

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026  
ADOPTED BUDGET**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
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**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025			Total Actual & Projected	Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 317,595				\$ 343,624
Allowable discounts (4%)	(12,704)				(13,745)
Assessment levy: on-roll - net	304,891	\$ 297,738	\$ 7,153	\$ 304,891	329,879
Intergovernmental: Shared Costs Revenue	68,040	5,794	62,246	68,040	68,040
Interest	-	25	-	25	-
Total revenues	<u>372,931</u>	<u>303,557</u>	<u>69,399</u>	<u>372,956</u>	<u>397,919</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	9,191	1,659	10,850	10,850
Legal	10,000	6,314	3,686	10,000	10,000
Engineering	5,000	11,887	3,000	14,887	5,000
Postage	750	1,006	1,000	2,006	750
Insurance	7,100	7,337	-	7,337	8,750
Printing & reproduction	1,000	500	500	1,000	1,000
Legal advertising	1,000	-	1,000	1,000	1,000
Other current charges	650	1,436	1,500	2,936	3,000
Annual district filing fee	175	175	-	175	175
ADA website maintenance	210	210	-	210	210
Website	705	705	-	705	705
Total professional & admin	<u>113,274</u>	<u>75,755</u>	<u>51,185</u>	<u>126,940</u>	<u>117,274</u>
<b>Operations</b>					
Shared costs maintenance	126,000	56,134	69,866	126,000	126,000
On-site other contractual services	116,000	51,030	64,970	116,000	116,000
Total operations	<u>242,000</u>	<u>107,164</u>	<u>134,836</u>	<u>242,000</u>	<u>242,000</u>
<b>Other fees and charges</b>					
Property appraiser & tax collector	3,648	4,144	234	4,378	4,378
Total other fees and charges	<u>3,648</u>	<u>4,144</u>	<u>234</u>	<u>4,378</u>	<u>4,378</u>
Total expenditures	<u>358,922</u>	<u>187,063</u>	<u>186,255</u>	<u>373,318</u>	<u>363,652</u>
Net increase/(decrease) of fund balance	14,009	116,494	(116,856)	(362)	34,267
Fund balance - beginning (unaudited)	149,020	71,964	188,458	71,964	71,602
Assigned					
Lake bank erosion repair <sup>1</sup>	150,000	150,000	150,000	150,000	100,000
Unassigned	13,029	38,458	(78,398)	(78,398)	5,869
Fund balance - ending (projected)	<u>\$ 163,029</u>	<u>\$ 188,458</u>	<u>\$ 71,602</u>	<u>\$ 71,602</u>	<u>\$ 105,869</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	8,750
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	3,000
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 as well as some landscape uplighting in the center median to provide a softer lighting effect for the roadway and to reduce impacts to the neighboring communities. Both projects were completed in late 2024 with the sidewalk lighting being under a lease, power and 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. 2,189

Tax collector

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

Total expenditures \$ 363,652

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND - SERIES 2015 BONDS  
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$2,076,198				\$2,074,241
Allowable discounts (4%)	(83,126)				(82,970)
Assessment levy: on-roll - net	1,993,150	\$ 1,925,062	\$ 68,088	\$ 1,993,150	\$1,991,271
Interest	-	52,142	-	52,142	-
Total revenues	1,993,150	1,977,204	68,088	2,045,292	1,991,271
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	670,000	670,000	-	670,000	695,000
Interest	1,308,900	661,767	647,133	1,308,900	1,281,600
Total expenditures	1,978,900	1,331,767	647,133	1,978,900	1,976,600
Excess/(deficiency) of revenues over/(under) expenditures	14,250	645,437	(579,045)	66,392	14,671
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(22,772)	-	(22,772)	-
Total other financing sources/(uses)	-	(22,772)	-	(22,772)	-
Fund balance:					
Net increase/(decrease) in fund balance	14,250	622,665	(579,045)	43,620	14,671
Beginning fund balance (unaudited)	2,603,677	2,682,111	3,304,776	2,682,111	2,725,731
Ending fund balance (projected)	<u>\$ 2,617,927</u>	<u>\$ 3,304,776</u>	<u>\$ 2,725,731</u>	<u>\$ 2,725,731</u>	<u>2,740,402</u>
<b>Use of fund balance</b>					
Debt service reserve account balance (required)					(997,500)
Principal & Interest expense - November 1, 2026					(1,358,850)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 384,052</u>

# BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	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
11/01/2036	1,165,000.00	0.000%	413,375.00	1,578,375.00
05/01/2037			384,250.00	384,250.00
11/01/2037	1,220,000.00	0.000%	384,250.00	1,604,250.00
05/01/2038			353,750.00	353,750.00
11/01/2038	1,285,000.00	0.000%	353,750.00	1,638,750.00
05/01/2039			321,625.00	321,625.00
11/01/2039	1,345,000.00	0.000%	321,625.00	1,666,625.00
05/01/2040			288,000.00	288,000.00
11/01/2040	1,415,000.00	0.000%	288,000.00	1,703,000.00
05/01/2041			252,625.00	252,625.00
11/01/2041	1,485,000.00	0.000%	252,625.00	1,737,625.00
05/01/2042			215,500.00	215,500.00
11/01/2042	1,560,000.00	0.000%	215,500.00	1,775,500.00
05/01/2043			176,500.00	176,500.00
11/01/2043	1,640,000.00	0.000%	176,500.00	1,816,500.00
05/01/2044			135,500.00	135,500.00
11/01/2044	1,720,000.00	0.000%	135,500.00	1,855,500.00
05/01/2045			92,500.00	92,500.00
11/01/2045	1,805,000.00	0.000%	92,500.00	1,897,500.00
05/01/2046			47,375.00	47,375.00
11/01/2046	1,895,000.00	0.000%	47,375.00	1,942,375.00
<b>Total</b>	<b>\$26,235,000.00</b>		<b>\$16,906,225.00</b>	<b>\$43,141,225.00</b>

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
PROJECTED ASSESSMENTS  
GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2026**

<b>On-Roll Payment</b>
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Number of Units		Projected Fiscal Year 2026			FY 25 Assessment
		GF	DSF	GF & DSF	
	<b><u>Single-Family Units</u></b>				
165	SF Executive	\$ 235.52	\$1,756.37	\$1,991.89	\$ 1,974.05
37	52'	235.52	1,792.91	2,028.43	2,010.59
173	53'	235.52	1,811.18	2,046.70	2,028.86
72	SF Manor	235.52	1,829.45	2,064.97	2,047.13
82	63'	235.52	1,920.79	2,156.31	2,138.47
128	SF Estate	235.52	1,957.33	2,192.85	2,175.01
	<b><u>Multi-Family Units</u></b>				
280	Coach Home	235.52	1,171.78	1,407.30	1,389.46
252	Veranda Condo	235.52	1,062.17	1,297.69	1,279.85
270	Terrace Condo	235.52	1,025.64	1,261.16	1,243.32
<b>1,459</b>					