

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

August 16, 2021

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
MEETING AGENDA**

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

August 9, 2021

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:

The Board of Supervisors of the Beach Road Golf Estates Community Development District will hold Multiple Public Hearings and a Regular Meeting on August 16, 2021, at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Boulevard, Bonita Springs, Florida 34135 and via Zoom at <https://us02web.zoom.us/j/81142213094>, Meeting ID: **811 4221 3094** or telephonically at **1-929-205-6099**, Meeting ID: **811 4221 3094**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2021/2022 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

5. Update: Lake Bank Erosion Repair Project
6. Update: Streetlight Installation Project on Bonita Beach Road
7. Discussion: Stormwater Needs Analysis
8. Consideration of Proposals for Littoral Plantings
9. Acceptance of Unaudited Financial Statements as of June 30, 2021
10. Approval of July 19, 2021 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*

- NEXT MEETING DATE: October 18, 2021 at 1:00 P.M.

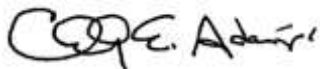
○ QUORUM CHECK

Joseph Grillo	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Barry Kove	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Daniel DiTommaso	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Denise Kempf	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Peter Leyon	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

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

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

3A

Attn:
BEACH ROAD GOLF ESTATES
2300 GLADES RD
BOCA RATON, FL 33431

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared V. Feik, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; AND NOTICE OF REG

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

07/30/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 30th of July 2021, by legal clerk who is personally known to me.

[Signature]

Affiant

[Signature]

Notary State of Wisconsin, County of Brown

[Signature]

My commission expires

of Affidavits 1

This is not an invoice

AMY KOKOTT
Notary Public
State of Wisconsin

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Beach Road Golf Estates Community Development District ("District") will hold a public hearing on August 16, 2021 at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by phone at (561) 571-0010 ("District Manager's office"), during normal business hours, or by visiting the District's website, <https://www.beachroadgolfestatescdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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
AD#4824885 7/30/2021

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

3B

RESOLUTION 2021-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Beach Road Golf Estates Community Development District a proposed budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Beach Road Golf Estates Community Development District for the Fiscal Year Ending September 30, 2022".
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$2,339,416 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 342,648
TOTAL DEBT SERVICES FUND - SERIES 2015	<u>\$1,996,768</u>
TOTAL ALL FUNDS	\$2,339,416

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16th DAY OF AUGUST, 2021.

ATTEST:

**BEACH ROAD GOLF ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2021/2022 Budget

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022
PROPOSED BUDGET**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
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**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross	\$ 167,836				\$ 243,551
Allowable discounts (4%)	(6,713)				(9,742)
Assessment levy: on-roll - net	161,123	\$ 192,049	\$ 4,013	\$ 196,062	233,809
Assessment levy: off-roll	34,289	-	-	-	-
Intergovernmental: Shared Costs Revenue	114,480	31,581	82,899	114,480	78,840
Interest	-	25	-	25	-
Total revenues	<u>309,892</u>	<u>223,655</u>	<u>86,912</u>	<u>310,567</u>	<u>312,649</u>
EXPENDITURES					
Professional & administrative fees					
Supervisors	-	1,722	-	1,722	-
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	4,500	4,200	300	4,500	4,500
Dissemination agent	5,000	2,500	2,500	5,000	5,000
Trustee fees	10,850	10,077	-	10,077	10,850
Legal	10,000	2,731	7,269	10,000	10,000
Engineering	5,000	-	5,000	5,000	5,000
Postage	300	252	48	300	300
Insurance	6,200	6,098	-	6,098	6,200
Printing & reproduction	1,000	500	500	1,000	1,000
Legal advertising	1,000	936	64	1,000	1,000
Other current charges	650	725	-	725	650
Annual district filing fee	175	175	-	175	175
ADA website maintenance	210	210	-	210	210
Website	615	705	-	705	615
Total professional & admin	<u>101,000</u>	<u>58,581</u>	<u>43,431</u>	<u>102,012</u>	<u>101,000</u>
Operations					
Shared costs maintenance/monitoring	212,000	113,347	98,653	212,000	146,000
On-site other contractual services	-	4,179	-	4,179	92,000
Total operations	<u>212,000</u>	<u>117,526</u>	<u>98,653</u>	<u>216,179</u>	<u>238,000</u>
Other fees and charges					
Property appraiser	1,199	1,459	-	1,459	1,459
Tax collector	1,799	189	1,610	1,799	2,189
Total other fees and charges	<u>2,998</u>	<u>1,648</u>	<u>1,610</u>	<u>3,258</u>	<u>3,648</u>
Total expenditures	<u>315,998</u>	<u>177,755</u>	<u>43,431</u>	<u>102,012</u>	<u>342,648</u>
Net increase/(decrease) of fund balance	(6,106)	45,900	43,481	208,555	(29,999)
Fund balance - beginning (unaudited)	271,115	120,706	166,606	120,706	329,261
Assigned					
Lake bank erosion repair ¹	150,000	150,000	150,000	150,000	150,000
Unassigned	115,009	16,606	60,087	179,261	149,262
Fund balance - ending (projected)	<u>\$ 265,009</u>	<u>\$ 166,606</u>	<u>\$ 210,087</u>	<u>\$ 329,261</u>	<u>\$ 299,262</u>

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

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

EXPENDITURES

Management advisory services	\$ 40,000
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The \$40,000 annual fee is inclusive of district management and recording services.</p>	
Financial accounting services	15,500
<p>Preparation of all of the District's financial items, including monthly financial statement preparation and the annual budget, are provided by Wrathell, Hunt & Associates, LLC. The annual fee for this service is \$8,000 for the general fund, \$7,500 per capital projects fund and \$4,500 per debt service fund.</p>	
Audit	4,500
<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	6,200
Printing & reproduction	1,000
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	1,000
<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>	
ADA website maintenance	210
Website	615

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

EXPENDITURES (CONTINUED)

Operations

Shared costs maintenance/monitoring 146,000

Starting in Fiscal Year 2017, the District became 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 ended in 2020) is a development order requirement for not only this District but also for 3 other neighboring communities. Additionally, in Fiscal Year 2018, the District became 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 are shared with the other communities by interlocal agreement and based upon previously agreed upon percentages. For Fiscal Year 2021, the District will be installing LED streetlighting on both sides of the roadway as a part of a lease, power and maintenance agreement with FPL. The initial capital costs of \$67,000 as well as the ongoing operating cost's per the aforementioned agreement, of \$25,000, will be shared with the other 3 communities per the shared costs agreement.

Panther Mit and Monitoring	25,000
Streetlighting	26,000
Common Infrastructure Maint.	<u>95,000</u>
Total	146,000

On-site other contractual services 92,000

Starting in Fiscal year 2022 the District will be assuming the lake and conservation area maintenance previously provided by the mater association pursuant to the facilities maintenance assignment agreement.

Property appraiser

The property appraiser's fee is \$1.00 per parcel. 1,459

Tax collector

The tax collector's fee is \$1.50 per parcel. 2,189

Total expenditures \$ 342,648

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015 BONDS
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross	\$1,693,187				\$2,079,967
Allowable discounts (4%)	(67,727)				(83,199)
Assessment levy: on-roll - net	1,625,460	\$ 1,953,752	\$ 40,964	\$ 1,994,716	1,996,768
Assessment levy: off-roll	371,308	-	-	-	-
Interest	-	104	-	104	-
Total revenues	<u>1,996,768</u>	<u>1,953,856</u>	<u>40,964</u>	<u>1,994,820</u>	<u>1,996,768</u>
EXPENDITURES					
Debt service					
Principal	570,000	570,000	-	570,000	595,000
Interest	1,407,910	708,943	698,967	1,407,910	1,386,035
Total expenditures	<u>1,977,910</u>	<u>1,278,943</u>	<u>698,967</u>	<u>1,977,910</u>	<u>1,981,035</u>
Other fees & charges					
Tax collector	-	1,926	-	1,926	-
Total other fees & charges	-	1,926	-	1,926	-
Total expenditures	<u>1,977,910</u>	<u>1,280,869</u>	<u>698,967</u>	<u>1,979,836</u>	<u>1,981,035</u>
Excess/(deficiency) of revenues over/(under) expenditures	18,858	672,987	(658,003)	14,984	15,733
Beginning fund balance (unaudited)	2,425,403	2,434,895	3,107,882	2,434,895	2,449,879
Ending fund balance (projected)	<u>\$2,444,261</u>	<u>\$3,107,882</u>	<u>\$ 2,449,879</u>	<u>\$ 2,449,879</u>	<u>2,465,612</u>
Use of fund balance					
Debt service reserve account balance (required)					(997,500)
Principal & Interest expense - November 1, 2022					(1,307,068)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 161,044</u>

BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
11/01/2021	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
Total	\$28,790,000.00		\$22,311,637.50	\$51,101,637.50

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2022**

On-Roll Payment

Number of Units		Projected Fiscal Year 2022			FY 21 Assessment
		GF	DSF	GF & DSF	
	<u>Single-Family Units</u>				
165	SF Executive	\$ 166.93	\$1,756.37	\$1,923.30	\$ 1,896.37
37	52'	166.93	1,792.91	1,959.84	1,932.91
173	53'	166.93	1,811.18	1,978.11	1,951.18
72	SF Manor	166.93	1,829.45	1,996.38	1,969.45
82	63'	166.93	1,920.79	2,087.72	2,060.79
128	SF Estate	166.93	1,957.33	2,124.26	2,097.33
	<u>Multi-Family Units</u>				
280	Coach Home	166.93	1,171.78	1,338.71	1,311.78
252	Veranda Condo	166.93	1,062.17	1,229.10	1,202.17
270	Terrace Condo	166.93	1,025.64	1,192.57	1,165.64
1,459					

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

4A

The News-Press
media group
news-press.com A GANNETT COMPANY

BEACH ROAD GOLF ESTATES
2300 GLADES RD STE 410
BOCA RATON, FL 33431
ATTN

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

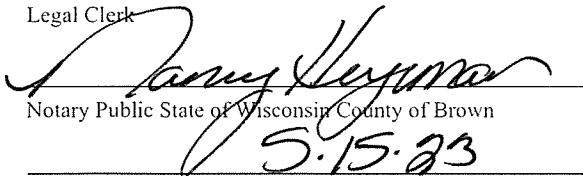
7/23/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 23rd day of July, 2021.



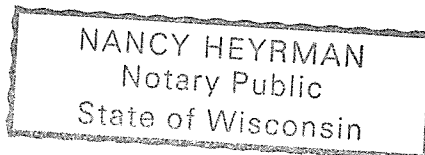
Legal Clerk



Notary Public State of Wisconsin County of Brown

My commission expires

Publication Cost: \$1,290.20
Ad No: GCI0691488
Customer No: 085090
PO#: PUBLIC NOTICE



BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Beach Road Golf Estates Community Development District ("District") will hold the following two public hearings and a regular meeting on August 16, 2021 at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Product Type	ERU Factor	Proposed O&M Assessment per Unit
Residential Unit	1	\$166.93

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

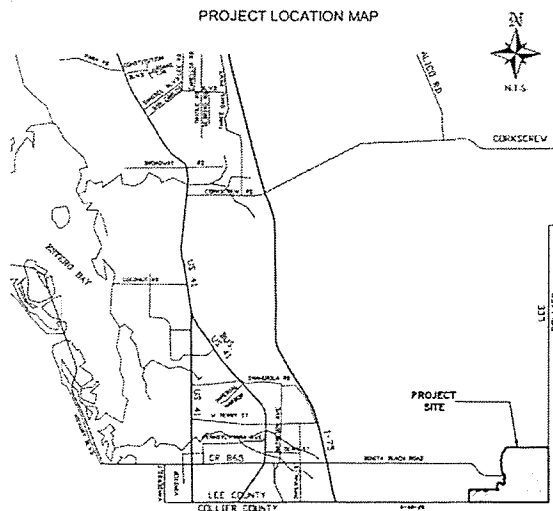
A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by phone at (561) 571-0010 ("District Manager's office"), during normal business hours, or by visiting the District's website, <https://www.beachroadgolfestatescdd.net/>.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 CDD**



SITE INFORMATION
SECTION 21 TOWNSHIP 28 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

4B

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 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

THIS IS NOT A BILL – DO NOT PAY

July 28, 2021

VIA FIRST CLASS MAIL

XXX

XXX

XXX

XXX

[PARCEL ID]

RE: Beach Road Golf Estates Community Development District
Fiscal Year 2021/2022 Budget and O&M Assessments

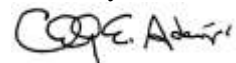
Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Beach Road Golf Estates Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2021/2022, on August 16, 2021, at 1:00 p.m., at Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. 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 Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chesley E. Adams, Jr.
District Manager

EXHIBIT A

Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2021/2022, the District expects to collect no more than **\$243,551** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on a per Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as one (1) Platted Lot.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted Lot	1,459	1	\$166.93

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2020 – September 30, 2021)	Proposed Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Change in Annual Dollar Amount
\$139.98	\$166.93	\$26.95

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2021/2022, the District intends to have the County Tax Collector collect the assessments imposed on developed and developable property within the District. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

4C

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Beach Road Golf Estates Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operation and maintenance special assessments and previously levied debt service special assessments shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by

the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Beach Road Golf Estates Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Beach Road Golf Estates Community Development District.

PASSED AND ADOPTED this 16th day of August, 2021.

ATTEST:

**BEACH ROAD GOLF ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

- Exhibit A: Budget
- Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A: Budget

Exhibit B: Assessment Roll

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

9

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2021**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
JUNE 30, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 163,446	\$ -	\$ -	\$ 163,446
Undeposited funds	5,941	-	-	5,941
Investments				
Revenue	-	1,389,765	-	1,389,765
Reserve	-	1,048,776	-	1,048,776
Sinking	-	27	-	27
Interest	-	1	-	1
Prepayment	-	14	-	14
Construction	-	-	1,998,371	1,998,371
Due from general fund	-	6,257	-	6,257
Due from other governments	2,533	-	-	2,533
Utility deposit	282	-	-	282
Total assets	<u>\$ 172,202</u>	<u>\$ 2,444,840</u>	<u>\$ 1,998,371</u>	<u>\$ 4,615,413</u>
LIABILITIES				
Liabilities				
Accounts payable	\$ 1,000	\$ -	\$ -	\$ 1,000
Developer advance	1,983	-	-	1,983
Accrued taxes payable	367	-	-	367
Due to debt service	6,257	-	-	6,257
Total liabilities	<u>9,607</u>	<u>-</u>	<u>-</u>	<u>9,607</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	2,533	-	-	2,533
Total deferred inflows of resources	<u>2,533</u>	<u>-</u>	<u>-</u>	<u>2,533</u>
FUND BALANCES				
Restricted for:				
Debt service	-	2,444,840	-	2,444,840
Capital projects	-	-	1,998,371	1,998,371
Unassigned	160,062	-	-	160,062
Total fund balances	<u>160,062</u>	<u>2,444,840</u>	<u>1,998,371</u>	<u>4,603,273</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 172,202</u>	<u>\$ 2,444,840</u>	<u>\$ 1,998,371</u>	<u>\$ 4,615,413</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
On-roll assessments	\$ 615	\$ 195,574	\$ 161,123	121%
Off-roll assessments	-	-	34,289	0%
Intergovernmental mitigation and monitoring	43,965	75,545	114,480	66%
Non-governmental mitigation and monitoring	5,941	5,941	-	N/A
Interest	2	30	-	N/A
Total revenues	<u>50,523</u>	<u>277,090</u>	<u>309,892</u>	89%
EXPENDITURES				
Supervisors	-	4,306	-	N/A
Management/recording	3,333	30,000	40,000	75%
Financial accounting services	1,292	11,625	15,500	75%
Audit	-	4,200	4,500	93%
Dissemination agent	417	3,750	5,000	75%
Trustee fees	-	10,077	10,850	93%
Legal	245	4,667	10,000	47%
Engineering	-	-	5,000	0%
Postage	10	466	300	155%
Printing & reproduction	83	750	1,000	75%
Legal advertising	-	1,207	1,000	121%
Annual district filing fee	-	175	175	100%
Insurance	-	6,098	6,200	98%
Other current charges	67	926	650	142%
ADA website maintenance	-	210	210	100%
Website	-	705	615	115%
Total professional & admin	<u>5,447</u>	<u>79,162</u>	<u>101,000</u>	78%
Operations				
Mitigation maintenance and monitoring	29,795	152,745	212,000	72%
On-site operations and maintenance	-	4,179	-	N/A
Total operations	<u>29,795</u>	<u>156,924</u>	<u>212,000</u>	74%
Other fees and charges				
Property appraiser	-	1,459	1,199	122%
Tax collector	-	189	1,799	11%
Total other fees and charges	<u>-</u>	<u>1,648</u>	<u>2,998</u>	55%
Total expenditures	<u>35,242</u>	<u>237,734</u>	<u>315,998</u>	75%
Excess/(deficiency) of revenues over/(under) expenditures	15,281	39,356	(6,106)	
Fund balance - beginning	144,781	120,706	271,115	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	10,062	10,062	115,009	
Fund balance - ending	<u>\$ 160,062</u>	<u>\$ 160,062</u>	<u>\$ 265,009</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 JUNE 30, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 6,257	\$ 1,989,605	\$ 1,625,460	122%
Assessment levy: off-roll	-	-	371,308	0%
Interest	21	175	-	N/A
Total revenues	<u>6,278</u>	<u>1,989,780</u>	<u>1,996,768</u>	100%
EXPENDITURES				
Principal	-	570,000	570,000	100%
Interest	-	1,407,910	1,407,910	100%
Total expenditures	<u>-</u>	<u>1,977,910</u>	<u>1,977,910</u>	100%
Other fees and charges				
Tax collector	-	1,925	-	N/A
Total other fees and charges	<u>-</u>	<u>1,925</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>1,979,835</u>	<u>1,977,910</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	6,278	9,945	18,858	
Fund balance - beginning	<u>2,438,562</u>	<u>2,434,895</u>	<u>2,425,403</u>	
Fund balance - ending	<u><u>\$ 2,444,840</u></u>	<u><u>\$ 2,444,840</u></u>	<u><u>\$ 2,444,261</u></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 JUNE 30, 2021**

	Current Month	Year to Date
REVENUES		
Interest	\$ 18	\$ 201
Total revenues	18	201
EXPENDITURES		
Capital outlay	-	588,125
Total expenditures	-	588,125
Net increase/(decrease), fund balance	18	(587,924)
Beginning fund balance	1,998,353	2,586,295
Ending fund balance	\$ 1,998,371	\$ 1,998,371

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

10

DRAFT

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

The Board of Supervisors of the Beach Road Golf Estates Community Development District held a Regular Meeting on July 19, 2021, at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Boulevard, Bonita Springs, Florida 34135 and via Zoom at <https://us02web.zoom.us/j/81142213094> and telephonically at 1-929-205-6099, Meeting ID 811 4221 3094, for both.

Present at the meeting were:

Barry Kove	Chair
Daniel DiTommaso	Vice Chair
Joseph Grillo	Assistant Secretary
Peter Leyon	Assistant Secretary
Denise Kempf	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Michelle Sorbello	McDirmitt Davis
Mark Loewe	HOA Community Association Manager
James Horvath	Resident/HOA President
Mike Hensketh	Resident
Dennis Acker	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Residents James Horvath and Mike Hensketh asked about the lake bank erosion repairs. Mr. Adams stated an update would be provided later in the meeting. Mr. Kove asked if a representative from M.R.I. Underwater Specialists (MRI) contacted Mr. Hensketh regarding his

41 concerns. Mr. Hensketh stated MRI was at his location on Thursday and left a note, as he was
42 unavailable. He since responded and an appointment was scheduled for tomorrow afternoon at
43 1:00 p.m. Mr. Kove acknowledged confirmation of the meeting with Mr. Rodney Yarnell.

44

45 **THIRD ORDER OF BUSINESS**

Update: Lake Bank Erosion Repair Project

46

47 This item was presented following Item 10B.

48

49 **FOURTH ORDER OF BUSINESS**

**Presentation of Audited Financial
Statements for the Fiscal Year Ended
September 30, 2020, Prepared by
McDermitt Davis**

50

51

52

53

54 Ms. Sorbello presented the Audited Financial Report for the Fiscal Year Ended
55 September 30, 2020 and noted the pertinent information. There were no findings,
56 recommendations, deficiencies on internal control or instances of non-compliance; it was a
57 clean audit.

58 In response to a question regarding the “Financial Highlights”, on Page 3, Mr. Adams
59 stated liabilities exceeding assets is common and occurs early on because the CDD’s biggest
60 liability is the outstanding debt that is being repaid. Asked why the assets in 2020, as reflected
61 on Page 4, were so different from those of 2019, Ms. Sorbello stated it was primarily due to
62 timing from year-end to year-end and, oftentimes, a CDD’s total liabilities decrease by over \$1
63 million. Regarding the reports, Ms. Sorbello stated all of the compliance reports indicate that
64 the CDD is in compliance with all laws and regulations for everything that was tested. Asked
65 about the audit timing, Ms. Sorbello stated the issue date is typically June 30th but this time, the
66 audit was issued in May.

67

68 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-05,
Hereby Accepting the Audited Financial
Statements for Fiscal Year Ended
September 30, 2020**

69

70

71

72

73 Mr. Adams presented Resolution 2021-05.

74

75 **On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor,**
76 **Resolution 2021-05, Hereby Accepting the Audited Financial Statements for**
77 **Fiscal Year Ended September 30, 2020, was adopted.**

78
79
80 **SIXTH ORDER OF BUSINESS**

**Update: Streetlight Installation Project on
Bonita Beach Road**

81
82
83 Mr. Adams had no update; Florida Power & Light (FPL) has not installed the poles yet.

84
85 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year 2022
Proposed Budget**

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87
88 Mr. Adams stated no changes were made to the proposed Fiscal Year 2022 budget since
89 the last meeting. Year-over-year, the CDD would not be responsible for the upfront capital
90 requirements for the streetlighting project, which was pre-paid; in exchange, the CDD would
91 take over lake and wetland maintenance from the Master Association. It was noted that the
92 CDD has yet to receive the paperwork from the HOA to proceed with the transfer of the
93 preserves and the lakes. Mr. Horvath stated the Agreement was approved by the HOA Board
94 and would be forwarded. Mr. Adams stated, year-over-year, there would be a \$27 to \$28
95 increase in assessments, per unit, on the operations and maintenance (O&M) side. He
96 requested authorization to send a Mailed Notice to all property owners.

97
98 **On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor,**
99 **authorizing Staff to send a Mailed Notice to all property owners, advising of**
100 **the assessment increase, in the amounts listed on the Assessment Table, on**
101 **Page 7 of the proposed Fiscal Year 2022 budget, was approved.**

102
103
104 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of May 31, 2021**

105
106
107 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2021. He
108 responded to questions regarding the audit deadline and transfer of maintenance of the ponds
109 and wetlands, in relation to the assessment increase.

111 **NINTH ORDER OF BUSINESS****Approval of June 21, 2021 Regular Meeting Minutes**112
113

114 Mr. Adams presented the June 21, 2021 Regular Meeting Minutes. Asked for an update
115 on the CDD “self-reporting” itself to the South Florida Water Management District (SFWMD), on
116 Line 45, Mr. Adams stated an address was needed for follow-up and inspection purposes; he
117 asked for it to be provided after the meeting. Regarding the reference to felled trees, on Line
118 61, it was noted that ten trees were removed by the SFWMD.

119

120 **On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the June**
121 **21, 2021 Regular Meeting Minutes, as presented, were approved.**

122
123

124

TENTH ORDER OF BUSINESS**STAFF REPORTS**

125

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

127 Mr. Urbancic stated Substitute Bill #53 was enacted by the Florida Legislature, which
128 requires the CDD to perform a Stormwater Needs Analysis by June 30, 2022, for submission to
129 the County. Mr. Urbancic stated this appears to be primarily an Engineering function and
130 recommended placing it as a discussion item on future agendas.

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

132 There was no report.

133 **▪ Update: Lake Bank Erosion Repair Project**134 **This item, previously the Third Order of Business, was presented out of order.**

135 Mr. Kove gave the following update:

136 ➤ MRI completed erosion repairs for all single-family homes and commenced repairs on
137 the multi-family homes last week.

138 ➤ Mr. Nagle would inspect a few spot repairs that are needed.

139 ➤ The follow up has been quite efficient.

140 ➤ For the multi-family homes, MRI is reconfiguring the gutters to make sure they are in
141 one motion toward the lake and from there the berms would be installed.

142 ➤ It would take up to two months to complete repairs on the multi-family homes.

143 ➤ The project is on schedule and proceeding successfully.

144 ➤ MRI would use a small Bobcat later this week to finish touch-up work on the west side.

145 ➤ Residents who installed rip-rap were asked to remove it within the next 60 to 90 days.
 146 Mr. Adams stated the aquatic plantings would be installed in August but Staff would first
 147 perform a review and analysis of the current system to identify deficient areas, formulate a
 148 planting plan and publicize a request for proposals (RFP). Discussion ensued regarding plant
 149 types, plant quantity, a map and water and grass lines.

150 Mr. Kove stated the traffic study was moving forward; it would be presented to the HOA
 151 first and then to the CDD. The plan is to meet with both Engineers in August and have them
 152 proceed with it.

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

154 Mr. Adams introduced Mr. Shane Willis and discussed his professional background.

155 Resident Dennis Acker asked if there is a map of the multi-family homes that would be
 156 undergoing lake erosion repairs. Mr. Adams replied affirmatively. Discussion ensued regarding
 157 the pipes behind a specific residence, the flow way, the catch basin, construction debris and an
 158 alligator sighting.

- 159 • **NEXT MEETING DATE: August 16, 2021 at 1:00 P.M. (Adoption of FY 2022**
- 160 **Budget)**
- 161 • **QUORUM CHECK**

162 The next meeting will be held August 16, 2021 at 1:00 p.m.

163

ELEVENTH ORDER OF BUSINESS	Audience Requests	Comments/Supervisors'
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164 There were no audience comments or Supervisors' requests.

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TWELFTH ORDER OF BUSINESS	Adjournment
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166 There being no further business to discuss, the meeting adjourned.

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173 **On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor, the**
 174 **meeting adjourned at 1:50 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

11C

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

*Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd.,
Bonita Springs, Florida 34135*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2020 CANCELED	Regular Meeting	1:00 PM
November 16, 2020	Regular Meeting	1:00 PM
December 14, 2020* CANCELED	Regular Meeting	1:00 PM
January 11, 2021	Workshop	11:00 AM
January 11, 2021*	Regular Meeting	1:00 PM
February 15, 2021 CANCELED	Regular Meeting	1:00 PM
March 15, 2021	Regular Meeting	1:00 PM
April 19, 2021	Regular Meeting	1:00 PM
May 17, 2021	Regular Meeting	1:00 PM
June 21, 2021	Regular Meeting	1:00 PM
July 19, 2021	Regular Meeting	1:00 PM
August 16, 2021	Public Hearing & Regular Meeting	1:00 PM
September 20, 2021	Regular Meeting	1:00 PM

***Exceptions**

December meeting date is one week earlier to accommodate the Christmas Holiday

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

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

*Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd.,
Bonita Springs, Florida 34135*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2021	Regular Meeting	1:00 PM
November 15, 2021	Regular Meeting	1:00 PM
December 13, 2021	Regular Meeting	1:00 PM
January 10, 2022*	Regular Meeting	1:00 PM
February 21, 2022	Regular Meeting	1:00 PM
March 21, 2022	Regular Meeting	1:00 PM
April 18, 2022	Regular Meeting	1:00 PM
May 16, 2022	Regular Meeting	1:00 PM
June 20, 2022	Regular Meeting	1:00 PM
July 18, 2022	Regular Meeting	1:00 PM
August 15, 2022	Public Hearing & Regular Meeting	1:00 PM
September 19, 2022	Regular Meeting	1:00 PM

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