

Beeline
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	
	2025/2026	
	BUDGET	
REVENUES		
O & M Assessments		329,079
Debt Assessments		643,406
Other Revenues		0
Interest Income		0
TOTAL REVENUES	\$	972,485
EXPENDITURES		
Supervisor Fees		7,000
Payroll Taxes - Employer		560
Signage Maintenance		1,000
Surface Water Maintenance		7,500
Engineering/Inspections		12,000
Management - General		54,912
Management - Signage		756
Management - Surface Water		19,176
Secretarial		4,200
Legal		19,000
Assessment Roll		5,000
Audit Fees		5,000
Arbitrage Rebate Calculation Fee		650
Insurance		8,200
Legal Advertising		1,700
Miscellaneous Expense		2,800
Postage/Office Supplies		1,300
Dues & Subscriptions		175
Trustee Fee		3,500
Legal - Greenberg Traurig (Reimbursed By Landowners)		0
Contingency - Repairs & Maintenance		25,000
Maintenance - Lakes & Canals		26,000
Management Fee - Bishop		69,000
Bishop - Insurance		9,300
Electricity		8,100
Contract Maintenance		33,000
Security Services		2,250
Website Management		2,000
TOTAL EXPENDITURES	\$	329,079
EXCESS/ (SHORTFALL)	\$	643,406
Bond Payments	\$	(604,800)
BALANCE	\$	38,606
County Appraiser & Tax Collector Fee		(12,869)
Discounts For Early Payments		(25,737)
NET EXCESS/ (SHORTFALL)	\$	-

DETAILED PROPOSED BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
O & M Assessments	311,311	318,779	329,079	Expenditures Less Interest & Reimbursements
Debt Assessments	643,971	643,406	643,406	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	0	0	0	
TOTAL REVENUES	\$ 955,282	\$ 962,185	\$ 972,485	
EXPENDITURES				
Supervisor Fees	3,200	7,000	7,000	Supervisor Fees
Payroll Taxes - Employer	245	560	560	8% Of Supervisor Fees
Signage Maintenance	0	1,000	1,000	No Change From 2024/2025 Budget
Surface Water Maintenance	5,985	7,500	7,500	No Change From 2024/2025 Budget
Engineering/Inspections	5,758	13,000	12,000	\$1,000 Decrease From 2024/2025 Budget
Management - General	51,816	53,364	54,912	CPI Adjustment
Management - Signage	732	744	756	CPI Adjustment
Management - Surface Water	18,096	18,636	19,176	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	15,582	19,000	19,000	No Change From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	No Change From 2024/2025 Budget
Audit Fees	5,200	5,300	5,000	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Calculation Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,825	8,500	8,200	Insurance Estimate
Legal Advertising	1,910	1,500	1,700	\$200 Increase From 2024/2025 Budget
Miscellaneous Expense	895	3,200	2,800	\$400 Decrease From 2024/2025 Budget
Postage/Office Supplies	605	1,400	1,300	\$100 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2024/2025 Budget
Legal - Greenberg Traurig (Reimbursed By Landowners)	0	0	0	Legal - Greenberg Traurig (Reimbursed By Landowners)
Contingency - Repairs & Maintenance	37,150	15,000	25,000	Pump Repairs, Etc.
Maintenance - Lakes & Canals	27,175	25,000	26,000	\$1,000 Increase From 2024/2025 Budget
Management Fee - Bishop	69,000	69,000	69,000	\$5,750.00 Per Month
Bishop - Insurance	8,751	9,800	9,300	Insurance Estimate
Electricity	6,037	8,500	8,100	\$400 Decrease From 2024/2025 Budget
Contract Maintenance	27,000	33,000	33,000	\$2,750 Per Month
Security Services	0	2,250	2,250	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
TOTAL EXPENDITURES	\$ 307,487	\$ 318,779	\$ 329,079	
EXCESS/ (SHORTFALL)	\$ 647,795	\$ 643,406	\$ 643,406	
Bond Payments	\$ (611,493)	\$ (604,800)	\$ (604,800)	2026 Principal & Interest Payments
BALANCE	\$ 36,302	\$ 38,606	\$ 38,606	
County Appraiser & Tax Collector Fee	(3,599)	(12,869)	(12,869)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(25,736)	(25,737)	(25,737)	Four Percent Of Total Assessment Roll
NET EXCESS/ (SHORTFALL)	\$ 6,967	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21,986	500	1,500	Projected Interest For 2025/2026
Debt Assessments	611,493	604,800	604,800	Yearly Maximum Debt Assessment
Total Revenues	\$ 633,479	\$ 605,300	\$ 606,300	
EXPENDITURES				
Principal Payments	350,000	365,000	380,000	Principal Payment Due On 5-1-2026
Interest Payments	258,200	236,900	222,600	Interest Payments Due In 2026
Bond Redemption	0	3,400	3,700	Estimated Excess Debt Collections
Total Expenditures	\$ 608,200	\$ 605,300	\$ 606,300	
Excess/(Shortfall)	\$ 25,279	\$ -	\$ -	

Series 2018 Bond Refunding Information

Original Par Amount =	\$8,200,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2018		
Maturity Date =	May 2037		
Par Amount As Of 1/1/25 =	\$6,105,000		

**Beeline Community Development District
Fiscal Year 2024/2025 Assessments**

FY 2025/2026 Beeline Assessments

	Pratt Whitney (RTX)	Congress Ave. Properties	FPL	Total Assessment
Total O & M Assessment	309,202.63	14,644.02	5,232.36	329,079.00
Debt Assessment	<u>422,610.00</u>	<u>182,881.00</u>	<u>37,915.00</u>	<u>643,406.00</u>
Total Assessment	731,812.63	197,525.02	43,147.36	972,485.00

Notes: Debt Assessments On Tax Roll; O & M Assessment Direct Billed.

O & M Assessment

<u>Percentages (Based On Acreage)</u>		<u>FY 2025/2026 Assessment</u>	
Pratt Whitney (RTX)	93.96%	Pratt Whitney (RTX)	309,202.63
Congress Ave. Properties	4.45%	Congress Ave. Properties	14,644.02
FPL	<u>1.59%</u>	FPL	<u>5,232.36</u>
Total	100.00%	Total	329,079.00

Debt Assessment

<u>Total FY 2025/2026 Debt Assessment</u>	
Pratt Whitney (RTX)	\$422,610.00
Congress Ave. Properties	\$182,881.00
FPL	<u>\$37,915.00</u>
Total	<u>\$643,406.00</u>

**Beeline Community Development District
Debt Assessment Recap -
2018 Methodology - Table 1**

Table 1 – Assessment Rates

Product	Assessable Acres	Series 2018 Total Maximum Annual Assessment Per Landowner*	Series 2018 Bond Debt Allocation Per Landowner
RTX Corp. (Pratt Whitney)	901.61	\$422,610	\$5,420,081
Congress Ave. Prop.	42.73	\$182,881	\$2,305,507
FPL	15.27	\$37,915	\$474,412
Totals	959.61	\$643,406	\$8,200,000

* Grossed up to include a 4% discount for early payment of taxes and adjusted to include a 1% collection fee of the County Tax Collector and a 1% service fee of the County Property Appraiser.