Unit Information

Unit Type: Special District

Year: 2021

Unit Name: Beach Community Development District

Unit Dependency: Independent

Unit Status: Active

Location Information

Name: Mrs. Johanna Lee

Title: Treasurer

Phone: (904) 355-1831

Address:

245 Riverside Avenue
Suite 300
Jacksonville, FL 32202

Contact Information

Name: Mrs. Johanna Lee

Title: Treasurer

Phone: (904) 355-1831

Email: skyelee@vestapropertyservices.com

Address:

245 Riverside Avenue
Suite 300
Jacksonville, FL 32202

Certification

Chief Financial Officer

Name: Johanna Skye Lee

Title: Treasurer

Chairman/Elected Official

Name: Stephen Kounoupas

Title: Chairman

	Yes	No
Have You Experienced a Financial Emergency in this year?	☐	☒
If Yes, Have You Compiled With Section 218.503(2), Florida Statues?	☐	☐

AFR Details

Original AFR

AFR Status: Verified By DFS

AFR Received Date: 9/7/2022

Audit Received Date: 9/7/2022

Submission Type: Electronic

Long-Term Debt Information

Long-Term Debt: $16,875,000

Audit Information

Was an audit performed? Yes

Audit Performed Date: 5/11/2022

Auditor Name: Grau & Associates

Address:
951 Yamato Road
Suite 280
Boca Raton, Florida 33431

Revenues Report for FYE 2021

Account Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
329500 - Other Fees & Special Assessments	1,369,864	0	1,817,949	0	0	0	0	0	0	0	0	3,187,813
347200 - Service Charge - Parks and Recreation	32,638	0	0	0	0	0	0	0	0	0	0	32,638
361100 - Interest	1,108	0	1,069	37	0	0	0	0	0	0	0	2,214
381000 - Inter-Fund Group Transfers In	0	0	0	416,559	0	0	0	0	0	0	0	416,559
Grand Total	1,403,610	0	1,819,018	416,596	0	0	0	0	0	0	0	3,639,224

Expenditures Report for FYE 2021

Account/Object Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
517.70 - Debt Service Payments - Debt Service	23,272	0	2,245,547	0	0	0	0	0	0	0	0	2,268,819
519.30 - Other General Government - Operating Expenses	174,350	0	8,500	0	0	0	0	0	0	0	0	182,850
529.30 - Other Public Safety - Operating Expenses	125,084	0	0	0	0	0	0	0	0	0	0	125,084
539.30 - Other Physical Environment - Operating Expenses	575,693	0	0	0	0	0	0	0	0	0	0	575,693
572.30 - Parks/Recreation - Operating Expenses	457,183	0	0	0	0	0	0	0	0	0	0	457,183
581.90 - Interfund Transfers Out - Other Uses	0	0	416,559	0	0	0	0	0	0	0	0	416,559
584.60 - Capital Lease Acquisitions - Capital Outlay	0	0	0	416,963	0	0	0	0	0	0	0	416,963
Grand Total	1,355,582	0	2,670,606	416,963	0	0	0	0	0	0	0	4,443,151

Data Element Worksheet Report for FYE: 2021, Beach Community Development District

Affiliates Report for FYE 2021

Supplemental Information Report for FYE 2021

Compensation

Total Employees	Total Employee Compensation Earned or Awarded	Total Contractors	Total Contractor Compensation Earned or Awarded
0	0	13	183,702

Construction Projects

Millage Rates

Special Assessments

Total Category	Unit Type	Rate
Operations and maintenance	Rate	1558.59
Debt Service	Rate	1466.66 - 1931.12

Bonds

Bond Type	Series	Earliest Maturity Date	Latest Maturity Date	Total Outstanding Amount
Non-Ad Valorem	2013	11/01/2044	11/1/2044	9,270,000
Non-Ad Valorem	2015	11/01/2045	11/1/2045	7,930,000