

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025  
PROPOSED BUDGET**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
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**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 278,946				\$ 303,005
Allowable discounts (4%)	(11,158)				(12,120)
Assessment levy: on-roll - net	267,788	\$ 260,355	\$ 7,433	\$ 267,788	290,885
Intergovernmental: Shared Costs Revenue	68,040	29,370	38,670	68,040	68,040
Interest	-	20	-	20	-
Total revenues	<u>335,828</u>	<u>289,745</u>	<u>46,103</u>	<u>335,848</u>	<u>358,925</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative fees</b>					
Supervisors	10,334	6,244	4,090	10,334	10,334
Management advisory services	40,000	20,000	20,000	40,000	40,000
Financial accounting services	15,500	7,750	7,750	15,500	15,500
Audit	4,500	-	4,500	4,500	4,500
Dissemination agent	5,000	2,500	2,500	5,000	5,000
Arbitrage rebate calculation	500	500	-	500	500
Trustee fees	10,850	9,425	1,425	10,850	10,850
Legal	10,000	6,921	6,000	12,921	10,000
Engineering	5,000	8,585	3,000	11,585	5,000
Postage	750	855	-	855	750
Insurance	7,100	7,055	-	7,055	7,100
Printing & reproduction	1,000	500	500	1,000	1,000
Legal advertising	1,000	758	242	1,000	1,000
Other current charges	650	175	475	650	650
Annual district filing fee	175	579	-	579	175
ADA website maintenance	210	210	-	210	210
Website	705	705	-	705	705
Total professional & admin	<u>113,274</u>	<u>72,762</u>	<u>50,482</u>	<u>123,244</u>	<u>113,274</u>
<b>Operations</b>					
Shared costs maintenance	126,000	80,313	45,687	126,000	126,000
On-site other contractual services	116,000	32,170	45,000	77,170	116,000
Total operations	<u>242,000</u>	<u>112,483</u>	<u>90,687</u>	<u>203,170</u>	<u>242,000</u>
<b>Other fees and charges</b>					
Property appraiser	1,459	-	1,459	1,459	1,459
Tax collector	2,189	2,684	-	2,684	2,189
Total other fees and charges	<u>3,648</u>	<u>2,684</u>	<u>1,459</u>	<u>4,143</u>	<u>3,648</u>
Total expenditures	<u>358,922</u>	<u>187,929</u>	<u>142,628</u>	<u>330,557</u>	<u>358,922</u>
Net increase/(decrease) of fund balance	(23,094)	101,816	(96,525)	5,291	3
Fund balance - beginning (unaudited)	171,143	106,626	208,442	106,626	111,917
Assigned					
Lake bank erosion repair <sup>1</sup>	150,000	150,000	150,000	150,000	150,000
Unassigned	(1,951)	58,442	(38,083)	(38,083)	(38,080)
Fund balance - ending (projected)	<u>\$ 148,049</u>	<u>\$ 208,442</u>	<u>\$ 111,917</u>	<u>\$ 111,917</u>	<u>\$ 111,920</u>

<sup>1</sup>Intended to fund long term lake bank erosion repairs in District owned ponds.

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

**EXPENDITURES**

Supervisors	\$ 10,334
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management advisory services	40,000
<b>Wrathell, Hunt and Associates, LLC</b> , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The \$40,000 annual fee is inclusive of district management and recording services.	
Financial accounting services	15,500
Preparation of all of the District's financial items, including monthly financial statement preparation and the annual budget, are provided by <b>Wrathell, Hunt &amp; Associates, LLC</b> .	
Audit	4,500
The District is required to complete annual, independent examinations of its accounting records and procedures. This audit is conducted pursuant to Florida Law and the Rules of the Auditor General.	
Dissemination agent	5,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.	
Arbitrage rebate calculation	500
Trustee fees	10,850
Annual fees paid for services provided as trustee, paying agent and registrar.	
Legal	10,000
Fees for on-going general counsel and legal representation on behalf of the District. Coleman, Yovanovich and Koester, PA, serves as the District's general counsel.	
Engineering	5,000
Johnson Engineering will provide engineering and consulting services to the District in addition to advice on bids for yearly contracts and operating policy.	
Postage	750
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	7,100
Printing & reproduction	1,000
Letterhead, envelopes, copies, etc.	
Legal advertising	1,000
The District will advertise in The Fort Myers News-Press for monthly meetings, special meetings, public hearings, bidding, etc.	
Other current charges	650
Bank charges and other miscellaneous expenses incurred throughout the year.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
ADA website maintenance	210
Website	705

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

**EXPENDITURES (CONTINUED)**

**Operations**

Shared costs maintenance 126,000

Starting in fiscal year 2017, the District became responsible for the maintenance and monitoring of the panther mitigation property in Labelle. The establishment and perpetual responsibility to maintain the property and provide a five year monitoring and reporting program (which ended in 2020) is a development order requirement for not only this District but also for 3 other neighboring communities. Additionally, in fiscal year 2018, the District became responsible for the costs of maintaining the common infrastructure along Bonita Beach Road serving the same communities, including landscaping, roadway and storm water maintenance. All of the costs are shared with the other communities by interlocal agreement and based upon previously agreed upon percentages. In fiscal year 2023, the District elected to abandon the LED streetlighting on both sides of the roadway as a part of a lease, power and maintenance agreement with FPL. The District and the three other communities have initiated a sidewalk lighting plan for the sidewalk along the south side of Bonita Beach Road only and potentially including some landscape uplighting in the center median to provide a softer lighting effect for the roadway and to reduce impacts to the neighboring communities. The sidewalk lighting permit has been issued and will be a lease, power maintenance agreement with FPL.

Panther mitigation and monitoring	20,000
Streetlighting	26,000
Common infrastructure maintenance	<u>80,000</u>
Total	126,000

On-site other contractual services 116,000

Starting in fiscal year 2022 the District assumed the on-site lake and conservation area maintenance previously provided by the master association pursuant to the facilities maintenance assignment agreement. Additionally, in fiscal year 2023 the District added aeration systems to all of its lakes.

Lake maintenance contract	61,000
Conservation area maintenance	20,000
Aeration maintenance	25,000
Littoral plantings	<u>10,000</u>
	116,000

Property appraiser

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

Tax collector

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

Total expenditures \$ 358,922

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND - SERIES 2015 BONDS  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$2,078,156				\$2,076,198
Allowable discounts (4%)	(83,126)				(83,048)
Assessment levy: on-roll - net	1,995,030	\$ 1,916,779	\$ 78,251	\$ 1,995,030	\$1,993,150
Assessment prepayments	-	24,710	-	24,710	-
Interest	-	59,752	-	59,752	-
Total revenues	<u>1,995,030</u>	<u>2,001,241</u>	<u>78,251</u>	<u>2,079,492</u>	<u>1,993,150</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	645,000	645,000	-	645,000	670,000
Interest	1,335,200	674,668	660,532	1,335,200	1,308,900
Total expenditures	<u>1,980,200</u>	<u>1,319,668</u>	<u>660,532</u>	<u>1,980,200</u>	<u>1,978,900</u>
Excess/(deficiency) of revenues over/(under) expenditures	14,830	681,573	(582,281)	99,292	14,250
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(26,264)	-	(26,264)	-
Total other financing sources/(uses)	<u>-</u>	<u>(26,264)</u>	<u>-</u>	<u>(26,264)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	14,830	655,309	(582,281)	73,028	14,250
Beginning fund balance (unaudited)	2,466,561	2,531,229	3,186,538	2,531,229	2,604,257
Ending fund balance (projected)	<u>\$ 2,481,391</u>	<u>\$ 3,186,538</u>	<u>\$ 2,604,257</u>	<u>\$ 2,604,257</u>	<u>2,618,507</u>
<b>Use of fund balance</b>					
Debt service reserve account balance (required)					(997,500)
Principal & Interest expense - November 1, 2025					(1,342,750)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 278,257</u>

# BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	670,000.00	4.000%	661,150.00	1,331,150.00
05/01/2025			647,750.00	647,750.00
11/01/2025	695,000.00	4.000%	647,750.00	1,342,750.00
05/01/2026			633,850.00	633,850.00
11/01/2026	725,000.00	4.700%	633,850.00	1,358,850.00
05/01/2027			616,812.50	616,812.50
11/01/2027	755,000.00	4.700%	616,812.50	1,371,812.50
05/01/2028			599,070.00	599,070.00
11/01/2028	790,000.00	4.700%	599,070.00	1,389,070.00
05/01/2029			580,505.00	580,505.00
11/01/2029	830,000.00	4.700%	580,505.00	1,410,505.00
05/01/2030			561,000.00	561,000.00
11/01/2030	870,000.00	5.000%	561,000.00	1,431,000.00
05/01/2031			539,250.00	539,250.00
11/01/2031	910,000.00	5.000%	539,250.00	1,449,250.00
05/01/2032			516,500.00	516,500.00
11/01/2032	955,000.00	5.000%	516,500.00	1,471,500.00
05/01/2033			492,625.00	492,625.00
11/01/2033	1,005,000.00	5.000%	492,625.00	1,497,625.00
05/01/2034			467,500.00	467,500.00
11/01/2034	1,055,000.00	5.000%	467,500.00	1,522,500.00
05/01/2035			441,125.00	441,125.00
11/01/2035	1,110,000.00	5.000%	441,125.00	1,551,125.00
05/01/2036			413,375.00	413,375.00

# BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2036	1,165,000.00	5.000%	413,375.00	1,578,375.00
05/01/2037			384,250.00	384,250.00
11/01/2037	1,220,000.00	5.000%	384,250.00	1,604,250.00
05/01/2038			353,750.00	353,750.00
11/01/2038	1,285,000.00	5.000%	353,750.00	1,638,750.00
05/01/2039			321,625.00	321,625.00
11/01/2039	1,345,000.00	5.000%	321,625.00	1,666,625.00
05/01/2040			288,000.00	288,000.00
11/01/2040	1,415,000.00	5.000%	288,000.00	1,703,000.00
05/01/2041			252,625.00	252,625.00
11/01/2041	1,485,000.00	5.000%	252,625.00	1,737,625.00
05/01/2042			215,500.00	215,500.00
11/01/2042	1,560,000.00	5.000%	215,500.00	1,775,500.00
05/01/2043			176,500.00	176,500.00
11/01/2043	1,640,000.00	5.000%	176,500.00	1,816,500.00
05/01/2045			92,500.00	92,500.00
11/01/2045	1,805,000.00	5.000%	92,500.00	1,897,500.00
05/01/2046			47,375.00	47,375.00
11/01/2046	1,895,000.00	5.000%	47,375.00	1,942,375.00
<b>Total</b>	<b>\$26,905,000.00</b>		<b>\$18,215,125.00</b>	<b>\$45,120,125.00</b>



**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
PROJECTED ASSESSMENTS  
GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2025**

<b>On-Roll Payment</b>
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Number of Units		Projected Fiscal Year 2025			FY 24 Assessment
		GF	DSF	GF & DSF	
	<b><u>Single-Family Units</u></b>				
165	SF Executive	\$ 207.68	\$1,756.37	\$1,964.05	\$ 1,947.57
37	52'	207.68	1,792.91	2,000.59	1,984.11
173	53'	207.68	1,811.18	2,018.86	2,002.38
72	SF Manor	207.68	1,829.45	2,037.13	2,020.65
82	63'	207.68	1,920.79	2,128.47	2,111.99
128	SF Estate	207.68	1,957.33	2,165.01	2,148.53
	<b><u>Multi-Family Units</u></b>				
280	Coach Home	207.68	1,171.78	1,379.46	1,362.98
252	Veranda Condo	207.68	1,062.17	1,269.85	1,253.37
270	Terrace Condo	207.68	1,025.64	1,233.32	1,216.84
<b>1,459</b>					