u>\$ 63,142</u>	<u>\$ 55,680</u>	<u>\$ (7,462)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

**NOTES TO FINANCIAL STATEMENTS**

**NOTES TO FINANCIAL STATEMENTS**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies:**

**Reporting Entity**

*Beach Road Golf Estates Community Development District*, (the "District") was established on February 20, 2008 by the City of Bonita Springs, Florida, Ordinance 08-03 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. All of the Board of Supervisors are affiliated to the Developer.

The Board has final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**Government-Wide and Fund Financial Statements**

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Government-Wide and Fund Financial Statements (Continued)**

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued):**

The District reports the following major governmental funds:

**General Fund** - is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

**Debt Service Fund** - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

**Capital Project Fund** - accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

**Restricted Assets** - These assets represent cash and investments set aside pursuant to bond covenants.

**Investments** - The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

**Prepaid Costs** - Prepaid costs are recorded as expenditures when consumed rather than when purchased in both government-wide and fund financial statements.

**Capital Assets** - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Long Term Obligations** - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

**Deferred Outflows/Inflows of Resources** - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2018.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District has one item that arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental fund balance sheet, these amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

**Net Position Flow Assumption** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted-net position is applied.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Fund Balance Flow Assumptions** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**Fund Balance Policies** - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

**Other Disclosures**

**Use of Estimates** - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 2 - Stewardship, Compliance and Accountability:**

**Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors. There were no budget amendments for the fiscal year ended September 30, 2018.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

**Note 3 - Deposits and Investments:**

**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 3 - Deposits and Investments (Continued):**

**Investments**

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2018:

- Wells Fargo Advantage Government MM Funds of \$8,225,171 are valued using Level 2 inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 3 - Deposits and Investments (Continued):**

**Investments (Continued)**

Investments made by the District at September 30, 2018 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Wells Fargo Advantage Government MM Fund - Institutional Class	<u>\$ 8,225,171</u>	AAAm	35 Days

**Credit Risk:**

For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

**Custodial Credit Risk:**

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2018, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2018, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 3 - Deposits and Investments (Continued):**

**Investments (Continued)**

Concentration of Credit Risk:

The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

**Note 4 - Capital Assets:**

Capital asset activity for the year ended September 30, 2018 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Disposals</b>	<b>Ending Balance</b>
<b>Governmental Activities:</b>				
Capital Assets Not Being Depreciated:				
Improvements under construction	\$ 19,519,698	\$ 1,111,468	\$ -	\$ 20,631,166
Total Capital Assets Not Being Depreciated	<u>19,519,698</u>	<u>1,111,468</u>	<u>-</u>	<u>20,631,166</u>
Governmental Activities Capital Assets, net	<u>\$ 19,519,698</u>	<u>\$ 1,111,468</u>	<u>\$ -</u>	<u>\$ 20,631,166</u>

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 5 - Long-Term Liabilities:**

**Series 2015 Special Assessment Bonds**

In January 2015, the District issued \$30,980,000 of Special Assessment Revenue Bonds, Series 2015. The Bonds consist of \$2,185,000 Term Bonds due on November 1, 2020 with a fixed interest rate of 3.5%; \$3,225,000 Term Bonds due on November 1, 2025 with a fixed interest rate of 4%; \$3,105,000 Term Bonds due on November 1, 2029 with a fixed interest rate of 4.7%; \$7,080,000 Term Bonds due on November 1, 2036 with a fixed interest rate of 5% and \$15,385,000 Term Bonds due on November 1, 2046 with a fixed interest rate of 5.05%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2017 through November 1, 2046.

The Series 2015 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The requirement has been met at September 30, 2018.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2015 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2018, total principal and interest remaining on the Series 2015 Special Assessment Revenue Bonds was \$57,040,331. Principal and Interest paid in the current year was \$1,979,772. Special assessment revenue pledged for the current year was \$2,000,824.

Long-term liability activity for the year ended September 30, 2018 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
<b>Governmental activities:</b>					
Bonds Payable:					
Series 2015	\$ 30,955,000	\$ -	\$ (515,000)	\$ 30,440,000	\$ 530,000
Less: Discount	(111,099)	-	4,077	(107,022)	-
Governmental activity long-term liabilities	<u>\$ 30,843,901</u>	<u>\$ -</u>	<u>\$ (510,923)</u>	<u>\$ 30,332,978</u>	<u>\$ 530,000</u>

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 5 - Long-Term Liabilities (Continued):**

**Series 2015 Special Revenue Bonds (Continued)**

At September 30, 2018, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2019	\$ 530,000	\$ 1,446,485
2020	545,000	1,427,673
2021	570,000	1,408,160
2022	595,000	1,386,285
2023	620,000	1,361,985
2024 - 2028	3,490,000	6,399,670
2029 - 2033	4,370,000	5,492,073
2034 - 2038	5,560,000	4,262,500
2039 - 2043	7,095,000	2,687,375
2044 - 2047	7,065,000	728,125
	<u>\$ 30,440,000</u>	<u>\$ 26,600,331</u>

**Note 6 - Related Party Transactions:**

Developer Transaction:

The Developer owns a portion of land within the District; therefore assessment revenue in the general and debt service funds include assessments levied on those lots owned by the Developer. The Developer contributed \$1,122,983 or 51% of the assessment revenue for the year ended September 30, 2018. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**Note 7 - Management Company:**

The District has contracted with a management company to perform management advisory services, which include financial advisory and accounting services as well as clubhouse management services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 8 - Risk Management:**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

## **COMPLIANCE SECTION**

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
*Beach Road Golf Estates Community Development District*

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of *Beach Road Golf Estates Community Development District* (the "District") as of and for the year ended September 30, 2018 and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated June 13, 2019.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*McDiarmid Davis & Company, LLC*

Orlando, Florida  
June 13, 2019

## MANAGEMENT COMMENTS

Board of Supervisors  
*Beach Road Golf Estates Community Development District*

### Report on the Financial Statements

We have audited the financial statements of *Beach Road Golf Estates Community Development District*, (the “District”) as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 13, 2019.

### Auditor’s Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor’s Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant’s Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 13, 2019, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i).1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i).4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

## **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

## **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

## **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*McDiernit Davis & Company, LLC*

Orlando, Florida  
June 13, 2019

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
*Beach Road Golf Estates Community Development District*

We have examined *Beach Road Golf Estates Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants *and the* standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the *Comptroller General of the United States*, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2018.

*MCDIRMIT DAVIS & COMPANY, LLC*

Orlando, Florida  
June 13, 2019

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2019-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

**WHEREAS**, the District's Auditor, McDirmit Davis & Company, LLC, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2018;

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

1. The Audited Financial Report for Fiscal Year 2018, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2018, for the period ending September 30, 2018; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2018 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

**BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2019-09**

**A RESOLUTION OF THE BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES,  
TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD  
OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2019/2020  
AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Beach Road Golf Estates Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held during Fiscal Year 2019/2020 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

**BEACH ROAD GOLF ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**

<b>BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
October 21, 2019	Regular Meeting	1:00 PM
November 18, 2019	Regular Meeting	1:00 PM
December 16, 2019	Regular Meeting	1:00 PM
January 13, 2020*	Regular Meeting	1:00 PM
February 17, 2020	Regular Meeting	1:00 PM
March 16, 2020	Regular Meeting	1:00 PM
April 20, 2020	Regular Meeting	1:00 PM
May 18, 2020	Regular Meeting	1:00 PM
June 15, 2020	Regular Meeting	1:00 PM
July 20, 2020	Regular Meeting	1:00 PM
August 17, 2020	Public Hearing & Regular Meeting	1:00 PM
September 21, 2020	Regular Meeting	1:00 PM

**Exceptions**

\* January meeting date is one week earlier to accommodate Martin Luther King Jr. Holiday

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

## Chuck Adams

---

**From:** Dave Underhill <DUnderhill@BanksEng.com>  
**Sent:** Thursday, June 27, 2019 3:53 PM  
**To:** Chuck Adams  
**Subject:** FW: LINK TO PDF'S FOR BONITA BEACH ROAD CDD LAKE REPAIR FILES ARE TOO LARGE TO EMAIL

Chuck

The two primary types of erosion on the lake banks are washouts between the homes, and escarpment of the bank caused by wave action. The drawings can be found at the attached link (below) and show the location of the erosion on the lake banks.

There are several components to the repair. One way to help would be to add more bahia sod to the yards. I would suggest an additional 10' of sod. Sod is about \$0.30/sf. This would equate to \$150/lot (\$3/lf) and up. This would mainly help with the escarpment. Although there is minor escarpment in all the lakes, there are only a few lakes where the escarpment is severe and needs repair. The rest will need ongoing maintenance.

There are washouts between almost every home. The erosion is occurring where there is concentrated runoff. These need to be repaired. There are two options to reduce the erosion. We would install geofabric as part of the repair of the washout. I estimate it would require 10-15' wide and 30' or so down the bank. This fabric is around \$1/sf so that is \$300-450 per unit.

A second option would be to install a pipe and small yard drain with the repair. The yard drain would catch the runoff from the gutters and concentrated runoff from the side yards. This option is probably more expensive. I will work on some cost, but wanted to get this out for review and discussion.

David R. Underhill, Jr., P.E.  
Vice President



10511 Six Mile Cypress Parkway  
Fort Myers, Florida 33966  
Phone: (239) 939-5490  
Fax: (239) 939-2523  
Cell: (239) 940-8687

---

**From:** Jennifer Sheppard <JSheppard@BanksEng.com>  
**Sent:** Thursday, June 27, 2019 10:01 AM  
**To:** Dave Underhill <DUnderhill@BanksEng.com>  
**Subject:** RE: LINK TO PDF'S FOR BONITA BEACH ROAD CDD LAKE REPAIR FILES ARE TOO LARGE TO EMAIL

Here ya go.



PREPARED FOR:  
**BONITA BEACH ROAD  
 GOLF ESTATES CDD**

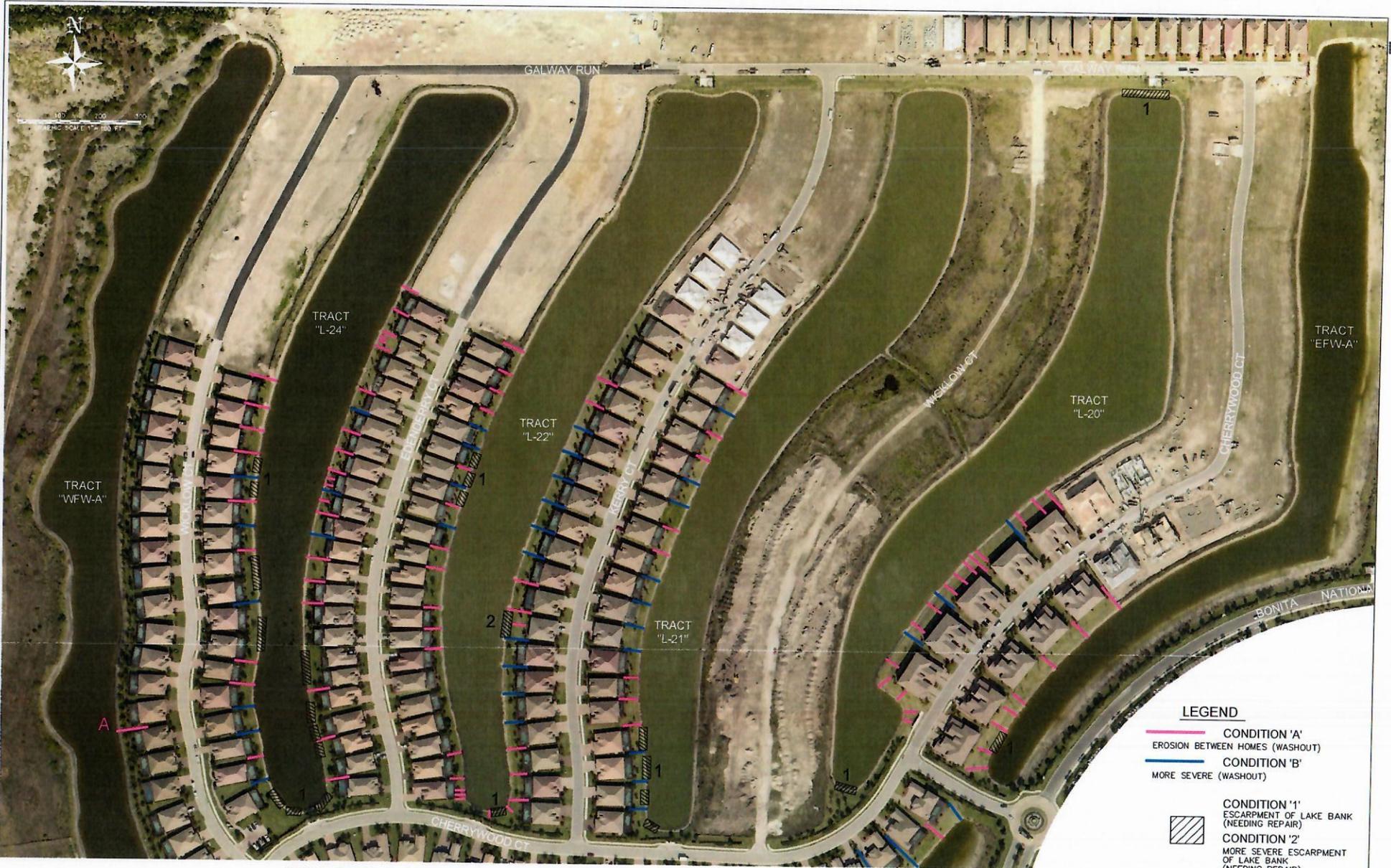
NO.	DATE	REVISION DESCRIPTION	BY

**BANKS**  
**ENGINEERING**  
 Professional Engineers, Planners, & Land Surveyors  
 Serving the State of Florida

12011 5th Mile Cypress Parkway  
 Fort Myers, Florida 33905  
 PHONE: (239) 939-9400 Fax: (239) 939-9333  
 ENGINEERING LICENSE # EB 6469  
 SURVEY LICENSE # 18 8660  
 WWW.BANKS-ENG.COM

KEY PLAN LAKE RECONSTRUCTION LEE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
06/12/2018	1324L	1324L-PH1	DU/ET	ET	DU	N.T.S.
						SHEET <b>001</b>

A:\Projects\1324L\1324L-PH1\1324L-PH1-KEY PLAN.dwg 06/12/2018 10:00 AM



- LEGEND**
- CONDITION 'A'  
EROSION BETWEEN HOMES (WASHOUT)
  - CONDITION 'B'  
MORE SEVERE (WASHOUT)
  - CONDITION '1'  
ESCARPMENT OF LAKE BANK  
(NEEDING REPAIR)
  - CONDITION '2'  
MORE SEVERE ESCARPMENT  
OF LAKE BANK  
(NEEDING REPAIR)

PREPARED FOR  
**BONITA BEACH ROAD  
 GOLF ESTATES CDD**

NO.	DATE	REVISION DESCRIPTION	BY

**BANKS**  
 ENGINEERING  
 Professional Engineers, Planners, & Land Surveyors  
 Serving The State Of Florida

10311 SW MILE CYPRESS PARKWAY  
 FORT MYERS, FLORIDA 33908  
 PHONE (888) 838-2940 Fax: (239) 330-2333  
 ENGINEERING LICENSE # EB 5469  
 SURVEY LICENSE # 13 8460  
 WWW.BANKSENG.COM

LOCATION PLAN <b>LAKE RECONSTRUCTION</b> LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
06/12/2019	1324L	1324L-PH1	DU/ET	ET	DU	1"=100'	002		

Aerial photography provided by Google Earth. All other information is the property of Banks Engineering.



**LEGEND**

- CONDITION 'A'  
EROSION BETWEEN HOMES (WASHOUT)
- CONDITION 'B'  
MORE SEVERE (WASHOUT)



- CONDITION '1'  
ESCARPMENT OF LAKE BANK  
(NEEDING REPAIR)
- CONDITION '2'  
MORE SEVERE ESCARPMENT  
OF LAKE BANK  
(NEEDING REPAIR)

PREPARED FOR:  
BONITA BEACH ROAD  
GOLF ESTATES CDD

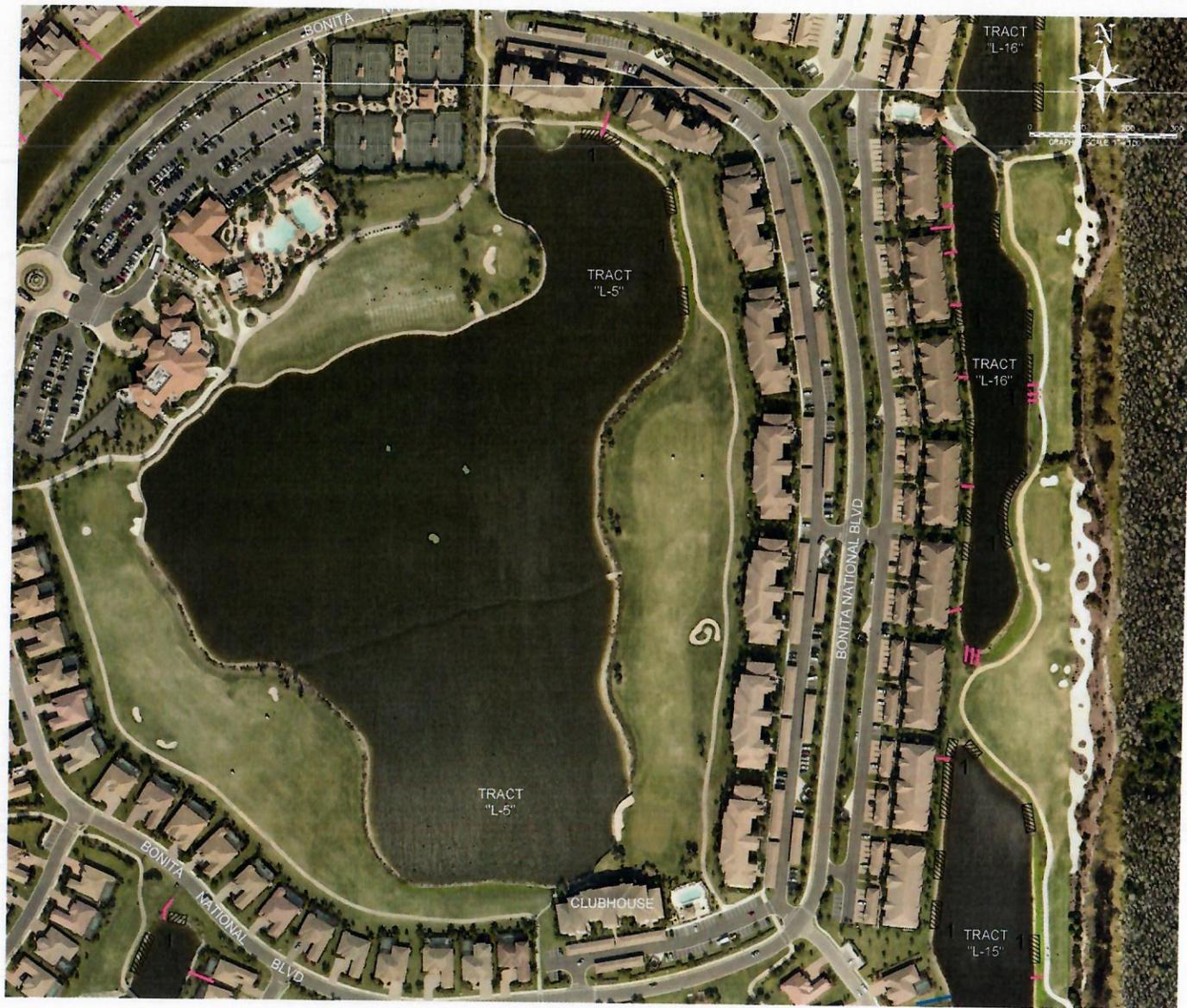
NO.	DATE	REVISION DESCRIPTION	BY

**BANKS ENGINEERING**  
Professional Engineers, Planners, & Land Surveyors  
Serving the State of Florida

10211 SW 14th STREET, SUITE 100  
FORT MYERS, FLORIDA 33905  
PHONE: (888) 838-8488 FAX: (239) 938-2523  
ENGINEERING LICENSE # 69,648  
SURVEY LICENSE # 18,980  
WWW.BANKSINC.COM

LOCATION PLAN						
LAKE RECONSTRUCTION						
LEE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
06/12/2019	1324L	1324L-PH1	DU/ET	ET	DU	1"=100'
						SHEET 003





- LEGEND**
- CONDITION 'A'  
EROSION BETWEEN HOMES (WASHOUT)
  - CONDITION 'B'  
MORE SEVERE (WASHOUT)
  - / / / / / CONDITION '1'  
ESCARPMENT OF LAKE BANK  
(NEEDING REPAIR)
  - / / / / / CONDITION '2'  
MORE SEVERE ESCARPMENT  
OF LAKE BANK  
(NEEDING REPAIR)

PREPARED FOR:  
**BONITA BEACH ROAD  
 GOLF ESTATES CDD**

NO.	DATE	REVISION DESCRIPTION	BY

**BANKS**  
**ENGINEERING**  
 Professional Engineers, Planners, & Land Surveyors  
*Serving The Greater Orlando Area*

10201 15th Mile Cypress Parkway  
 Fort Worth, Florida 76150  
 PHONE: (817) 830-5800 FAX: (817) 830-2523  
 ENGINEERING LICENSE # 03 6440  
 SURVEY LICENSE # 03 5830  
 WWW.BANKSENG.COM

LOCATION PLAN LAKE RECONSTRUCTION LEE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SHEET
06/12/2019	1324L	1324L-PHI	DU/ET	ET	DU	005
SCALE						1"=100'

A:\2019\1324L\1324L-PHI.dwg 1324L-PHI.dwg 06/12/2019 10:48:00 AM



**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020  
PROPOSED BUDGET  
UPDATED APRIL 26, 2019**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<b>Description</b>	<b>Page Number(s)</b>
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Debt service fund budget - series 2014 bonds	4
Debt service fund - amortization schedule - series 2014 bonds	5 - 6
Assessment table	7

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 140,420				\$ 167,860
Allowable discounts (4%)	(5,617)				(6,714)
Assessment levy: on-roll - net	134,803	\$ 156,835	\$ 4,311	\$ 161,146	161,146
Assessment levy: off-roll	60,146	34,294	-	34,294	34,294
Intergovernmental: mitigation maint and monitoring	86,400	12,381	74,019	86,400	78,300
Interest	-	132	-	132	-
Total revenues	<u>281,349</u>	<u>203,642</u>	<u>78,330</u>	<u>281,972</u>	<u>273,740</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative fees</b>					
Supervisors	-	646	-	646	-
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	10,467	383	10,850	10,850
Legal	10,000	4,620	5,380	10,000	10,000
Engineering	5,000	-	5,000	5,000	5,000
Postage	300	129	171	300	300
Insurance	5,750	5,665	-	5,665	5,750
Printing & reproduction	1,000	500	500	1,000	1,000
Legal advertising	1,500	891	609	1,500	1,500
Other current charges	650	362	288	650	650
Annual district filing fee	175	175	-	175	175
ADA website maintenance	-	139	-	139	-
Website	615	635	-	635	615
Total professional & admin	<u>99,340</u>	<u>54,479</u>	<u>45,581</u>	<u>100,060</u>	<u>99,340</u>
<b>Operations</b>					
Shared costs maintenance/monitoring	160,000	55,349	104,651	160,000	145,000
Total operations	<u>160,000</u>	<u>55,349</u>	<u>104,651</u>	<u>160,000</u>	<u>145,000</u>
<b>Other fees and charges</b>					
Property appraiser	1,003	1,199	-	1,199	1,199
Tax collector	1,505	157	1,348	1,505	1,799
Total other fees and charges	<u>2,508</u>	<u>1,356</u>	<u>1,348</u>	<u>2,704</u>	<u>2,998</u>
Total expenditures	<u>261,848</u>	<u>111,184</u>	<u>45,581</u>	<u>100,060</u>	<u>247,338</u>
Net increase/(decrease) of fund balance	19,501	92,458	32,749	181,912	26,402
Fund balance - beginning (unaudited)	192,358	55,680	148,138	55,680	237,592
Assigned					
Lake bank erosion repair <sup>1</sup>	100,000	-	19,750	19,750	150,000
Unassigned	111,859	148,138	161,137	217,842	113,994
Fund balance - ending (projected)	<u>\$ 211,859</u>	<u>\$ 148,138</u>	<u>\$ 180,887</u>	<u>\$ 237,592</u>	<u>\$ 263,994</u>

<sup>1</sup>Intended 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><b>Wrathell, Hunt and Associates, LLC</b>, 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 <b>Wrathell, Hunt &amp; Associates, LLC</b>. 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 145,000

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, the District will also become 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	30,000
Common Infrastructure Maint.	<u>115,000</u>
Total	145,000

Property appraiser

The property appraiser's fee is \$1.00 per parcel.

1,199

Tax collector

The tax collector's fee is \$1.50 per parcel.

1,799

Total expenditures

\$ 247,338

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND - SERIES 2015 BONDS  
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$1,425,592				\$1,693,187
Allowable discounts (4%)	(57,024)				(67,727)
Assessment levy: on-roll - net	1,368,568	\$ 1,581,910	\$ 43,549	\$ 1,625,459	1,625,460
Assessment levy: off-roll	628,199	129,958	241,351	371,309	371,308
Interest	-	16,031	-	16,031	-
Total revenues	<u>1,996,767</u>	<u>1,727,899</u>	<u>284,900</u>	<u>2,012,799</u>	<u>1,996,768</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	530,000	530,000	-	530,000	545,000
Principal prepayment	-	5,000	-	5,000	-
Interest	1,446,485	727,880	718,605	1,446,485	1,427,423
Total expenditures	<u>1,976,485</u>	<u>1,262,880</u>	<u>718,605</u>	<u>1,981,485</u>	<u>1,972,423</u>
<b>Other fees &amp; charges</b>					
Tax collector	-	1,582	-	1,582	-
Total other fees & charges	-	1,582	-	1,582	-
Total expenditures	<u>1,976,485</u>	<u>1,264,462</u>	<u>718,605</u>	<u>1,983,067</u>	<u>1,972,423</u>
Excess/(deficiency) of revenues over/(under) expenditures	20,282	463,437	(433,705)	29,732	24,345
Beginning fund balance (unaudited)	2,296,569	2,321,643	2,785,080	2,321,643	2,351,375
Ending fund balance (projected)	<u>\$2,316,851</u>	<u>\$2,785,080</u>	<u>\$2,351,375</u>	<u>\$ 2,351,375</u>	<u>2,375,720</u>
<b>Use of fund balance</b>					
Debt service reserve account balance (required)					(997,500)
Principal & Interest expense - November 1, 2020					(1,278,943)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ 99,277</u>

# BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
11/01/2019	545,000.00	3.500%	718,480.00	1,263,480.00
05/01/2020			708,942.50	708,942.50
11/01/2020	570,000.00	3.500%	708,942.50	1,278,942.50
05/01/2021			698,967.50	698,967.50
11/01/2021	595,000.00	4.000%	698,967.50	1,293,967.50
05/01/2022			687,067.50	687,067.50
11/01/2022	620,000.00	4.000%	687,067.50	1,307,067.50
05/01/2023			674,667.50	674,667.50
11/01/2023	645,000.00	4.000%	674,667.50	1,319,667.50
05/01/2024			661,767.50	661,767.50
11/01/2024	670,000.00	4.000%	661,767.50	1,331,767.50
05/01/2025			648,367.50	648,367.50
11/01/2025	695,000.00	4.000%	648,367.50	1,343,367.50
05/01/2026			634,467.50	634,467.50
11/01/2026	725,000.00	4.700%	634,467.50	1,359,467.50
05/01/2027			617,430.00	617,430.00
11/01/2027	755,000.00	4.700%	617,430.00	1,372,430.00
05/01/2028			599,687.50	599,687.50
11/01/2028	795,000.00	4.700%	599,687.50	1,394,687.50
05/01/2029			581,005.00	581,005.00
11/01/2029	830,000.00	4.700%	581,005.00	1,411,005.00
05/01/2030			561,500.00	561,500.00
11/01/2030	870,000.00	5.000%	561,500.00	1,431,500.00
05/01/2031			539,750.00	539,750.00
11/01/2031	915,000.00	5.000%	539,750.00	1,454,750.00
05/01/2032			516,875.00	516,875.00
11/01/2032	960,000.00	5.000%	516,875.00	1,476,875.00
05/01/2033			492,875.00	492,875.00
11/01/2033	1,005,000.00	5.000%	492,875.00	1,497,875.00
05/01/2034			467,750.00	467,750.00
11/01/2034	1,055,000.00	5.000%	467,750.00	1,522,750.00
05/01/2035			441,375.00	441,375.00
11/01/2035	1,110,000.00	5.000%	441,375.00	1,551,375.00
05/01/2036			413,625.00	413,625.00

# 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%	413,625.00	1,578,625.00
05/01/2037			384,500.00	384,500.00
11/01/2037	1,225,000.00	5.000%	384,500.00	1,609,500.00
05/01/2038			353,875.00	353,875.00
11/01/2038	1,285,000.00	5.000%	353,875.00	1,638,875.00
05/01/2039			321,750.00	321,750.00
11/01/2039	1,350,000.00	5.000%	321,750.00	1,671,750.00
05/01/2040			288,000.00	288,000.00
11/01/2040	1,415,000.00	5.000%	288,000.00	1,703,000.00
05/01/2041			252,625.00	252,625.00
11/01/2041	1,485,000.00	5.000%	252,625.00	1,737,625.00
05/01/2042			215,500.00	215,500.00
11/01/2042	1,560,000.00	5.000%	215,500.00	1,775,500.00
05/01/2043			176,500.00	176,500.00
11/01/2043	1,640,000.00	5.000%	176,500.00	1,816,500.00
05/01/2044			135,500.00	135,500.00
11/01/2044	1,720,000.00	5.000%	135,500.00	1,855,500.00
05/01/2045			92,500.00	92,500.00
11/01/2045	1,805,000.00	5.000%	92,500.00	1,897,500.00
05/01/2046			47,375.00	47,375.00
11/01/2046	1,895,000.00	5.000%	47,375.00	1,942,375.00
<b>Total</b>	<b>\$29,905,000.00</b>		<b>\$25,146,970.00</b>	<b>\$55,051,970.00</b>

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
PROJECTED ASSESSMENTS  
GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2020**

**On-Roll Payment**

Number of Units		Projected Fiscal Year 2020			FY 19 Assessment
		GF	DSF	GF & DSF	
<b><u>Single-Family Units</u></b>					
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
96	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
60	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
<b><u>Multi-Family Units</u></b>					
216	Coach Home	140.00	1,171.78	1,311.78	1,311.78
192	Veranda Condo	140.00	1,062.17	1,202.17	1,202.17
270	Terrace Condo	140.00	1,025.64	1,165.64	1,165.64
<b>1,199</b>					

**Off-Roll Payment**

Number of Units	Unit Type	Projected Fiscal Year 2020			FY 19 Assessment
		GF	DSF	GF & DSF	
<b><u>Single-Family Units</u></b>					
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
77	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
22	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
<b><u>Multi-Family Units</u></b>					
64	Coach Home	131.90	1,124.91	1,256.81	1,256.81
60	Veranda Condo	131.90	1,019.68	1,151.58	1,151.58
0	Terrace Condo	131.90	984.61	1,116.51	1,116.51
<b>260</b>					

**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**

**9**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MAY 31, 2019**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
BALANCE SHEET  
MAY 31, 2019**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 141,254	\$ -	\$ -	\$ 141,254
Investments				
Revenue	-	1,069,122	-	1,069,122
Reserve	-	1,031,737	-	1,031,737
Sinking	-	1,687	-	1,687
Interest	-	92	-	92
Prepayment	-	14	-	14
Construction	-	-	4,814,773	4,814,773
Due from general fund	-	9,798	-	9,798
Due from other governments	52,844	-	-	52,844
Total assets	<u>\$ 194,098</u>	<u>\$ 2,112,450</u>	<u>\$ 4,814,773</u>	<u>\$ 7,121,321</u>
<b>LIABILITIES</b>				
<b>Liabilities</b>				
Developer advance	\$ 1,983	\$ -	\$ -	\$ 1,983
Accrued taxes payable	61	-	-	61
Due to debt service	9,798	-	-	9,798
Total liabilities	<u>11,842</u>	<u>-</u>	<u>-</u>	<u>11,842</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	52,844	-	-	52,844
Total deferred inflows of resources	<u>52,844</u>	<u>-</u>	<u>-</u>	<u>52,844</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	2,112,450	-	2,112,450
Capital projects	-	-	4,814,773	4,814,773
Unassigned	129,412	-	-	129,412
Total fund balances	<u>129,412</u>	<u>2,112,450</u>	<u>4,814,773</u>	<u>7,056,635</u>
Total liabilities, deferred inflows of resources				
Total liabilities and fund balances	<u>\$ 194,098</u>	<u>\$ 2,112,450</u>	<u>\$ 4,814,773</u>	<u>\$ 7,121,321</u>

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MAY 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
On-roll assessments	\$ 971	\$ 160,410	\$ 134,803	119%
Off-roll assessments	-	34,294	60,146	57%
Intergovernmental mitigation and monitoring	-	12,381	86,400	14%
Interest	6	147	-	N/A
Total revenues	<u>977</u>	<u>207,232</u>	<u>281,349</u>	74%
<b>EXPENDITURES</b>				
Supervisors	431	1,077	-	N/A
Management/recording	3,333	26,666	40,000	67%
Financial accounting services	1,292	10,333	15,500	67%
Audit	-	-	3,000	0%
Dissemination agent	416	3,333	5,000	67%
Trustee fees	-	10,467	10,850	96%
Legal	2,433	7,053	10,000	71%
Engineering	-	-	5,000	0%
Postage	7	216	300	72%
Printing & reproduction	83	666	1,000	67%
Legal advertising	-	891	1,500	59%
Annual district filing fee	-	175	175	100%
Insurance	-	5,665	5,750	99%
Other current charges	60	484	650	74%
ADA website maintenance	-	139	-	N/A
Website	-	635	615	103%
Total professional & admin	<u>8,055</u>	<u>67,800</u>	<u>99,340</u>	68%
<b>Operations</b>				
Mitigation maintenance and monitoring	<u>4,497</u>	<u>64,344</u>	<u>160,000</u>	40%
Total operations	<u>4,497</u>	<u>64,344</u>	<u>160,000</u>	40%
<b>Other fees and charges</b>				
Property appraiser	-	1,199	1,003	120%
Tax collector	-	157	1,505	10%
Total other fees and charges	<u>-</u>	<u>1,356</u>	<u>2,508</u>	54%
Total expenditures	<u>12,552</u>	<u>133,500</u>	<u>261,848</u>	51%
Excess/(deficiency) of revenues over/(under) expenditures	(11,575)	73,732	19,501	
Fund balance - beginning	<u>140,987</u>	<u>55,680</u>	<u>192,358</u>	
Fund balance - ending	<u>\$ 129,412</u>	<u>\$ 129,412</u>	<u>\$ 211,859</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 MAY 31, 2019**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 9,798	\$ 1,617,971	\$ 1,368,568	118%
Assessment levy: off-roll	-	129,958	628,199	21%
Interest	5,030	25,820	-	N/A
Total revenues	<u>14,828</u>	<u>1,773,749</u>	<u>1,996,767</u>	N/A
<b>EXPENDITURES</b>				
Principal	-	530,000	530,000	100%
Principal prepayment	-	5,000	-	N/A
Interest	718,480	1,446,360	1,446,485	100%
Total expenditures	<u>718,480</u>	<u>1,981,360</u>	<u>1,976,485</u>	200%
<b>Other fees and charges</b>				
Tax collector	-	1,582	-	N/A
Total other fees and charges	<u>-</u>	<u>1,582</u>	<u>-</u>	N/A
Total expenditures	<u>718,480</u>	<u>1,982,942</u>	<u>1,976,485</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(703,652)	(209,193)	20,282	
Fund balance - beginning	<u>2,816,102</u>	<u>2,321,643</u>	<u>2,296,569</u>	
Fund balance - ending	<u>\$ 2,112,450</u>	<u>\$ 2,112,450</u>	<u>\$ 2,316,851</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 MAY 31, 2019**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 9,082	\$ 73,567
Total revenues	9,082	73,567
 <b>EXPENDITURES</b>		
Capital outlay	-	1,163,539
Total expenditures	-	1,163,539
 Net increase/(decrease), fund balance	9,082	(1,089,972)
Beginning fund balance	4,805,691	5,904,745
Ending fund balance	\$ 4,814,773	\$ 4,814,773

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**10**

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

1  
2  
3  
4  
5       The Board of Supervisors of the Beach Road Golf Estates Community Development  
6 District held a Regular Meeting May 20, 2019 at 1:00 p.m., at the Bonita National Golf and  
7 Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida  
8 34135.

9       **Present at the meeting were:**

10		
11	Russell Smith	Chair
12	John Moran	Vice Chair
13	Alex Hinebaugh	Assistant Secretary
14	Mike Rollins	Assistant Secretary
15	Steve Gabor	Assistant Secretary
16		

17       **Also present were:**

18		
19	Chuck Adams	District Manager
20	Greg Urbancic	District Counsel
21	Dave Underhill	District Engineer
22	Mr. Riggs	Resident
23		
24		

25       **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

26  
27       Mr. Adams called the meeting to order at 1:01 p.m. All Supervisors were present, in  
28 person, at roll call.

29  
30       **SECOND ORDER OF BUSINESS**

**Public Comments**

31  
32       There bring no public comments, the next item followed.

33  
34       **THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2019-07,  
Approving a Proposed Budget for Fiscal  
Year 2019/2020 and Setting a Public  
Hearing Thereon Pursuant to Florida Law;  
Addressing Transmittal, Posting and  
Publication Requirements; Addressing  
Severability; and Providing an Effective  
Date**

41  
42

43 Mr. Adams presented Resolution 2019-07. He reviewed the proposed Fiscal Year 2020  
44 budget line items, including increases, decreases, adjustments compared to the Fiscal Year  
45 2019 budget, explained the reasons for the changes and responded to questions. Discussion  
46 ensued regarding noticing requirements.

47

48 **On MOTION by Mr. Moran and seconded by Mr. Smith, with all in favor,**  
49 **Resolution 2019-07, Approving a Proposed Budget for Fiscal Year 2019/2020**  
50 **and Setting a Public Hearing Thereon Pursuant to Florida Law for August 19,**  
51 **2019 at 1:00 p.m., at Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the**  
52 **Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135;**  
53 **Addressing Transmittal, Posting and Publication Requirements; Addressing**  
54 **Severability; and Providing an Effective Date, was adopted.**

55

56

57 **FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of March 31, 2019**

58

59

60 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2019.

61

62 **FIFTH ORDER OF BUSINESS**

**Approval of March 18, 2019 Regular  
Meeting Minutes**

63

64

65 Mr. Adams presented the March 18, 2019 Regular Meeting Minutes.

66

67 **On MOTION by Mr. Moran and seconded by Mr. Hinebaugh, with all in favor,**  
68 **the March 18, 2019 Regular Meeting Minutes, as presented, were approved.**

69

70

71 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

72

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

74 There being nothing to report, the next item followed.

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

76 Mr. Underhill stated that, within the next couple of weeks, he would commence  
77 evaluation of the lakes for lake bank erosion issues and present the findings and remediation  
78 options. Lake bank erosion remediation methods in other communities were discussed.

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

80 **i. 718 Registered Voters in District as of April 15, 2019**

81 There were 718 registered voters residing within the District as of April 15, 2019.

82 ii. **NEXT MEETING DATE: June 17, 2019 at 1:00 P.M.**

83 The next meeting will be held on June 17, 2019 at 1:00 p.m.

84

85 **SEVENTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

86

87

88 Mr. Adams stated he was pursuing Florida Power & Light (FPL) regarding the available  
89 options for street lighting. Generally, FPL does not do central median lighting; therefore, it  
90 would likely be outside of the lanes and probably staggered. Discussion ensued regarding the  
91 areas where streetlights should be installed, how the LCEC leases the power poles along the  
92 road to municipalities for \$40 per month for the power and LED lights, the high expense to  
93 install streetlighting internally, leasing the power poles, power and maintenance from FPL, etc.

94 Mr. Riggs, a resident, thanked Management for quickly posting the financial statements  
95 on the CDD website. He asked if the CDD must file a Public Facilities Report and, if so, was it  
96 posted on the CDD website. Mr. Adams replied affirmatively but was not sure if it was posted;  
97 he would provide a copy. Mr. Riggs expressed concern about the possibility of injury in an area  
98 with worsening lake bank erosion and asked who is responsible for repairs. He recalled use of  
99 the word "assessment", in relation to the erosion situation, and asked what the reference  
100 meant. A Board Member stated that the lakes are all owned by the CDD and always have been,  
101 which is why there was a budget line item foreseen to be lake erosion because the Board  
102 recognizes that it is an issue in many communities; the CDD had always had responsibility to  
103 deal with it but has an agreement with the HOA to avoid doubling up on oversight. There  
104 would likely be ongoing erosion issues, which is one of the reasons there is a CDD. Mr. Riggs  
105 voiced his opinion that the erosion issue was due to a design flaw and asked if there was any  
106 recourse. The answer was probably not as he perceived since there was nothing defective  
107 about the design; it was erosion and was in conformance with all standards and requirements.

108

109 **EIGHTH ORDER OF BUSINESS**

**Adjournment**

110

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

112

113 **On MOTION by Mr. Moran and seconded by Mr. Hinebaugh, with all in favor,**  
114 **the meeting adjourned at 1:27 p.m.**

115  
116  
117  
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121  
122

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**11C**

**BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF FISCAL YEAR 2019 MEETINGS**

The Board of Supervisors (“Board”) of the Beach Road Golf Estates Community Development District (“District”) will hold Regular Meetings for Fiscal Year 2019 at 1:00 p.m., at the **offices of Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966** on the following dates:

October 15, 2018  
November 6, 2018 (Landowners’ Meeting)  
November 19, 2018 (*cancelled*)  
December 17, 2018 (*cancelled*)  
January 14, 2019  
February 11, 2019  
March 18, 2019  
April 15, 2019 (*cancelled*)

The Board will hold Regular Meetings at 1:00 p.m., at the **Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135** on the following dates:

May 20, 2019  
June 17, 2019 (*cancelled*)  
July 15, 2019  
August 19, 2019  
September 16, 2019

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**District Manager  
Beach Road Golf Estates Community Development District**