

**BEACH ROAD
GOLF ESTATES**

**COMMUNITY DEVELOPMENT
DISTRICT**

July 15, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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, 2024

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 a Regular Meeting on July 15, 2024 at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17501 Bonita National Blvd., Bonita Springs, Florida 34135 and via Zoom at <https://zoom.us/j/94315901673>, Meeting ID: **943 1590 1673**, Passcode: **555333** or telephonically at **1-305-224-1968**, Meeting ID: **943 1590 1673**, Passcode: **555333**. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Public Comments (*3 minutes per speaker*)
4. Presentation of Audited Financial Statements for the Fiscal Year Ended September 30, 2023, Prepared by McDirmit Davis
5. Consideration of Resolution 2024-04, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023
6. Operations Update: Discussion/Consideration of LandCare USA, LLC Landscape Renewal Proposal [Landscape Management Agreement]
7. Continued Discussion/Update: Panther Property Salability
8. Update: Superior Waterway Services, Inc. Treatment Report
9. Update: Stop Signs for Antrim and Wicklow
10. Discussion/Consideration: FL GIS Solutions, LLC Professional Services Agreement - Task 2.0 (Year 2024)

11. Acceptance of Unaudited Financial Statements as of May 31, 2024

- Construction Fund Sources and Uses Reconciliation

12. Approval of June 17, 2024 Regular Meeting Minutes

13. Staff Reports

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

B. District Engineer: *Johnson Engineering, Inc.*

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

- NEXT MEETING DATE: August 19, 2024 at 1:00 PM [Adoption of FY25 Budget]

○ QUORUM CHECK

SEAT 1	JOSEPH GRILLO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BARRY KOVE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DANIEL DiTOMMASO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DENISE KEMPF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	TIMOTHY VANDERHYDEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

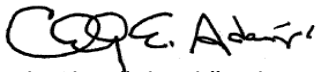
D. Field Operations: *Wrathell, Hunt & Associates, LLC*

14. Audience Comments/Supervisors' Requests

15. 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**

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Financial Statements

September 30, 2023

**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 Audit of the Financial Statements

Opinions

We have audited 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, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying 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, 2023, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

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 is the responsibility of management and, 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 24, 2024, 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 solely 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 effectiveness of 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.

McDermitt Davis

Orlando, Florida
June 24, 2024

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, 2023. 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 assets of the District exceeded its liabilities at September 30, 2023 by \$1,408,293, an increase in net position of 777,590 in comparison with the prior year.
- At September 30, 2023, the District's governmental funds reported fund balances of \$3,042,204, a decrease of 454,717 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.

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 \$1,408,293 at September 30, 2023. The analysis that follows focuses on the net position of the District's governmental activities.

	September 30, 2023	September 30, 2022
Assets, excluding capital assets	\$ 3,124,344	\$ 3,823,928
Capital assets, not being depreciated	26,414,796	25,805,731
Total assets	29,539,140	29,629,659
Liabilities, excluding long-term liabilities	642,484	894,670
Long-term liabilities	27,488,363	28,104,286
Total liabilities	28,130,847	28,998,956
Net Position:		
Net investment in capital assets	(639,789)	(1,365,261)
Restricted for debt service	1,969,006	1,885,219
Unrestricted	79,076	110,745
Total net position	\$ 1,408,293	\$ 630,703

Beach Road Golf Estates Community Development District
Management's Discussion and Analysis

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2023 and 2022.

	<u>2023</u>	<u>2022</u>
Revenues:		
Program revenues	\$ 2,371,915	\$ 2,275,552
General revenues	31,922	33,003
Total revenues	<u>2,403,837</u>	<u>2,308,555</u>
Expenses:		
General government	172,286	173,375
Maintenance and operations	98,482	133,066
Interest on long-term debt	1,355,479	1,380,195
Total expenses	<u>1,626,247</u>	<u>1,686,636</u>
Change in net position	777,590	621,919
Net position, beginning	630,703	8,784
Net position, ending	<u>\$ 1,408,293</u>	<u>\$ 630,703</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2023 was \$1,626,247. The majority of these costs are interest on long-term debt.

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, 2023, the District's governmental funds reported combined ending fund balances of \$3,042,204. Of this total, \$2,935,578 is restricted, \$7337 is nonspendable, and the remainder of \$99,289 is unassigned.

The fund balance of the general fund increased \$1,204. The debt service fund balance increased \$73,454 due to increased investment income. The capital projects fund balance decreased by \$529,375 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, 2023, the District had \$26,414,976 invested in construction in process.

Capital Debt

At September 30, 2023, the District had \$27,575,000 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 District's* 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, 2023

	Governmental Activities
Assets	
Cash	\$ 130,418
Due from other governments	2,832
Other receivables	18,625
Prepaid expenses	7,055
Deposits	282
Restricted assets:	
Temporarily restricted investments	2,965,132
Capital assets:	
Capital assets not being depreciated	26,414,796
Total assets	29,539,140
Liabilities	
Accounts payable and accrued expenses	78,278
Due to developers	1,983
Accrued interest payable	562,223
Noncurrent Liabilities:	
Due within one year	645,000
Due in more than one year	26,843,363
Total liabilities	28,130,847
Net Position	
Net investment in capital assets	(639,789)
Restricted for debt service	1,969,006
Unrestricted	79,076
Total net position	\$ 1,408,293

Beach Road Golf Estates Community Development District
Statement of Activities
Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenue			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
					Governmental Activities
Governmental activities:					
General government	\$ 172,286	\$ 150,823	\$ -	\$ -	\$ (21,463)
Maintenance and operations	98,482	86,213	-	-	(12,269)
Interest on long-term debt	1,355,479	2,002,415	98,987	33,477	779,400
Total governmental activities	\$ 1,626,247	\$ 2,239,451	\$ 98,987	\$ 33,477	745,668
General Revenues:					
					31,897
					25
					31,922
					777,590
					630,703
					\$ 1,408,293

Beach Road Golf Estates Community Development District
Balance Sheet - Governmental Funds
September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash	\$ 130,418	\$ -	\$ -	\$ 130,418
Investments	-	2,526,015	439,117	2,965,132
Due from other funds	4,429	-	-	4,429
Due from other governments	2,832	-	-	2,832
Other receivables	13,411	5,214	-	18,625
Prepaid costs	7,055	-	-	7,055
Deposits	282	-	-	282
Total assets	\$ 158,427	\$ 2,531,229	\$ 439,117	\$ 3,128,773
Liabilities and Fund Balances				
Liabilities:				
Accounts payable and accrued expenses	\$ 47,939	\$ -	\$ 30,339	\$ 78,278
Due to other funds	-	-	4,429	4,429
Due to developers	1,983	-	-	1,983
Total liabilities	49,922	-	34,768	84,690
Deferred Inflows:				
Unavailable revenue	1,879	-	-	1,879
Fund Balances:				
Nonspendable	7,337	-	-	7,337
Restricted for debt service	-	2,531,229	-	2,531,229
Restricted for capital projects	-	-	404,349	404,349
Unassigned	99,289	-	-	99,289
Total fund balances	106,626	2,531,229	404,349	3,042,204
Total liabilities and fund balances	\$ 158,427	\$ 2,531,229	\$ 439,117	

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.	26,414,796
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.	1,879
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	
Accrued interest payable	(562,223)
Bonds payable	(27,488,363)
Net position of governmental activities	\$ 1,408,293

Beach Road Golf Estates Community Development District
Statement of Revenues, Expenditures and Changes in the Fund Balances
Governmental Funds
Year Ended September 30, 2023

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Revenues				
Assessment revenue	\$ 237,036	\$ 2,002,415	\$ -	\$ 2,239,451
Assessments - prepayments	-	-	-	-
Intergovernmental	34,911	-	-	34,911
Investment and miscellaneous income	25	98,987	33,477	132,489
Total revenues	<u>271,972</u>	<u>2,101,402</u>	<u>33,477</u>	<u>2,406,851</u>
Expenditures				
Current				
General government	172,286	-	-	172,286
Maintenance and operations	98,482	-	-	98,482
Debt Service:				
Interest	-	1,361,735	-	1,361,735
Principal	-	620,000	-	620,000
Capital outlay	-	-	609,065	609,065
Total expenditures	<u>270,768</u>	<u>1,981,735</u>	<u>609,065</u>	<u>2,861,568</u>
Excess (Deficit) of Revenues Over Expenditures	<u>1,204</u>	<u>119,667</u>	<u>(575,588)</u>	<u>(454,717)</u>
Other Financing Sources (Uses)				
Transfers in	-	-	46,213	46,213
Transfers out	-	(46,213)	-	(46,213)
Total other financing sources (uses)	<u>-</u>	<u>(46,213)</u>	<u>46,213</u>	<u>-</u>
Net change in fund balances	1,204	73,454	(529,375)	(454,717)
Fund balances, beginning of year	105,422	2,457,775	933,724	3,496,921
Fund balances, end of year	<u>\$ 106,626</u>	<u>\$ 2,531,229</u>	<u>\$ 404,349</u>	<u>\$ 3,042,204</u>

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, 2023

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

Net Change in Fund Balances - Total Governmental Funds \$ (454,717)

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 609,065

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 620,000

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. 1,879

Revenue reported in the funds must be eliminated from the statement of activities since revenue was recognized in a prior year. (4,893)

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	10,333	
Amortization of bond discount	(4,077)	6,256

Change in net position of governmental activities **\$ 777,590**

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, 2023

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Special assessment revenue	\$ 267,803	\$ 267,803	\$ 237,036	\$ (30,767)
Intergovernmental	68,040	68,040	34,911	(33,129)
Investment and miscellaneous income	-	-	25	25
Total revenues	335,843	335,843	271,972	(63,871)
Expenditures				
Current:				
General government	116,922	116,922	172,286	(55,364)
Maintenance and operations	218,908	218,908	98,482	120,426
Total expenditures	335,830	335,830	270,768	65,062
Excess (deficit) of revenues over expenditures	13	13	1,204	(128,933)
Fund balance, beginning	105,422	105,422	105,422	-
Fund balance, ending	\$ 105,435	\$ 105,435	\$ 106,626	\$ (128,933)

NOTES TO FINANCIAL STATEMENTS

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. Two members are qualified electors living within the District and three are landowner elected and are affiliated with 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.

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.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 1st and ends on September 30th. 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.

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.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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. All asset acquisition and construction is considered infrastructure under construction at September 30, 2023.

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. Bonds payable are reported net of premiums or discounts. Bond issuance costs are reported as expenses.

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, 2023.

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.

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.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

New Accounting Standards Issued

In fiscal year 2023, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

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, 2023.

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.

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. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices 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, 2023:

- Allspring Government MM Funds of \$2,965,132 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:

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.

Investments made by the District at September 30, 2023 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>
Allspring Government MM Fund - Institutional Class	\$ 2,965,132	AAAm	25 Days

Credit Risk:

The District limits credit risk by authorized investments to those described. 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.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

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 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, 2023, 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, 2023, 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.

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, 2023 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities				
Capital Assets Not Being Depreciated:				
Construction in progress	\$ 25,805,731	\$ 609,065	\$ -	\$ 26,414,796
Total capital assets not being depreciated	<u>25,805,731</u>	<u>609,065</u>	<u>-</u>	<u>26,414,796</u>
Governmental activities capital assets, net	<u>\$ 25,805,731</u>	<u>\$ 609,065</u>	<u>\$ -</u>	<u>\$ 26,414,796</u>

NOTE 5 LONG-TERM LIABILITIES

Series 2015 Special Assessment Bonds – Public Offering

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. In the event of default, all principal and interest of the Bonds will become immediately due and payable.

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, 2023.

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, 2023, total principal and interest remaining on the Series 2015 Special Assessment Revenue Bonds was \$47,138,872. Principal and interest paid in the current year was \$1,981,735. Special assessment revenue pledged for the current year was \$2,002,415.

Long-term liability activity for the year ended September 30, 2023 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities					
Bonds Payable:					
Series 2015	\$ 28,195,000	\$ -	\$ (620,000)	\$ 27,575,000	\$ 645,000
Less: discount	(90,714)	-	4,077	(86,637)	-
Governmental activity long-term liabilities	<u>\$ 28,104,286</u>	<u>\$ -</u>	<u>\$ (615,923)</u>	<u>\$ 27,488,363</u>	<u>\$ 645,000</u>

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

At September 30, 2023, 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>
2024	\$ 645,000	\$ 1,336,436
2025	670,000	1,310,136
2026	695,000	1,282,836
2027	725,000	1,251,898
2028	755,000	1,217,118
2029-2033	4,370,000	5,490,823
2034-2038	5,560,000	4,261,250
2039-2043	7,095,000	2,686,125
2044-2047	7,060,000	727,250
	<u>\$ 27,575,000</u>	<u>\$ 19,563,872</u>

NOTE 6 MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial 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.

NOTE 7 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, 2023 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 24, 2024.

Report on 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) as a basis for designing 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 was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on 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 financial statements. 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.

McDermitt Davis

Orlando, Florida
June 24, 2024

MANAGEMENT LETTER

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, 2023, and have issued our report thereon dated June 24, 2024.

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 24, 2024, 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.b. 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.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i).6, Rules of the Auditor General, the District reported:

- a. The total number of District employees compensated in the last pay period of the District’s fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District’s fiscal year as 2.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as 0.

- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$75,920.
- e. The District did not have any construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, this information is included in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as.

<u>Unit Type</u>	<u>Operation and Maintenance</u>	<u>Debt Service</u>
SF Executive	\$ 191.20	\$ 1,756.37
52'	191.20	1,792.91
53'	191.20	1,811.18
SF Manor	191.20	1,829.45
63'	191.20	1,920.79
SF Estate	191.20	1,957.33
Coach Home	191.20	1,171.78
Veranda Condo	191.20	1,062.17
Terrace Condo	191.20	1,025.64

- b. The total amount of special assessments collected by or on behalf of the District as \$2,259,451.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds is disclosed in the notes.

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.

McDermitt Davis

Orlando, Florida
June 24, 2024



934 North Magnolia Avenue, Suite 100
Orlando, Florida 32803
407-843-5406
www.mcdermittdavis.com

**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, 2023. 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, 2023.

McDermitt Davis

Orlando, Florida
June 24, 2024

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

WHEREAS, the District’s Auditor, McDirmit Davis, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Statements for Fiscal Year 2023;

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

1. The Audited Financial Statements for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
2. A verified copy of said Audited Financial Statements for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 15th day of July, 2024.

ATTEST:

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

6



LANDSCAPE MANAGEMENT AGREEMENT

THIS AGREEMENT is entered into **June 28, 2024**, by and between LandCare USA, LLC, located at 5151 Shoreham Pl. Suite 140, San Diego, CA 92122, hereafter referred to as the "Contractor", and Beach Road Golf Estates CDD, the Owner or designated Owner's Representative, hereinafter referred to as "Owner".

The parties wish to enter into an agreement to define the terms and conditions under which Contractor will provide landscape maintenance services to Owner.

The parties hereby agree as follows:

- 1) **Services.** The Contractor agrees to perform the landscape management services noted on the "Landscape Management Annual Schedule", which is attached to and incorporated into this Agreement, for the property of the Owner, located at **Bonita Beach Road Golf Estates CDD , 9220 Bonita Beach Rd Suite 214, Bonita Springs, FL 34135**, (hereinafter referred to as the "Property").
- 2) **Start Date.** This Agreement shall commence on **July 01, 2024**, and shall renew for one (1) additional year subject to price adjustments (paragraph 3.C. below) on the anniversary date of the Agreement unless terminated by either party set forth below in Section 11.
- 3) **Consideration/Payment/Price Adjustments.**
 - A. In consideration for the Contractor's performance for services described in the "Landscape Management Annual Schedule", Owner agrees to pay Contractor an annual sum of \$39,412.00 invoiced in accordance with the attached "Payment Schedule", plus applicable sales tax, if any, as imposed by any governing agency at the rate then in effect.
 - B. Invoices will be sent on or about the 1st day of each month for current month's services and payment shall be due upon receipt. A late charge of 1.5% per month shall be charged on all amounts 30 days past due and a \$20.00 fee will apply to any returned check.
 - C. Approximately sixty (60) days prior to each annual renewal, Contractor may send Owner notification of renewal and a price adjustment. If the Owner does not object in writing within 30 days of the date of the notification of price adjustment, then the renewal of this Agreement shall include the price adjustment. If the Owner objects to the notification of price adjustment in writing within 30 days of the date of notice then Contractor has the option to either (i) renew the Agreement without the price adjustment or (ii) terminate the Agreement.
- 4) **Additional Services.** Services performed and/or materials delivered, which are not specifically described herein, or changes in the size or physical condition of the Property will be deemed 'Additional Services'. Additional services will be billed separately and all payments are due upon receipt. The performance of, and the payment for Additional Services are subject to all the terms and conditions of this Agreement.
- 5) **Materials, Supplies, and Equipment.** Contractor will furnish all materials, labor, supplies, and equipment necessary to perform the services specified.
- 6) **Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida with venue in the same county where Contractor's service location is based. In the event of suit or action commenced to enforce the terms of the Agreement, the prevailing party shall be entitled to reimbursement of its reasonable expenses, attorney's fees and costs, including appeals.
- 7) **Minor Repairs.** Contractor is authorized to perform up to \$200.00 worth of repairs not covered by this Agreement without prior approval of Owner.



- 8) **Liability.** Contractor is an independent contractor and the Owner assumes no liability for injury to the Contractor or the Contractor's agents or employees, unless such injury is caused by the Owner, the Owner's agents, servants, or employees. It is further understood that the Contractor is not liable for any damage of any kind whatsoever that is not caused by the Contractor, its agents, or employees and Contractor shall not be responsible for any damages other than direct damages. This exclusion includes, without limitation, incidental, consequential, special and punitive damages.
- 9) **Insurance.** Contractor agrees to carry worker's compensation, comprehensive general liability, and automobile insurance in an amount not less than \$1,000,000 in the aggregate.
- 10) **Notification of Deficient Work.** If Owner believes Contractor is providing deficient work, Owner agrees to notify Contractor of deficiencies, in writing, within 10 days of said occurrence. If written notice is not received by Contractor within 10 days Owner knew or should have known of the deficiencies, Owner is deemed to have waived any and all claims to recover past payments and/or rights to withhold present or future payments due under this Agreement. Upon a notification of deficient work, Contractor agrees to rectify such deficiencies within 14 days to the extent commercially reasonable. If the Contractor corrects the deficiencies in accordance with the schedule, it shall not forfeit any amounts due under this Agreement.
- 11) **Early Termination.** Either party may terminate this Agreement, with or without cause, by giving ninety (90) days written notice to the other party. Contractor may also immediately cease performance or terminate this Agreement if Owner refuses or fails to pay Contractor according to the terms of this Agreement.

Note: The equal monthly payment is not representative of the value of work performed in any given month. In the event of cancellation, Owner agrees to pay the Contractor any amount above and beyond the payments for actual work performed according to the chart below which illustrates the percent of contract value performed in each month.

Example:

Contract maintenance is \$12,000.00. The Service Agreement start date is January 1. The termination date is July 31. The total of the percentages = 57%. $57\% \times \$12,000.00 = \$6,840.00$, which represents the actual work done. The actual amount invoiced was $\$1,000.00/\text{month} \times 7 \text{ months} = \$7,000.00$. Because the actual amount of work performed is less than the actual amount invoiced the Contractor owes the Owner \$160.00.

- 12) **Assignment.** Neither party may assign this Agreement without the other's written consent and then only after thirty (30) days prior written notice. Should Owner assign this Agreement to a new Owner or entity, Contractor may require (i) approval of the credit worthiness of the new Owner and (ii) written assumption by the new Owner of all terms of this Agreement. Contractor may subcontract any portion of this Agreement to a qualified third party.
- 13) **Notices.** Notice to Contractor shall be sufficient if made or addressed to 3800 Prospect Ave Naples, FL 34104 and to Owner at the principal place of business stated herein.
- 14) **Complete Agreement.** This Agreement constitutes the entire Agreement of the parties. Both parties have read this Agreement and fully understand its contents.

[Signatures to follow on next page]

June 28, 2024

Contract No. - 3504807

Bonita Beach Road Golf Estates CDD

LANDCARE USA, LLC

Owner

By: Dennis Bretz
 Name: Dennis Bretz
 Title: Branch Manager
 Date: _____

By: _____
 Name: _____
 Title: _____
 Date: _____

This Agreement is valid only if accepted and executed by the Customer and/or Property Owner within thirty (30) days of the date first submitted or, if later than thirty (30) days, revalidated by LandCare.



Landscape Management Agreement

LANDSCAPE MANAGEMENT ANNUAL SCHEDULE

SERVICES

Maintenance Mowing Visits - 42x per year (Mowing, Edging, Line Trimming and Clean Up). *Increase in services due to addition of Village Walk Common Section.*

Chemical Weed Management - 42x per year. Landscape planting bed areas, tree rings and asphalt and curb lines.

Maintenance Shrub Pruning - As needed through out year.

Turf Heath Care Program - 3x per year. (Fertilization, weed control, Insect and Disease IPM)

Irrigation Checks - 12x per year. Repairs billed separately.

Pine Straw Applications (225 Bails per occ) - 2x per year

Tree Pruning - 1x year - Limb lower branches, sucker removal and dead wood removal.

SUBTOTAL	\$39,412.00
SALES TAX	\$0.00
TOTAL	\$39,412.00

NOTES:

- **July 2024 Landscape Maintenance Renewal - Includes an increase due to two factors:**
 - A. Previous service agreement was held at same price with no increases from July 2022 to June 31, 2023 and July 1, 2023 to June 31, 2024. Price for last 2 years was held at \$33,042.00 annually. July 2024 includes a 5% increase on previous year.
 - B. July 2024 agreement now includes increased scope with the inclusion of the berm section of Village Walk HOA. Sidewalk down to bottom of swell.

2022 - 2024 Annual Price:	\$33,042.00
July 2024 - 5% Increase:	\$1,652.00
July Village Walk Scope:	\$4,718.00
TOTAL	\$39,412.00





PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
July	\$3,284.00	\$0.00	\$3,284.00
August	\$3,284.00	\$0.00	\$3,284.00
September	\$3,284.00	\$0.00	\$3,284.00
October	\$3,284.00	\$0.00	\$3,284.00
November	\$3,284.00	\$0.00	\$3,284.00
December	\$3,284.00	\$0.00	\$3,284.00
January	\$3,284.00	\$0.00	\$3,284.00
February	\$3,284.00	\$0.00	\$3,284.00
March	\$3,284.00	\$0.00	\$3,284.00
April	\$3,284.00	\$0.00	\$3,284.00
May	\$3,284.00	\$0.00	\$3,284.00
June	\$3,284.00	\$0.00	\$3,284.00
	\$39,408.00	\$0.00	\$39,408.00

LandCare Branch Information

Account Manager: Antonio Navarrete
 Email Address: antonio.navarrete@landcare.com
 Primary Phone: _____

Customer Information

Primary Contact: Shane Willis
 Primary Phone: _____
 Primary Email: williss@whhassociates.com

Billing Contact: Beach Road Golf Estates CDD Accounts Payable

Billing Phone: _____
 Billing Email: BeachRoadGolfEstatesCDD@DistrictAP.com

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

8

Beach Road Golf Estates CDD Treatment Report for June 2024

Lake inspection was done on July 2nd we are see a lot of improvement overall, lakes 4,9,13,15, 16, 17, and 22 the grasses on the homeowner side were treated with good results, Flow Ways A, B, and C were treated by labor crew but with water level up the Torpedograss is growing fast these areas need follow-up treatments using a boat in order to get the grasses out near the lake, these treatment are schedule for July

Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
L1	Treated	Torpedograss		6/3/2024		Sprayed Littorals for Torpedograss
L2	Treated	Torpedograss		6/3/2024		Sprayed Littorals for Torpedograss
L3	Treated	Torpedograss		6/3/2024		Sprayed Littorals for Torpedograss
L4	Treated	Torpedograss		6/3/2024		Sprayed Littorals for Torpedograss
L5	Treated	Torpedograss		6/7/2024		Sprayed Littorals for Torpedograss
L6	Treated	Torpedograss		6/3/2024		Sprayed Littorals for Torpedograss
L7	Treated	Torpedograss		6/3/2024		Sprayed Littorals for Torpedograss
L8	Treated	Torpedograss		6/7/2024		Sprayed Littorals for Torpedograss
L9	Treated	Torpedograss		6/24/2024		Sprayed Littorals for Torpedograss
L10	Treated	Torpedograss		6/3/2024		Sprayed Littorals for Torpedograss
L11	Treated	Torpedograss		6/3/2024		Sprayed Littorals for Torpedograss
L12	Treated	Torpedograss		6/3/2024		Sprayed Littorals for Torpedograss
L13	Treated	Torpedograss		6/3/2024		Sprayed Littorals for Torpedograss
L14	Treated	Torpedograss		6/3/2024		Sprayed Littorals for Torpedograss
L15	Treated	Torpedograss		6/3/2024		Sprayed Littorals for Torpedograss
L16	Treated	Torpedograss		6/24/2024		Sprayed Littorals for Torpedograss
L17	Treated	Torpedograss		6/24/2024		Sprayed Littorals for Torpedograss

**SUPERIOR WATERWAY
SERVICES, INC.**



Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
L18	Treated	Torpedograss		6/24/2024		Sprayed Littorals for Torpedograss
L19	Treated	Torpedograss		6/24/2024		Sprayed Littorals for Torpedograss
L20	Treated	Torpedograss		6/24/2024		Sprayed Littorals for Torpedograss
L23	Treated	Torpedograss		6/27/2024		Sprayed Littorals for Torpedograss
L21	Treated	Torpedograss		6/19/2024		Sprayed Littorals for Torpedograss
L22	Treated	Torpedograss		6/19/2024		Sprayed Littorals for Torpedograss
L23	Treated	Torpedograss		6/7/2024		Sprayed Littorals for Torpedograss
L24	Treated	Torpedograss		6/19/2024		Sprayed Littorals for Torpedograss
FWA	Treated	Torpedograss	Cattails	6/19/2024		Sprayed Littorals for Grasses/weeds
FWB	Treated	Grasses/Weeds		6/7/2024		Sprayed Littorals for Grasses/weeds
FWC	Treated	Grasses/Weeds		6/19/2024		Sprayed Littorals for Grasses/weeds
West FW-A	Inspected	Grasses/Weeds				Scheduled for treatment
West FW-B	Inspected	Grasses/Weeds				Scheduled for treatment



Lake 16 good results from our grass treatments



Flowway C, Scheduled follow up for treatment for grasses



Lake 14 no problem noted



Lake 1 no problems noted

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

10



FL GIS SOLUTIONS

Mr. Chuck Adams
Beach Road Golf Estates Community Development District
c/o Wrathell, Hunt, and Associates, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

**RE: Professional Services Agreement between FL GIS Solutions, LLC and
Beach Road Golf Estates Community Development District**

Dear Chuck:

We at FL GIS Solutions, LLC are excited to work with Beach Road Golf Estates Community Development District (“BGECCDD”) to develop and build GIS capabilities. Pursuant to our conversations, I am providing this professional services agreement. Services performed by consultant include gathering and manipulating spatial data, inputting data into a GIS geodatabase, and creating maps and graphs.

Scope of Services:

I. Services – FL GIS Solutions, LLC will provide “BGECCDD” with the additional data layers:

Task 2.0. (Year 2024)

1. French Drain Repairs
 - Location
 - Vendor/Contractor
 - Work Description
 - Date





FL GIS SOLUTIONS

II. Compensation- “BGECCD” will pay FL GIS Solutions, LLC the sum of \$720.00 for Task 2.0 in the year 2024. Any additional requests beyond Task 2.0 for the year 2024 will be billed at a rate of \$120.00 per hour. FL GIS Solutions, LLC will provide monthly invoices to Beach Road Golf Estates Community Development District (“BGECCD”) on the 1st and or 15th of every month, with payment expected within 15 days.

Task	Description	Amount
2.0	GIS Services – Additional (Year 2024)	\$600.00
	Total	\$600.00

III. Termination - This agreement may be terminated by either party with 30 days written notice. FL GIS Solutions, LLC will not assume liability for obligations to other parties caused by termination of this agreement.

IV. Data - All data created for the project described in this agreement is the property of “BGECCD” and will be turned over to “BGECCD” at the completion or termination of this agreement.

V. Other - This agreement is only between FL GIS Solutions, LLC and Beach Road Golf Estates Community Development District (“BGECCD”). No obligations to third parties are created by this agreement unless mutually agreed upon and amended in writing by both parties.

VI. Reimbursables - Should “BGECCD” request paper prints and or paper plots, the standard rate will be \$4.50 per square foot.



**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2024**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
MAY 31, 2024**

	General Fund	Debt Service Fund Series 2015	Capital Projects Fund Series 2015	Total Governmental Funds
ASSETS				
Cash	\$ 186,831	\$ -	\$ -	\$ 186,831
Investments				
Revenue	-	1,573,008	-	1,573,008
Reserve	-	1,006,205	-	1,006,205
Sinking	-	399	-	399
Interest	-	95	-	95
Prepayment	-	25,095	-	25,095
Construction	-	-	357,520	357,520
Due from general fund	-	18,375	-	18,375
Due from capital projects fund	14,504	-	-	14,504
Due from other governments	2,058	-	-	2,058
Utility deposit	282	-	-	282
Total assets	<u>\$ 203,675</u>	<u>\$ 2,623,177</u>	<u>\$ 357,520</u>	<u>\$ 3,184,372</u>
LIABILITIES				
Liabilities				
Developer advance	\$ 1,983	\$ -	\$ -	\$ 1,983
Accrued taxes payable	306	-	-	306
Due to debt service	18,375	-	-	18,375
Due to general fund	-	-	14,504	14,504
Total liabilities	<u>20,664</u>	<u>-</u>	<u>14,504</u>	<u>35,168</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	2,058	-	-	2,058
Total deferred inflows of resources	<u>2,058</u>	<u>-</u>	<u>-</u>	<u>2,058</u>
FUND BALANCES				
Restricted for:				
Debt service	-	2,623,177	-	2,623,177
Capital projects	-	-	343,016	343,016
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	30,953	-	-	30,953
Total fund balances	<u>180,953</u>	<u>2,623,177</u>	<u>343,016</u>	<u>3,147,146</u>
 Total liabilities and fund balances	 <u>\$ 203,675</u>	 <u>\$ 2,623,177</u>	 <u>\$ 357,520</u>	 <u>\$ 3,184,372</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, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 687	\$ 269,897	267,788	101%
Intergovernmental: shared costs revenue	4,117	43,190	68,040	63%
Interest	2	24	-	N/A
Total revenues	<u>4,806</u>	<u>313,111</u>	<u>335,828</u>	93%
EXPENDITURES				
Supervisors	1,077	8,397	10,334	81%
Management/recording	3,333	26,667	40,000	67%
Financial accounting services	1,292	10,333	15,500	67%
Audit	-	-	4,500	0%
Dissemination agent	417	3,333	5,000	67%
Arbitrage rebate	-	500	500	100%
Trustee fees	-	9,425	10,850	87%
Legal	1,436	8,357	10,000	84%
Engineering	-	9,476	5,000	190%
Postage	9	1,008	750	134%
Printing & reproduction	83	667	1,000	67%
Legal advertising	184	942	1,000	94%
Annual district filing fee	-	175	175	100%
Insurance	-	7,055	7,100	99%
Other current charges	36	653	650	100%
ADA website maintenance	-	210	210	100%
Website	-	705	705	100%
Bad debt	-	5,017	-	N/A
Total professional & admin	<u>7,867</u>	<u>92,920</u>	<u>113,274</u>	82%
Operations				
Shared costs maintenance/monitoring	6,662	87,454	126,000	69%
On-site other contractual services	7,617	55,726	116,000	48%
Total operations	<u>14,279</u>	<u>143,180</u>	<u>242,000</u>	59%
Other fees and charges				
Property appraiser	-	-	1,459	0%
Tax collector	-	2,684	2,189	123%
Total other fees and charges	<u>-</u>	<u>2,684</u>	<u>3,648</u>	74%
Total expenditures	<u>22,146</u>	<u>238,784</u>	<u>358,922</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	(17,340)	74,327	(23,094)	
Fund balance - beginning	198,293	106,626	171,143	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	30,953	30,953	(1,951)	
Fund balance - ending	<u>\$ 180,953</u>	<u>\$ 180,953</u>	<u>\$ 148,049</u>	

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

**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, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ 5,108	\$ 1,987,745	\$ 1,995,030	100%
Interest	13,565	87,192	-	N/A
Assessment prepayments	-	24,710	-	N/A
Total revenues	<u>18,673</u>	<u>2,099,647</u>	<u>1,995,030</u>	105%
EXPENDITURES				
Principal	-	645,000	645,000	100%
Interest	661,767	1,336,435	1,335,200	100%
Total expenditures	<u>661,767</u>	<u>1,981,435</u>	<u>1,980,200</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(643,094)	118,212	14,830	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(26,264)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(26,264)</u>	<u>-</u>	N/A
Net change in fund balances	(643,094)	91,948	14,830	
Fund balance - beginning	3,266,271	2,531,229	2,466,561	
Fund balance - ending	<u>\$ 2,623,177</u>	<u>\$ 2,623,177</u>	<u>\$ 2,481,391</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, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 1,541	\$ 14,356
Total revenues	1,541	14,356
EXPENDITURES		
Capital outlay	-	101,953
Total expenditures	-	101,953
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	26,264
Total other financing sources/(uses)	-	26,264
Net increase/(decrease), fund balance	1,541	(61,333)
Beginning fund balance	341,475	404,349
Ending fund balance	\$ 343,016	\$ 343,016

Beach Road Golf Estates

Construction Fund Sources and Uses Reconciliation

Updated 07/10/24

Sources

01/1/23 Construction Fund Balance	Total Sources	986,324
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Uses

January 2023 Requisitions

Req. 62 - Landcare USA (Oak Tree relocation & Sod for Palm Trees)	6,463.32
Req. 63 - Superior Waterways (Aerator Cabinets & Compressors)	17,672.16
Req. 64 - Lykins Signtek (Additional Stop Signs)	7,950.00
Req. 65 - Kerton Electrical (Pedestrian Gate Electrical)	1,037.99
<u>MONTH TOTAL:</u>	<u>\$33,123.47</u>

February 2023 Requisitions

Req. 66 - Lykins Signtek (Speed Hump Crossing Sign)	\$725.00
Req. 67 - Landcare USA (Sod for the Oak Tree field)	\$3,128.32
Req. 68 - Collier Paving (Speed Hump Installation)	\$64,101.12
Req. 69 - Superior Waterways (Deposit for Aerator Upgrade Program)	\$87,365.58
<u>MONTH TOTAL:</u>	<u>\$155,320.02</u>

March 2023 Requisitions

Req. 70 - Superior Waterways (Aerator Upgrade Program)	\$62,122.53
<u>MONTH TOTAL:</u>	<u>\$62,122.53</u>

April 2023 Requisitions

	NONE
<u>MONTH TOTAL:</u>	<u>\$0.00</u>

May 2023 Requisitions

	None
<u>MONTH TOTAL:</u>	<u>\$0.00</u>

June 2023 Requisitions

Req. 71 - Collier Paving (ADA Mats & RPMs)	\$1,210.00
Req. 72 - MRI Underwater Specialists (Stormwater Inspection within gates)	\$6,000.00
<u>MONTH TOTAL:</u>	<u>\$7,210.00</u>

July 2023 Requisitions

	None
<u>MONTH TOTAL:</u>	<u>\$0.00</u>

August 2023 Requisitions

Req. 73 - FPL (BBRD Streetlighting Cancelation)	\$130,311.84
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Req. 74 - Anchor Marine Services (Drain Repair/Replacements)	\$52,516.00
Req. 75 - Carter Fence (Pedestrian Gate Installation)	\$17,659.14
MONTH TOTAL:	\$200,486.98

September 2023 Requisitions

Req. 76 - Collier Paving (Additional Pedestrian Street Signs)	\$29,200.00
Req. 77 - Anchor Marine Services (Drain Repair/Replacement)	\$27,294.00
MONTH TOTAL:	\$56,494.00

October 2023 Requisitions

Req. 78 - Banks Engineering (Various LDO Work)	\$6,750.00
MONTH TOTAL:	\$6,750.00

January 2024 Requisitions

Req. 79 - MRI Non-Shared Repairs	\$23,589.00
Req. 80 - MRI Collapsed Pipe Repair	\$16,970.00
Req. 81 - MRI Pipe Cleaning	\$62,400.00
MONTH TOTAL:	\$102,959.00

March 2024 Requisitions

Req. 82 - MRI BBRD 30% Cleaning	\$10,800.00
MONTH TOTAL:	\$10,800.00

Current Planned Uses

Additional Littoral Plantings- Earthbalance (Paid waiting for requisition #)	22,500
Card reader for new entry pedestrian gates -Ramco (Paid waiting for req #)	2,500
Solar Pedestrian Crosswalk Golf Maintenance- Waiting final parts before paying i	20,150
2 Stop Signs at Cherrywood & Wicklow	3,000
Street Striping BBRD & BN	37,896
Solar Pedestrian Crosswalk Cavan	20,150
BBRD Landscape Lighting	150,000
Planned Uses	\$256,195.80

Total Expenses \$880,661.80

* REMAINING BALANCE

*Variance	\$105,661.77
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**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

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 June 17, 2024 at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17501 Bonita National Blvd., Bonita Springs, Florida 34135 and via Zoom at <https://zoom.us/j/94315901673> and telephonically at 1-305-224-1968, Meeting ID: 943 1590 1673 and Passcode: 555333, for both.

Present at the meeting were:

Barry Kove	Chair
Daniel DiTommaso	Vice Chair
Joseph Grillo	Assistant Secretary
Timothy Vanderhyden	Assistant Secretary
Denise Kempf	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Jared Brown (via phone/Zoom)	District Engineer
Andy Nott	Superior Waterway Services, Inc. (SWS)
Steve Bentley	Bently Electric Co.
Wendy Weber-Brunson	Bonita Nat'l Community Assoc. Manager

Residents present (in person/via phone/Zoom):

John Irwing	Mike Ciberey	Kimberly Stoll	Bill McCormick
Pete Natarie	Tamara Jorstad	John Wharton	Ralph Tayman
Ted Kasill	Other Residents		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:00 p.m. All Supervisors were present.

Mr. Willis stated that about six participants are attending via phone/Zoom and 10 attending in person.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

43 Mr. Kove welcomed all meeting attendees. He expressed his opinion that heavy rainfall
44 over the last few days proves the remediation projects passed the test.

45 Mr. Kove stated he heard that some homeowners complained of flooding and asked Ms.
46 Weber-Brunson and Mr. DiTommaso to notify the CDD if there is something that needs to be
47 addressed. He asked if the CDD can prepare its stormwater systems to prevent flooding during
48 a heavy rain or a hurricane. Mr. Adams replied no; the CDD stormwater system is not
49 adjustable.

50 Mr. Kove asked Staff to monitor the drainage pipes during the rainy season, including
51 the Clubhouse. Mr. Adams stated the HOA would have to engage MRI to monitor private areas,
52 such as the Clubhouse and Fitness Center parking lots.

53 Discussion ensued regarding the stormwater system, it is expected for roadways to
54 flood during a heavy rain until the water flows to the stormwater system and reports of
55 flooding damaging property during the recent storm. It was noted that MRI installed rip-rap and
56 cleaned the drains last year, along Bonita Beach Road.

57 Board Members reported drainage issues on Bonita Beach Road and one asked to install
58 another drain and one noted an area that holds water. Mr. Adams stated that these structures
59 were designed and installed based upon an Engineering plan that was permitted over 20-years
60 ago. Due to the recent rain event, he suggested Staff monitor Bonita Beach Road during the
61 rainy season to determine if the area needs to be re-addressed.

62 Mr. Kove asked for questions from the attendees. No members of the public spoke.

63 Regarding installation of the solar panel on Wicklow, Mr. Willis expects it to occur soon,
64 He noted that AV-Tech engaged a new supplier and is incurring additional costs, as the prior
65 supplier increased its rates at the last minute. Mr. Willis will update the Reciliation Report to
66 include the second location, which will increase the Planned Uses amount from approximately
67 \$195,150 to \$205,000.

68 Regarding the stop signs for Antrim and Wicklow, Mr. Willis stated that he placed the
69 order with Lykins-SignTek, which is backlogged. He will provide an update at the next meeting.
70 Mr. Kove asked Ms. Weber-Brunson to have maintenance inspect and tighten loose stop signs.

71 Regarding the status of LandCare replacing the plants around the transformers, Mr.
72 Willis stated that he will be on site this Wednesday to address this and an issue he observed
73 along Bonita Beach Road. He will convey Mr. Kove's comment that LandCare's reaction time is
74 unacceptable.

75 Regarding the landscape lighting contract, Mr. Steve Bentley, of Bentley Electric,
76 reviewed the project scope and cost to install low lights in the center median, from the
77 beginning of Bonita National to the Fire Station. He thinks it will take six weeks from start to
78 finish.

79 Discussion ensued regarding ancillary electrical costs, obtaining feedback from the other
80 communities, the sidewalk lighting project, the Board’s decision to proceed with the initial
81 scope of work, whether areas of Seasons and Valencia should be added to the project and the
82 need to increase the wiring size to be able to expand lighting in the future.

83 Mr. Kove asked for questions from the attendees regarding this project.

84 Resident Ted Kasill stated that he did not understand why lights are being installed in
85 the median when residents were originally told that it could not be done. Mr. Adams explained
86 that Florida Power & Light (FPL) does not install center street lights under the Lease
87 Maintenance Agreement, which is different than landscape lighting.

88 Ms. Kempf suggested touring the community to get an idea of what it will look like,
89 which is similar to what she has in front of her home.

90

On MOTION by Mr. Grillo and seconded by Mr. Vanderhyden, with all in favor, authorizing Staff to proceed with the landscape lighting project that involves placing two adjustable lights on each tree, in a not-to-exceed amount of \$150,000, subject to Staff obtaining positive feedback from the other communities, was approved.

96

97

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

99

100 No members of the public spoke during public comments.

101 **▪ Update: Superior Waterway Services, Inc. Treatment Report**

102 **This item, previously the Eighth Order of Business, was presented out of order.**

103 The Treatment Report for April 2024 was included for informational purposes.

104 Mr. Kove stated that he is still receiving resident emails about spraying weeds, despite
105 the information provided, and asked if there are photographs available that will better educate
106 residents about what is a weed versus a littoral plant. Mr. Willis and Mr. Nott will email
107 additional information to Ms. Weber-Burnson to send an e-blast.

108 Discussion ensued regarding the frequency of treatments and advising residents that
109 the lakes are treated with an all-natural, non-toxic blue dye product that is approved by several
110 governmental authorities.

111 Mr. Nott stated that the technician is treating the torpedo grass in the lakes that was
112 identified in the Audit Report and is monitoring what is causing the ground fault circuit
113 interrupters (GFCI) to trip and how often it occurs. He noted the test case of installing an EPT
114 breaker at Lake 7 seems to be working.

115 Asked if he monitors lake bank erosion, Mr. Nott stated the technician will report
116 anything unusual; otherwise, it is identified in the annual Lake Audit. Mr. Willis stated that this
117 is part of the Lake Audit, which was discussed at the last meeting.

118 In response to emails and texts he received about installing pickleball or bocci ball
119 courts, Mr. Kove stated that the CDD has no opinion or decision-making authority on those
120 matters; residents should be aware that the CDD and HOA are separate entities before
121 submitting comments.

122

123 **FOURTH ORDER OF BUSINESS**

**Continued Discussion: FY2025 Proposed
Budget**

124

125

126 This item was presented following the Eighth Order of Business.

127

128 **FIFTH ORDER OF BUSINESS**

Operations Update: Landscape

129

130 This item was discussed during the Second Order of Business.

131

132 **SIXTH ORDER OF BUSINESS**

**Continued Discussion/Update: Panther
Property Salability**

133

134

135 Mr. Adams stated that the rancher rejected the CDD's counter offer and stands firm
136 with the lease offer of \$8,000 per year and added ancillary costs associated with the annual
137 burn, insurance, the \$14,532 tax bill, etc. The rancher is requesting a 10 to 30-year, long-term
138 lease but, ultimately, he would like to purchase the land in the future if the South Florida Water
139 Management District (SFWMD) changes its opinion.

140 Discussion ensued regarding differing opinions on finalizing lease terms before obtaining
141 approval from the SFWMD for certain property use, accepting new terms subject to advising

142 the rancher of the CDD tax-exempt status, needing consent from the other four communities
143 before transiting the CDD obligations to the lessee, splitting rent proceeds amongst the shared
144 communities based upon the percentage of shared costs in the Interlocal Agreement, including
145 a consumer price index (CPI) escalator in the lease terms and defining responsibilities.

146 Mr. Vanderhyden researched and found that the annual rent amount proposed is within
147 the range of the US Southern Region for pasture land rentals.

148 Mr. Adams outlined the CDD’s new counter offer for annual rent of \$22,532, with full
149 disclosure about the CDD tax-exempt status, defining each entities’ responsibilities, adding a
150 CPI escalator, having a 10-year term with five year automatic renewals unless terminated by
151 either party and a termination clause of six months or a length of time that is reasonable to
152 transition livestock.

153 The Board authorized Staff to accept the terms of the new lease, if the rancher agrees to
154 it.

155

SEVENTH ORDER OF BUSINESS

**Consideration of FPL LED Lighting
Plan/Agreement [Sidewalk Project]**

156 Mr. Adams presented the FPL Lighting Plan and FPL LED Lighting Agreement for sidewalk
157 lighting on Bonita Beach Road. Staff responded to questions regarding the budget, cost-share
158 Agreement, using construction funds to fund the project, the increase to electricity costs, the
159 design, materials, pricing, expectation for construction to be completed in two to three months
160 once the contract is executed, adding lighting the center median to the scope in Fiscal Year
161 2024 to avoid project delays and overseeing the project.
162
163
164
165

**On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the FPL
LED Lighting Plan, FPL LED Lighting Agreement and sidewalk lighting project,
were approved.**

EIGHTH ORDER OF BUSINESS

**Update: Superior Waterway Services, Inc.
Treatment Report**

171 This item was presented following the Third Order of Business.

- 172 ▪ **Continued Discussion: FY2025 Proposed Budget**

173 **This item, previously the Fourth Order of Business, was presented out of order.**

177 Mr. Adams stated that unassigned fund balance was used to keep the Fiscal Year 2025
 178 assessment levels the same as in Fiscal Year 2024, which caused a negative balance in the
 179 “Unassigned” Fund balance line item that will, therefore, be offset with the “Assigned-Lake
 180 bank erosion repair Fund balance” line item. He explained the purpose of designating surplus
 181 funds to “Assigned” and “Unassigned” Fund balance line items.

182 Regarding the amount needed for the “Assigned-Lake bank erosion repair Fund
 183 balance”, Mr. Willis referred to the prior meeting minutes, which outlines what lakes will need
 184 lake bank remediation and when. Mr. Adams suggested assigning \$75,000 or \$100,000, instead
 185 of the \$150,000. He recommended increasing annual assessments and building unassigned
 186 fund balance, as the other budget items are not inflated and expenses are increasing each year.
 187 The Board authorized Mr. Adams to adjust the proposed Fiscal Year 2025 budget to increase
 188 fund balance by \$14,000, which will result in assessments increasing \$10.01 per unit. He will
 189 begin the Mail Notice process within the next few weeks.

190 Mr. Kove expressed belief that the construction fund has been a blessing to the CDD, as
 191 the funds were used on major projects that might have been delayed or might have
 192 necessitated increasing assessments significantly.

193

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2024**

195
196

197 • **Construction Fund Sources and Uses Reconciliation**

198 Mr. Willis stated that he will email a revised Reconciliation Report once he adds the
 199 second solar lighting project and the Restriping project, along with an Operations Report. He
 200 noted that AV-Tech just texted to confirm that they will hold costs and that they expect the
 201 additional material two weeks from now; he will send the schedule to the HOA.

202 The financials were accepted.

203

TENTH ORDER OF BUSINESS

**Approval of May 20, 2024 Regular Meeting
Minutes**

205
206

207 The following change was made:

208 Line 69: Change “Kovan” to “Cavan”

209

210 On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the May
 211 20, 2024 Regular Meeting Minutes, as amended, were approved.

214 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

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

217 **B. District Engineer: Johnson Engineering, Inc.**

218 There were no District Counsel or District Engineer reports.

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

- 220 • **NEXT MEETING DATE: July 15, 2024 at 1:00 PM**

- 221 ○ **QUORUM CHECK**

222 All Supervisors confirmed their attendance at the July 15, 2024 meeting, with
 223 Supervisors Vanderhyden and DiTommaso attending via phone/Zoom.

224 **D. Field Operations: Wrathell, Hunt and Associates, LLC**

225 This item was discussed during the Ninth Order of Business.

227 **TWELFTH ORDER OF BUSINESS**

**Audience
 228 Requests**

Comments/Supervisors'

229
 230 Asked where the conservation area is located, Mr. Adams stated that it is the preserve
 231 area along the southwest corner boundary line; it consists of about 150 acres.

232 Resident Tamara Jorstad asked who is responsible for removing the fallen debris from
 233 the conservation area onto private property. Mr. Willis stated the HOA is responsible; he will
 234 report this to LandCare.

235 Mr. Willis reported five participants attending via phone/Zoom.

236 No members of the public spoke.

238 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

240 On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the
 241 meeting adjourned at 2:55 p.m.

242

243

244

245

246

247 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
C**

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

*Bonita National Golf and Country Club, 2nd Floor of the Clubhouse
17671 Bonita National Blvd., Bonita Springs, Florida 34135
¹Bonita National Golf and Country Club, 2nd Floor of the Clubhouse
17501 Bonita National Blvd., Bonita Springs, Florida 34135*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2023	Regular Meeting	1:00 PM
November 13, 2023*	Regular Meeting	1:00 PM
December 18, 2023¹	Regular Meeting	1:00 PM
January 8, 2024**¹	Regular Meeting	1:00 PM
February 19, 2024¹	Regular Meeting	1:00 PM
March 18, 2024¹	Regular Meeting	1:00 PM
April 15, 2024¹	Regular Meeting	1:00 PM
May 20, 2024¹	Regular Meeting	1:00 PM
June 17, 2024¹	Regular Meeting	1:00 PM
July 15, 2024¹	Regular Meeting	1:00 PM
August 19, 2024¹	Public Hearing & Regular Meeting	1:00 PM
September 16, 2024¹	Regular Meeting	1:00 PM

Exceptions

**November meeting date is one week earlier.*

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








**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
D**






PROJECT STATUS as of 7/15/2024

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
Solar Pedestrian Crosswalk Project	Not Started	8/8/2023	0%	Collier Paving is waiting for DOT/County/City requirements for installing these inside of Bonita Springs & Lee County.
	Not Started	9/12/2023	0%	Informed by Collier Paving that they do not have anyone qualified to install due to the electrical requirements. Staff is sourcing vendors to install the wiring and signs. Road markings will be sourced after that benchmark
	In Progress	10/4/2023	25%	Waiting for contract agreement with the light system provider in Georgia.
	In Progress	12/11/2023	50%	AV Tech Proposal for Board Consideration
	In Progress	12/30/2023	60%	Contract executed with AV Tech for the Board approved project. Vendor has ordered the equipment from the supplier.
	In Progress	3/28/2024	75%	Informed by City Permitting Director that no permit is required. Installation will begin once equipment arrives.
	In Progress	6/10/2024	75%	Informed by AV Tech about price change resulting in moving to another supplier out of Arizona. Increase in cost will be absorbed by AV Tech 6-weeks delivery

To-Do List

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
	In Progress	7/10/2024		75% Called for an update, still waiting for shipment.
DAMAGED STREET SIGNS NEAR VILLAGE WALK ENTRANCE	In Progress	9/19/2023		Proposal requested from Lykins to repair/replace damaged signs.
	In Progress	9/22/2023		25% Proposal signed with Lykins.
	In Progress	9/27/2023		50% Signs removed for replacement/repair.
	In Progress	1/15/2024		60% Confirmed update that the signs have been produced, waiting for installation date.
	In Progress	1/26/2024		60% Requested update on installation, pending scheduling
	In Progress	7/10/2024		60% Requested update on installation, pending scheduling
STOP SIGNS AT CHERRYWOOD & WICKLOW	In Progress	6/5/2024		25% Signs have been ordered

To-Do List

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
	In Progress	7/10/2024		50% Signs in production
STREET STRIPING	In Progress	5/6/2024		25% Placed under contract, BBRD & Bonita National to be completed simultaneously
	In Progress	7/10/2024		50% Scheduled to start 7/29/2024, project should take one week pending weather
BBRD LANDSCAPE LIGHTING	In Progress	6/17/2024		25% Approved by BOS NTE \$150,000
	In Progress	7/10/2024		35% Notified by Steve Bentley that permit has been requested and FPL has verbally approved project