

Beeline
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT RECAP**
- V DEBT ASSESSMENT RECAP -
 SERIES 2018 METHODOLOGY - TABLE 1**

PROPOSED BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	
	2026/2027	
	BUDGET	
REVENUES		
O & M Assessments		330,715
Debt Assessments		643,406
Other Revenues		0
Interest Income		0
TOTAL REVENUES	\$	974,121
EXPENDITURES		
Supervisor Fees		6,000
Payroll Taxes - Employer		480
Signage Maintenance		1,000
Surface Water Maintenance		7,500
Engineering/Inspections		12,000
Management - General		56,400
Management - Signage		768
Management - Surface Water		19,692
Secretarial		4,200
Legal		18,000
Assessment Roll		5,000
Audit Fees		5,100
Arbitrage Rebate Calculation Fee		650
Insurance		8,200
Legal Advertising		1,600
Miscellaneous Expense		2,600
Postage/Office Supplies		1,200
Dues & Subscriptions		175
Trustee Fee		3,500
Contingency - Repairs & Maintenance		26,000
Maintenance - Lakes & Canals		26,000
Management Fee - Bishop		69,000
Bishop - Insurance		10,500
Electricity		7,900
Contract Maintenance		33,000
Security Services		2,250
Website Management		2,000
TOTAL EXPENDITURES	\$	330,715
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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M Assessments	319,190	329,079	330,715	Expenditures
Debt Assessments	643,868	643,406	643,406	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	0	0	0	
TOTAL REVENUES	\$ 963,058	\$ 972,485	\$ 974,121	
EXPENDITURES				
Supervisor Fees	2,600	7,000	6,000	Supervisor Fees
Payroll Taxes - Employer	199	560	480	8% Of Supervisor Fees
Signage Maintenance	0	1,000	1,000	No Change From 2025/2026 Budget
Surface Water Maintenance	5,985	7,500	7,500	No Change From 2025/2026 Budget
Engineering/Inspections	10,657	12,000	12,000	No Change From 2025/2026 Budget
Management - General	53,364	54,912	56,400	CPI Adjustment
Management - Signage	744	756	768	CPI Adjustment
Management - Surface Water	18,636	19,176	19,692	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	10,020	19,000	18,000	25/26 Expenditure Through Jan 2026 Was \$2,610
Assessment Roll	5,000	5,000	5,000	No Change From 2025/2026 Budget
Audit Fees	4,900	5,000	5,100	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Calculation Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	6,515	8,200	8,200	25/26 Expenditure Was \$7,467
Legal Advertising	828	1,700	1,600	\$100 Decrease From 2025/2026 Budget
Miscellaneous Expense	886	2,800	2,600	\$200 Decrease From 2025/2026 Budget
Postage/Office Supplies	419	1,300	1,200	\$100 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2025/2026 Budget
Contingency - Repairs & Maintenance	27,967	25,000	26,000	Pump Repairs, Etc.
Maintenance - Lakes & Canals	24,420	26,000	26,000	No Change From 2025/2026 Budget
Management Fee - Bishop	69,000	69,000	69,000	\$5,750.00 Per Month
Bishop - Insurance	10,211	9,300	10,500	Insurance Estimate
Electricity	5,646	8,100	7,900	\$200 Decrease From 2025/2026 Budget
Contract Maintenance	33,000	33,000	33,000	\$2,750 Per Month
Security Services	0	2,250	2,250	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
TOTAL EXPENDITURES	\$ 301,522	\$ 329,079	\$ 330,715	
EXCESS/ (SHORTFALL)	\$ 661,536	\$ 643,406	\$ 643,406	
Bond Payments	\$ (611,493)	\$ (604,800)	\$ (604,800)	2027 Principal & Interest Payments
BALANCE	\$ 50,043	\$ 38,606	\$ 38,606	
County Appraiser & Tax Collector Fee	(3,464)	(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)	\$ 20,843	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	19,550	1,500	1,750	Projected Interest For 2026/2027
Debt Assessments	611,493	604,800	604,800	Yearly Maximum Debt Assessment
Total Revenues	\$ 631,043	\$ 606,300	\$ 606,550	
EXPENDITURES				
Principal Payments	365,000	380,000	395,000	Principal Payment Due On 5-1-2027
Interest Payments	244,200	222,600	206,500	Interest Payments Due In 2027
Bond Redemption	0	3,700	5,050	Estimated Excess Debt Collections
Total Expenditures	\$ 609,200	\$ 606,300	\$ 606,550	
Excess/(Shortfall)	\$ 21,843	\$ -	\$ -	

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 1/1/26 =	\$5,740,000		

**Beeline Community Development District
Fiscal Year 2026/2027 Assessments**

FY 2026/2027 Beeline Assessments

	Pratt Whitney (RTX)	Congress Ave. Properties	FPL	Total Assessment
Total O & M Assessment	310,739.81	14,716.82	5,258.37	330,715.00
<u>Debt Assessment</u>	<u>422,610.00</u>	<u>182,881.00</u>	<u>37,915.00</u>	<u>643,406.00</u>
Total Assessment	733,349.81	197,597.82	43,173.37	974,121.00

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

O & M Assessment

<u>Percentages (Based On Acreage)</u>			<u>FY 2026/2027 Assessment</u>	
Pratt Whitney (RTX)	93.96%		Pratt Whitney (RTX)	310,739.81
Congress Ave. Properties	4.45%		Congress Ave. Properties	14,716.82
FPL	<u>1.59%</u>		FPL	<u>5,258.37</u>
Total	100.00%		Total	330,715.00

Debt Assessment

<u>Total FY 2026/2027 Debt Assessment</u>		
Pratt Whitney (RTX)	\$422,610.00	
Congress Ave. Properties	\$182,881.00	
FPL	<u>\$37,915.00</u>	
Total	\$643,406.00	

**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.