

The Town of
GOLDEN BEACH
FLORIDA

20
YEARS

of
SERVICE, PROGRESS & COMMUNITY

2026/2027
FISCAL BUDGET



2012

STRAND PARK MARINE PATROL
DOCK RIBBON CUTTING

The Town secured \$120K in funding for the new Boat Dock and Lift located at the Strand Avenue Park, via the Town's Law Enforcement Trust Fund





TOWN OF GOLDEN BEACH, FLORIDA
100 OCEAN BOULEVARD
GOLDEN BEACH, FL 33160

2026/2027
ADOPTED OPERATING & CAPITAL BUDGET

A Town of Excellence



TOWN COUNCIL

Mayor Glenn Singer

Vice Mayor Jessie Mendal

Council Member Judy Lusskin

Council Member Kenneth Bernstein, Esq.

Council Member Bernard Einstein, Esq.

Town MANAGER

Alexander Diaz

DIRECTOR OF FINANCE

Maria D. Guerra



GOVERNMENT FINANCE OFFICERS ASSOCIATION

DISTINGUISHED BUDGET PRESENTATION AWARD

PRESENTED TO

The Town of
GOLDEN BEACH
FLORIDA

FOR THE FISCAL YEAR BEGINNING

10 | 01 | 2025

Christopher P. Morill

EXECUTIVE DIRECTOR



The Town of
GOLDEN BEACH
FLORIDA

A Message to Our Residents

FISCAL YEAR 2026-2027 BUDGET

DEAR RESIDENTS,

As we present the twentieth budget with Alexander Diaz as our Town Manager, we wanted to take a moment to share something that we are deeply proud of—and to be honest, about what comes next. Over the past two decades, the Town of Golden Beach has designed, financed, and delivered more than **\$76 million in capital improvements**: the roads beneath your tires, the water and stormwater systems beneath your streets, the cameras that watch over your homes, the parks where your children play, and the Civic Center and Wellness Center that have become the heart of our community.

What makes that achievement remarkable is not only what we built, but how we paid for it—with extraordinary discipline, and with the least possible burden on you, the resident.

WHAT \$76M BUILT

*Our capital program has touched nearly every corner of the Town.
Here are some of the projects we've delivered on:*



RESILIENT INFRASTRUCTURE

Undergrounding of all utilities—power, cable, and telephone—for a cleaner, safer, more storm-hardened Town.

New water lines and a comprehensive Town-wide stormwater system, including new and retrofitted pump stations at Center Island and Tweddle Park, portable pumps, and curb-and-gutter replacement to combat flooding, tidal surge, and sea-level rise.



SAFETY & SECURITY

A Town-wide CCTV and motion-detection network covering Ocean Boulevard, Golden Beach Drive, our parkways, and the Intracoastal—hundreds of camera lenses with smart analytics.

Retractable bollards and beach fencing, emergency call boxes, access-control gates, a guardhouse, and new Marine Patrol vessels.



CONNECTIVITY & STREETScape

First-in-the-nation Town-wide bulk fiber internet and managed Wi-Fi to every home.

Sidewalks, Town-wide street lighting, roadway resurfacing, privacy walls, A1A bus shelters, an Ocean Boulevard wayfinding system, and our first-ever Parks Master Plan and beautification program.



PLACES TO GATHER

The state-of-the-art Civic Center; the Wellness Center capstone of the Civic Center Complex; the reimagined Tweddle Park with tennis, pickleball, padel, basketball, bocce, putting greens, dog parks, and a children's area; and the restored historic Beach Pavilion.

HOW WE BUILT IT. WITHOUT BURDENING YOU.

Here is the part we are most proud of. Over twenty years and more than \$76 million in projects, the Town asked its residents to take on structured debt only three times:

GENERAL OBLIGATION BOND (2007)	GENERAL OBLIGATION BOND (2022)	CIVIC CENTER LOAN
\$14.5M	\$7M	\$4M

TOTAL STRUCTURED DEBT

\$25.5M

Across two full decades

That is just over \$25 million in financed debt to deliver more than \$76 million in improvements. The remaining balance—roughly \$50 million—was delivered without a single additional dollar of resident debt. We did it the hard way, and the responsible way: by leveraging our annual operating budget year after year, on a pay-as-you-go basis, and by aggressively competing for outside funding.

THE POWER OF LEVERAGE: GRANTS AND APPROPRIATIONS

Rather than reach into your pockets, we reached out to Tallahassee, to Washington, and to every funding partner we could find. Over the years the Town has secured millions of dollars in competitive state, local, and federal grants and legislative appropriations to fund construction—among them dollars dedicated to our stormwater drainage and retaining-wall work, the Tweddle Park pump station, portable flood pumps, and resilience and sea-level-rise vulnerability planning. We refinanced our 2007 bond in 2016, saving residents more than \$500,000, and we earned and have maintained the Town's first investment-grade bond rating in its history. Every one of those dollars was a dollar we did not ask of you.

LOWERING YOUR MILLAGE THIS YEAR

Because we have managed our debt so carefully—and because that debt is being steadily retired—we are pleased to recommend a reduction in the Town's millage rate this year, to 7.99 mills. This is the direct reward of two decades of fiscal discipline: we built a Town worth more than \$2 billion, and we can now ask less of the taxpayer to sustain it. But we would be failing in our duty to you, the residents, if we stopped the story there.

THE NEXT CHALLENGE: MAINTAINING WHAT WE BUILT

For twenty years, our work was to build. The defining work of the next twenty will be to maintain. Every pump station, generator, camera, mile of fiber, seawall, roadway, park, and building we installed has a finite useful life. These assets do not maintain themselves—they require inspection, repair, refurbishment, and eventually replacement. A community that builds beautifully but neglects to maintain is simply borrowing against its own future. Here in Florida, we have all seen, painfully, the cost of deferred maintenance. Golden Beach will not make that mistake.

WHY GRANTS WILL NOT CARRY US THIS TIME

There is a hard truth at the center of this conversation. The state and federal grants and appropriations that helped us build this infrastructure almost never pay to maintain it. Grant programs fund ribbon-cuttings, not the quiet, ongoing upkeep that keeps a pump running in a storm or a camera watching through the night. As our inventory of assets grows, so does the annual cost of caring for it—and that cost is now permanent, recurring obligation of the Town, not a one-time expense a grant can cover.

A RESPONSIBLE PATH FORWARD

So we want to begin an honest, forward-thinking conversation with you now, while we are negotiating from a position of strength—debt low, reserves growing, and taxes coming down—rather than waiting for a crisis. We will continue to fund routine maintenance through the operating budget wherever we responsibly can. But as our infrastructure ages in concert, prudent planning may call for a dedicated infrastructure maintenance assessment—a transparent, restricted funding source whose every dollar is reserved for one purpose: preserving the assets we have already built and already paid for.

PROTECT YOUR INVESTMENT

well-maintained infrastructure is what sustains property values that have grown to more than \$2 billion.

AVOID EMERGENCY BORROWING

funding maintenance steadily prevents the sudden, far larger bills and special assessments that strike communities which defer it.

KEEP FAITH WITH THE TAXPAYER

a restricted, fully transparent assessment ensures residents can see that every dollar collected goes precisely where promised.

TO BE CLEAR we are not proposing such an assessment in this budget. This year is about celebrating what we delivered and delivering tax relief. We are, however, asking you as a community to begin planning today for the stewardship of tomorrow, so that the Golden Beach we hand to the next generation is as sound beneath the surface as it is beautiful above it.

IN CLOSING

Twenty years ago, we set out to build a Town unlike any other and together, we did, delivering more than \$76 million in improvements while protecting residents from the debt that so often accompanies such ambition. The same discipline that built Golden Beach will now preserve it. We are grateful, as always, for your trust, and we look forward to charting this next chapter with you.



GLENN SINGER

Town Mayor



ALEXANDER DIAZ

Town Manager



of
SERVICE, PROGRESS & COMMUNITY



MESSAGE FROM THE MAYOR

TO THE HONORABLE MEMBERS OF THE TOWN COUNCIL AND FELLOW RESIDENTS OF GOLDEN BEACH

It has been a great honor and privilege to serve as your Mayor for the past 21 years. As I reflect on all that we have accomplished together, I am filled with gratitude for the trust and support of our residents, my fellow Councilmembers, and Town Staff. While we are extremely proud of all of our accomplishments to date, we have no intentions of slowing down. Our commitment to innovation and improvement remains stronger than ever.

The Town continues to prosper, with assessed property values now standing at an impressive \$2.246 billion.

Please know that my fellow Councilmembers and I remain fully committed to protecting and enhancing the value of your investment in Golden Beach. We continuously seek opportunities to manage expenses responsibly while maximizing the benefits and services that we provide to our community. Through prudent financial stewardship, we have maintained stability while continuing to strengthen the Town's financial position and fund balance.

I am pleased to express my full support for the Operating and Capital Budget recommended by the Town Manager. One of the first and most important decisions I made as Mayor was appointing Alexander Diaz to serve as our Town Manager. For nearly two decades, we have worked together with the Town Council and our outstanding staff to implement the vision of this community, delivering projects and services that have helped make Golden Beach one of South Florida's premier residential communities.

This budget reflects our ongoing commitment to responsible fiscal management while investing strategically in the future of our community. This year, we will reduce the combined millage rate from 8.4 to 7.99 mills, marking the fifth time during my tenure as Mayor that the Town has lowered its combined millage rate. Achieving this while simultaneously enhancing services, amenities, and infrastructure for our residents is a testament to the Town's strong financial health and meticulous management.

When I first became Mayor, our residents overwhelmingly approved a \$14.5 million General Obligation Bond, allowing us to embark on one of the most ambitious capital improvement programs in the Town's history. Those early investments focused on strengthening the foundation of our community through undergrounding utilities, improving stormwater infrastructure, constructing sidewalks throughout Town, and enhancing the AIA corridor. Since then, we have continued to build upon that vision, investing more than \$95 million in infrastructure, public facilities, parks, public safety, and quality-of-life improvements that have transformed Golden Beach while preserving the unique character that makes our community so special. Today, we proudly serve our residents from our new Civic Center Complex, and we remain on schedule to complete our state-of-the-art Wellness Center by the end of 2026.

As we begin the new fiscal year, we continue investing in the future of Golden Beach with the reimagining of Tweddle Park. This exciting project will create new recreational opportunities for residents of all ages, including two age-specific playgrounds, a padel court, a basketball court, and a thoughtfully designed dog park with dedicated areas for both large and small dogs. Together with our continued investments in infrastructure, public safety, and community amenities, these projects reflect our ongoing commitment to enhancing the exceptional quality of life that defines Golden Beach.

In addition, we are planning important improvements to our Beach Pavilion and Guard House, while continuing efforts to beautify the entrance to our Town. At the same time, we remain committed to maintaining, upgrading, and modernizing our existing infrastructure, ensuring that the systems and facilities our residents depend on continue to serve the community efficiently and reliably for years to come.

Safety and security remain our highest priority. Protecting our residents, visitors, and property owners is the foundation of everything we do. We will continue investing in our Police Department, public safety technology, emergency preparedness, and critical infrastructure to ensure Golden Beach remains one of the safest and most desirable communities in South Florida. Today, the Town's integrated public safety network includes more than 285 security cameras strategically deployed throughout the community, along the Intracoastal Waterway, and across our oceanfront shoreline, providing comprehensive Town-wide coverage. This system is complemented by six emergency call boxes that provide immediate access to assistance and our Park Ranger Program, which enhances patrols along Ocean Boulevard, the beach, parks, and public spaces, further strengthening security and providing residents with an added level of visibility and peace of mind.

Finally, I would like to extend my heartfelt thanks to all of our residents for your continued support and trust in me and my fellow Councilmembers. We remain committed to placing the best interests of our Town and its residents at the forefront of every decision we make. I am incredibly proud of all that we have accomplished together over the past 21 years, and I look forward to building upon that success in the years to come.



GLENN SINGER

Mayor



“

OUR LEGACY
IS NOT JUST
IN WHAT WE BUILD,
BUT IN THE LIVES
WE ENHANCE.



TABLE OF CONTENTS

6	<i>Message to Our Residents</i>	III	TOWN GOVERNANCE
15	<i>Message from the Mayor</i>	121	<i>Town Council</i>
		131	<i>Town Manager</i>
21	INTRODUCTION	141	<i>Town Attorney</i>
23	<i>Reader's Guide</i>	151	<i>General Government</i>
26	<i>Town Government</i>	163	<i>Capital Projects Fund</i>
28	<i>At a Glance</i>	187	<i>Town Clerk</i>
30	<i>Brief History of the Town</i>	199	<i>Human Resources</i>
36	<i>Organizational Chart</i>		
38	<i>Mission/Vision Statement</i>	206	COMMUNITY SAFETY & SECURITY
40	<i>A Year in Review</i>	219	<i>Law Enforcement</i>
		231	<i>Public Safety & Emergency Management</i>
45	BUDGET IN BRIEF	241	<i>Law Enforcement Trust Fund</i>
47	<i>Annual Budget Procedures</i>		
48	<i>Budget and Accounting Basis</i>	245	RESIDENT LIFE
50	<i>Budget Schedule</i>	253	<i>Resident Services</i>
51	<i>Budget Calendar</i>	263	<i>Parks & Recreation</i>
55	<i>Budget Message from the Town Manager</i>		
		273	BUILDING & ZONING
63	BUDGET OVERVIEW	279	<i>Building & Zoning</i>
70	<i>Fund Balance Overview</i>		
72	<i>Long-Range Financial Plans</i>	289	PUBLIC SERVICES
77	<i>All Staff Personnel Summary Trend</i>	297	<i>Public Works</i>
79	<i>All Vehicles List</i>	309	<i>Facilities & Streets Maintenance</i>
84	<i>Financial Policy</i>	321	<i>Stormwater Utility Fund</i>
92	<i>Summary of Funds</i>		
93	<i>Consolidated Budget</i>	327	FISCAL HEALTH
101	<i>General Fund (GF) Revenues & Appropriations</i>	335	<i>Finance</i>
108	<i>Revenue Projection Rationale</i>	345	<i>Debt Service Fund</i>
		357	<i>A Look Ahead</i>
		367	APPENDIX



2008

BEACH PAVILION GRAND
REOPENING SOIREE

The Town made a number of improvements to it's historic beach pavilion, holding a beautiful grand reopening soiree ceremony in 2008 attended by a number of dignitaries and residents.

20 YEARS



INTRODUCTION





READER'S GUIDE

The Fiscal Year 2026-2027 Annual Operating Budget for the Town of Golden Beach serves as the guidebook for the day-to-day operations and the long-term goals of the Town. It consists of nine (9) major sections: Introduction, Budget Message & Summary, Budget Overview, Town Governance, Community Safety & Security, Resident Life, Building & Zoning, Public Works, Fiscal Management (also included is an Appendix of commonly used terms). This section provides readers with a guide to the document contents and where and how to find the information. We have made every effort to design this book in an accessible and transparent manner.

INTRODUCTION

This section of the budget provides the reader with the history of the Town and the Town-wide organizational chart. It includes the annual budget procedures and budget schedule/calendar, an explanation of the type of government, our core values and vision statement, as well as our Year in Review where we look back at all of our accomplishments of the previous fiscal year.

BUDGET MESSAGE & SUMMARY

This section contains the Town Manager's Budget Message for the FY 2026-2027 Budget. The Town Manager's budget message provides the reader with a unique opportunity to gain an understanding of the Town Manager's vision, major issues, recommended policy, current and future operational challenges, as well as new initiatives and his long-range financial plan for the Town.

BUDGET OVERVIEW

This section provides the reader with a basic overview of the budget. It details the Town's Financial Policy, contains information about the budget process, how Departments and the General Fund are organized, the budget process, a summary of the funds, Budget Overview by Fund, General Fund Revenues and Appropriations, and the Revenue Projection Rationale.

TOWN GOVERNANCE

The section contains detailed information on the functions of the Town Council, Town Manager, Town Attorney, Town Clerk and Human Resources. These sections provide the reader with an explanation on how the Town Council act as the policymaking body of the Town; how the Town Manager oversees the Administration of all the Departments and guides the day-to-day decision-making process; how the Town Attorney provides legal support and opinions to the Town Council; and how the Town Clerk keeps a record of all proceedings, with an added focus on the employee experience and employee relations through the Human Resources Department. Also falling under the purview of this service area is the management of the Capital Projects Fund.

COMMUNITY SAFETY & SECURITY

This section provides an overview of the functions of Community Safety & Security. Although not new, this section has taken on a new role/responsibility focused on all aspects of security and safety for all residents and visitors to the Town, as well as the security and safety of public and residential property. Within this section are the following departments: Law Enforcement, Public Safety & Emergency Management, and the Law Enforcement Trust Fund (LETf).

RESIDENT LIFE

This section provides an overview of the Resident Life section. This newly created master section houses the Parks & Recreation and Resident Services Departments working in tandem towards one primary goal – the resident and the resident experience.

BUILDING & ZONING

This section is solely dedicated to the Building & Zoning Department, providing a customer-centric focus on the resident experience as it pertains to residential home builds and remodels. This department is responsible for every aspect of the new resident and current resident experience pertaining to the construction and enhancements of resident homes.

PUBLIC SERVICES

This section undertakes the task of overseeing and managing all aspects of the Town's infrastructure and facilities. Within this section are the following departments: Public Works, Facilities and Streets Maintenance, and management of the Stormwater Fund.

FISCAL MANAGEMENT

This section provides an overview of Fiscal Management. Although not a new section, this section has been finetuned to address all aspects of the financials of the Town. The following departments make up this section: the Finance Department and the Town Debt & Debt Service Fund.

APPENDIX

This section includes a glossary of commonly used terms and acronyms.



TOWN GOVERNMENT

Town Council



Glenn Singer
Mayor

Serving The Town of Golden Beach since 2000



Jessie Mendal
Vice Mayor

Serving The Town of Golden Beach since 2025



Judy Lusskin
Councilmember

Serving The Town of Golden Beach since 2005



Kenneth Bernstein
Councilmember

Serving The Town of Golden Beach since 2007



Bernard Einstein
Councilmember

Serving The Town of Golden Beach since 1999

TOWN GOVERNMENT

Charter Officers



Lissette Perez
Town Clerk

Serving The Town of Golden Beach since 2007



Alexander Diaz
Town Manager

Serving The Town of Golden Beach since 2007



Stephen Helfman
Town Attorney

Serving The Town of Golden Beach since 2005

Executive Team Members



Linda Epperson
Assistant Town Manager

Serving The Town of Golden Beach since 1998

Maria D. Guerra
Director of Finance

Serving The Town of Golden Beach since 2003

Rodolfo Herbello
Police Chief

Serving The Town of Golden Beach since 2011

AT A GLANCE

INTRODUCTION

A Community Like No Other

The Town of Golden Beach is one of South Florida's most unique and distinguished residential communities. Situated along the Atlantic Ocean between the City of Sunny Isles Beach and the City of Hallandale Beach, the Town encompasses approximately 1.8 square miles and is bounded by the Atlantic Ocean to the east and the Intracoastal Waterway to the west. Since its incorporation in 1929, Golden Beach has remained committed to preserving the vision upon which it was founded—an exclusively single-family residential community dedicated to privacy, safety, and an exceptional quality of life.

Today, Golden Beach consists of 389 single-family residential properties, including oceanfront homes, waterfront residences along the Intracoastal Waterway, and homes situated on the Town's unique island neighborhoods. Unlike virtually every other coastal municipality in South Florida, the Town Charter prohibits commercial development and high-rise residential construction, preserving the intimate character and residential tranquility that have defined the community for nearly a century.

Residents enjoy more than one mile of private Atlantic Ocean beachfront, nine neighborhood parks including the Town's historic Beach Pavilion, modern municipal facilities, and a growing network of recreational and wellness amenities. While maintaining its quiet residential character, Golden Beach is conveniently located between Miami and Fort Lauderdale, providing easy access to two international airports, major cultural attractions, world-class shopping, and regional transportation networks.

GOVERNMENT

Golden Beach operates under a Council-Manager form of government that combines the leadership of elected officials with the professional administration of municipal operations. The Town Council establishes policy, adopts the annual budget, enacts local legislation, and provides strategic direction for the community, while the Town Manager oversees the day-to-day administration of Town services and implementation of the Council's vision.

Although home to fewer than 400 residences, the Town provides a full range of municipal services typically associated with much larger cities. These services include law enforcement, public safety and emergency management, building and zoning, public works, parks and recreation, resident services, finance, human resources, capital project management, and municipal administration. This full-service approach allows Golden Beach to maintain exceptional service levels while responding quickly to the needs of its residents.

ABOUT THIS BUDGET

The Fiscal Year 2026–2027 Budget reflects the Town Council’s continued commitment to responsible financial stewardship, strategic investment, and exceptional municipal service. The budget serves not only as the Town’s financial plan but also as a roadmap for achieving the community’s long-term vision.

Throughout this document, readers will find information describing the Town’s financial condition, organizational structure, departmental operations, capital improvement program, strategic initiatives, and accomplishments from the previous fiscal year. Together, these sections demonstrate how public resources are invested to preserve Golden Beach’s unique character while enhancing the safety, resilience, and quality of life enjoyed by its residents.

As Golden Beach approaches its Centennial in 2029, this budget continues the Town’s tradition of balancing thoughtful investment with fiscal responsibility—ensuring that today’s decisions strengthen the community for future generations.



Golden Beach at a Glance

COMMUNITY PROFILE

Year Incorporated	1929
Form of Government	<i>Council-Manager</i>
Land Area	<i>1.8 Square Miles</i>
Residential Properties	389
Community Character	<i>Exclusively Single-Family Residential</i>
Parks	9
Private Beachfront	<i>Approximately 1.1 Miles</i>
Municipal Employees	<i>Approximately 90+</i>
Location	<i>Between Miami & Fort Lauderdale</i>



A BRIEF HISTORY OF THE TOWN

Preserving a Vision Since 1929

Almost a century ago, two brothers surveyed a swath of mangrove and sand dunes. They were immediately inspired by the serene crystal shoreline and the prospect of opportunity. Their names were R.W. and Henry G. Ralston. And that undisturbed patch of land would become what is the Town of Golden Beach. South Florida in the 1920's saw no shortage of investors and developers looking to get a piece of the sub-tropical pie. But the Ralston brothers had a different vision. Their plan was to build an intimate community, nestled on the ocean. It would be a respite from hustle and bustle that would be attractive to city dwellers from up north who had grown tired of congestion and longed for the jubilation that ocean side living could afford. Their community would be strictly residential. No businesses, no noisy nightclubs or hotels with throngs of tourists clattering and clamoring about.

The dream was concrete but developing the Town was no simple undertaking. The brothers and their associates of the "Golden Beach Corporation" spent millions of dollars in transforming the mangrove swamps, hauling fill to build the iconic silhouette of the Town, encompassing three-islands, peninsulas meeting the existing ocean front. Their labors literally shaped Golden Beach one barge load at a time. With the foundations of the Town laid, infrastructure followed. Plumbing and electrical lines had to be configured, bridges built; this little oasis needed to be ready to accommodate its anticipated new residents. During the initial development streets in Town were given Italian names, a nod to another famed canal city, Venice. Some of these monikers still remain today including those of Terracina, Verona, Ravenna, Palermo, Navona and Massini Avenues. North Island was once called Avellino Island, Center Island held the name Riviera Island and South Island was once known as Terranova. These former names were changed sometime later, most likely for ease of navigation. The Beach Pavilion, when built in 1924, was originally known as the "Florentine Loggia" due to its Italian influenced Mediterranean Revival style.

The Town of Golden Beach was incorporated under its present status, by a special act of the Legislature of the State of Florida in 1929. The act was approved and Golden Beach became a legalized community on May 23rd, 1929.

Once noted in Ripley's "Believe It or Not" as the Town with the only jail from which you could fish by putting a pole out of the window, Golden Beach is now renowned for its upscale image. The same qualities that once drew families such as the Firestones, DuPonts, and Roosevelts have attracted current celebrities as well as ordinary people who love to live in Golden Beach. The old mangrove swamps are now replaced by stately homes.

97 years later the Town continues to build and improve on the vision of the Ralston brothers. Its current Mayor, Town Council and Town Administration have unfaltering dedication to enriching their community. In the past seventeen years, the Town has undergone close to \$80 million in Capital Improvements Project.

Upgrades have been made to secure the Town's standing as a forefront community, such as...

Civic Center Complex Masterplan

To meet the communities growing need for added amenities and a centralized hub for events and gathering spaces, the Administration birthed the Civic Center Complex Masterplan creating a centralized location in Town housing the Municipal building, Recreational Offerings, Police Department, and the State-of-the Art Wellness Center. In May of 2024 the Town held the much-anticipated ribbon cutting ceremony for the new multi-million-dollar Civic Center project. The new state-of-the-art complex is approximately 12,000 sq. feet and houses Town Hall offices, all municipal government facilities, the police department, and includes event and leisure spaces for Residents.

Wellness Center

As part of the Civic Center Complex Masterplan, the Town broke ground on the highly anticipated Wellness Center Project in May of 2025, coinciding with the Town's 96th Anniversary Celebration of incorporation. The center will include a full-service gym with a weight room, cardiovascular equipment, exercise class area, a toddler room and a game room. The Center will also provide added event space for residents to be able to host events such as children's birthday parties and cocktail receptions. The anticipated completion date is December of 2026.

Town Parks Masterplan

In addition to the Civic Center Complex, the Town created a Town-wide parks masterplan incorporating an abundance of green spaces throughout the community, incorporating enhanced amenities and offerings for the recreational use for all residents. Most recently the Town added a Bocce Court, putting greens, and cabanas at the Beach Pavilion, culminating with the completion of the re-imagined Tweddle Park. As part of the park's redesign, the Town re-developed the entire area adjacent to the park building new tennis courts, pickle ball courts, a padel court, basketball court, enhanced dog parks and the addition of a lush landscaping plan that will incorporate a beautiful tropical oasis feel throughout the whole area of the Civic Center Complex.

Wayfinding System

The Town updated the existing Town Welcome markers to create an official wayfinding system for Golden Beach, providing distinguishing features at the northernmost and southernmost ends of Town to denote when a traveler has entered the Town of Golden Beach. This is just the first part of an anticipated Civic Center Complex Wayfinding system. The planning phase has commenced to incorporate updates to the historical entry fountains abutted the Strand Gatehouse.

Town-wide CCTV Security Camera System, including cameras on Ocean Boulevard, Golden Beach Drive, all the Town's parkways and the Intercoastal. This state-of-the-art security system provides motion detectors that monitor the waterways as well as the roadways within Town. As part of the Town's added security measures, blue emergency ball boxes were installed throughout the Town, as well as new street lighting.

Town-Wide Fiber Internet Project

Golden Beach became the first municipal community in the nation to offer a fully managed, bulk internet/managed in-home WiFi with dedicated fiber to each home in Town.

Stormwater Drainage & Pump Station Improvements

Drainage continues to be addressed to remediate flooding and standing water and aid in the prevention of potential health hazards including \$60,000 towards the curbs and gutters replacement program. In addition, the Tweddle Park Pump Station Retrofit Project was completed, part of which was funded through grant dollars, which fixed a number of age-related issues to the oldest pump station in Town.

Renovations and upgrades continue to occur at the Town's historic Beach Pavilion, which included resurfacing and restoration of the Pavilion structure, upgraded bathroom facilities and added recreational amenities for the enjoyment of residents and their guests.

The Town is also exploring performing renovations to the Strand Gatehouse facility that would include façade upgrades and possible structural design enhancements, slated to begin in the second quarter of 2027.

When originally developed in 1929, Golden Beach plots sold for \$7,500 for Ocean-Front (to the east) and \$2,000 for Ocean Boulevard plots (to the west). In the past twenty years the value of homes in Golden Beach has skyrocketed from \$620 million to \$2.246 billion.

The Ralston brothers would undoubtedly be proud of the way their coastal dream Town has evolved and grown, meeting the ever-increasing expectations of modernity while holding onto their original vision of a tranquil enclave of Oceanside splendor.



Golden Beach at a Glance

Founded	1929
Form of Government	Council-Manager
Population	Approximately 1,200 Residents
Community Character	Exclusively Residential Oceanfront
Taxable Value	Municipality
Capital Investments (Past 20 Years)	Approximately \$76 Million

SIGNATURE PROJECTS

Civic Center Complex
Wellness Center
Reimagined Twedde Park
Stormwater Resiliency Improvements
Town-wide Public Safety Technology
Town-wide Fiber Installation
Undergrounding of Utilities



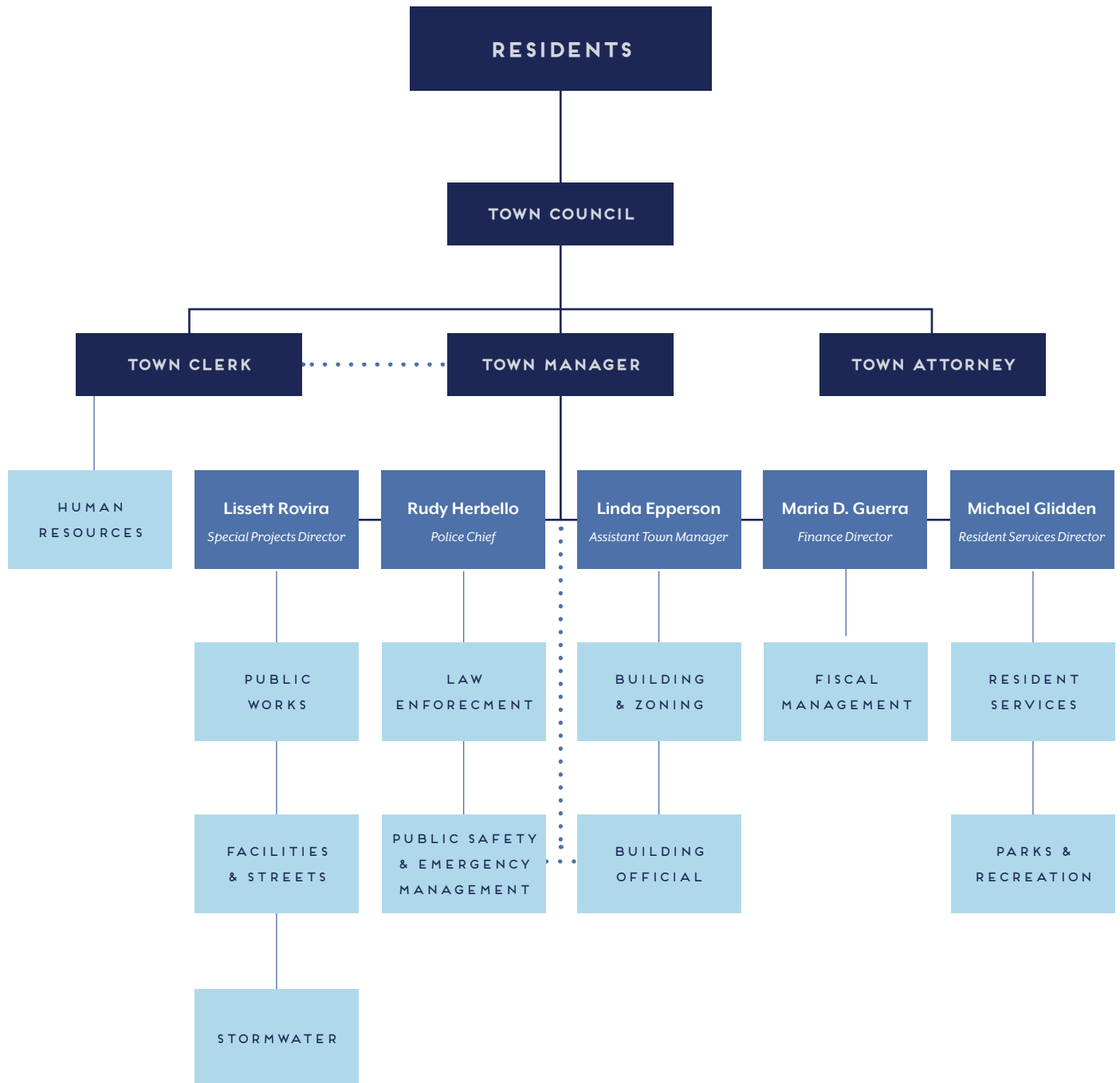


20 YEARS





ORGANIZATIONAL CHART



MISSION, VISION & CORE VALUES

OUR MISSION

The Town of Golden Beach is a premier community of homes featuring top quality, safe neighborhoods and a diverse population that is committed to community involvement. It is the mission of the Golden Beach Town Government to provide effective and fiscally responsible municipal services in a manner which promotes this high standard of community life.

OUR VISION

To be recognized as the premier oceanfront residential community in the United States—where exceptional public service, innovative local government, environmental stewardship, fiscal responsibility, and world-class amenities create an unparalleled quality of life for residents today and for generations to come.

OUR CORE VALUES

The Town of Golden Beach is guided by a shared commitment to service excellence and continuous improvement.



MISSION, VISION & CORE VALUES

Every decision, investment, and initiative is driven by the following core values:

Resident First

Residents are at the center of everything we do. We are committed to providing personalized, responsive, and concierge-level municipal services that exceed expectations and strengthen community trust.

Integrity & Accountability

We conduct ourselves with honesty, transparency, and professionalism while responsibly managing public resources. We are committed to earning the confidence of our residents through ethical leadership, sound decision-making, and fiscal responsibility.

Innovation & Continuous Improvement

We embrace innovation, technology, and creative problem-solving to improve services, enhance operational efficiency, and deliver modern government solutions that meet the evolving needs of our community.

Public Safety & Resiliency

We are dedicated to protecting our residents, visitors, and community through proactive public safety, emergency preparedness, infrastructure resiliency, and thoughtful planning that safeguards Golden Beach today and into the future.

Stewardship

We recognize that we are entrusted with preserving one of South Florida's most unique residential communities. Through responsible planning, environmental stewardship, strategic investments, and sustainable financial management, we protect and enhance the Town's assets for future generations.

Community

We foster a welcoming, engaged, and connected community by creating opportunities for residents to participate in civic life, enjoy exceptional recreational amenities, and build lasting relationships with their neighbors.

Excellence

We pursue excellence in everything we do. Through high standards, professional development, continuous improvement, and a commitment to exceptional customer service, we strive to deliver municipal services that reflect the values and expectations of the Golden Beach community.

Our Commitment

Every program, project, and investment reflected throughout this budget is guided by these principles. Whether improving infrastructure, enhancing recreational amenities, strengthening public safety, investing in technology, or preserving the Town's financial stability, our commitment remains the same:

To protect the character of Golden Beach while delivering exceptional municipal services and an unmatched quality of life for every resident.



A YEAR IN REVIEW FISCAL YEAR 2025-2026 INITIATIVES

Fiscal Year 2025–2026 was a year defined by progress, investment, and preparation for the future. Throughout the year, the Town of Golden Beach advanced major initiatives designed to enhance resident services, strengthen public safety, improve infrastructure, expand recreational opportunities, modernize municipal operations, and reinforce the Town’s long-standing commitment to responsible financial stewardship.

This year, the Town’s taxable value increased to **\$2.246 billion**, reflecting the continued strength and desirability of the Golden Beach community. At the same time, the Town reduced its combined millage rate from **8.40 mills to 7.99 mills**—the first reduction in a decade—while continuing to maintain the exceptional level of municipal services residents have come to expect.

One of the year’s most significant accomplishments was the continued construction of the new **Wellness Center and Civic Center Complex**. As the project nears completion, the Town has begun implementing its long-term vision of creating a centralized campus where municipal services, recreation, wellness programming, public safety, community events, and resident engagement operate together in one integrated location. This new Civic Center Complex will become the cornerstone of Golden Beach’s evolving concierge-style approach to local government, providing residents with a convenient, one-stop destination for Town services and amenities.

The Town also made substantial progress on the **Reimagined Tweddle Park Project**, breaking ground on a transformative investment that will expand recreational opportunities for generations to come. Upon completion, the project will feature new tennis courts, pickleball courts, a padel court, basketball court, enhanced playground facilities, expanded green space, improved landscaping, upgraded park infrastructure, and new gathering areas for residents of all ages.

In addition to these major capital investments, the Town continued expanding its recreational offerings by constructing a new bocce court in North Park, installing putting greens in South Park, and introducing towel service at the beach, further enhancing the lifestyle amenities available to residents.

Fiscal Year 2025–2026 also marked an important investment in technology and operational excellence. The Town acquired and began implementing several new software platforms designed to modernize internal operations, improve transparency, increase public access to information, and deliver more efficient online services for residents.

Public safety remained the Town's highest priority throughout the fiscal year. Continued investments were made in law enforcement, marine patrol, security technology, emergency preparedness, and the planning necessary to support the Town's future Emergency Operations Center. Together, these initiatives strengthen the Town's ability to respond to emergencies while preserving the exceptional level of safety that distinguishes Golden Beach.

The Town likewise continued investing in its workforce by reviewing employee compensation, expanding professional development opportunities, and preparing the organization for the additional staffing required to operate the Wellness Center and support expanded resident services. These investments position the Town to continue attracting and retaining the highly qualified professionals who deliver exceptional service every day.

More importantly, Fiscal Year 2025–2026 established the foundation for Golden Beach's next chapter. Every project advanced, every operational improvement implemented, and every financial decision made this year was guided by a common objective: investing in the future of our community. These investments strengthen our infrastructure, expand resident amenities, improve municipal services, enhance public safety, and ensure that Golden Beach continues to set the standard for excellence among residential communities throughout South Florida.

FISCAL YEAR 2025–2026 AT A GLANCE

- The Town's Wellness Center Project made significant progress. Slated for completion at the end of 2026, the construction phase has almost been finalized, Council awarded the Request for Proposals (RFP) for gym equipment to LifeFitness, LLC., and all orders for furniture have been placed. Once open, the facility will provide residents with a modern, fully equipped space to support health, wellness, and overall quality of life.
- For the first time in a decade, the Administration was able to propose a reduction in the millage rate for the Town, lowering it from 8.40 to 7.99 mills. This milestone reflects the Town's continued commitment to fiscal responsibility, efficient budgeting, and delivering high-quality municipal services while easing the tax burden on residents.
- Mayor Singer, Councilmember Bernstein and Councilmember Einstein joined Town Manager Diaz, at the Dade Days Event in Tallahassee from February 9–11, 2026. There they met with the Town's representatives and senators and were able to successfully advocate for and secure a \$900,000 state grant dedicated to stormwater improvements, supporting critical infrastructure and long-term resilience efforts within the community.
- The Town expanded professional development and operational readiness opportunities by offering firearm safety training and ATV & UTV training for Town staff, conducted by the Police Department, further strengthening safety, preparedness, and interdepartmental coordination.

- The Golden Beach Youth Leadership Group continued to make a meaningful impact in our community this year through service, creativity, and civic engagement. Members organized and participated in a community beach cleanup, helping to preserve the beauty of our shoreline while promoting environmental stewardship among our residents. In addition, the group expanded opportunities for youth expression by launching a literary section in our Golden Beach Magazine. This new feature provides a platform for young writers, poets, and storytellers to share their work, showcasing the talent and creativity of Golden Beach's next generation of leaders. The Youth Leadership Group also demonstrated its commitment to community service by organizing a fundraiser benefiting Lotus House, supporting women, youth, and children experiencing homelessness. Further enhancing community engagement and literacy, the group established Little Free Libraries at both North Park and South Park, creating accessible spaces where residents of all ages can share and enjoy books.
- The Town proudly hosted another successful series of commemorative and community events throughout the year, including Veterans Day, Memorial Day, and Fourth of July celebrations honoring America's 250th Anniversary. These events brought residents together in recognition of the nation's history and the community's shared values of service, remembrance, and patriotism.
- Public safety and community services also saw significant milestones this fiscal year. In November 2025, the Town celebrated the opening of the new Public Works, and Police Annex, enhancing operational capacity and improving service delivery to residents. During the same month, the Police Department achieved reaccreditation, reaffirming its commitment to the highest standards of professionalism, accountability, and excellence in law enforcement.
- In December 2025, the Police Department conducted a DUI checkpoint as part of its ongoing efforts to promote roadway safety and reduce impaired driving during the holiday season, further demonstrating its dedication to protecting the community.
- The Town, through a coordinated partnership with our State Representative Fabian Basabe, was given the unique opportunity to host the U.S. Army Golden Knights Parachute team at a scheduled jump onto the shores of our beach. The demonstration highlighted the dedication of the Golden Knights while providing residents with an exciting and memorable display of their capabilities, reinforcing community pride and support for public service organizations. Councilmembers Bernstein and Lusskin participated in the jump, as well as Town Finance Director Maria Guerra and Town Police Officer David Carrazana.
- The Town also worked with State Representative Basabe on a holiday turkey drive, distributing nearly 500 turkeys to local families in need during the holiday season, reinforcing the spirit of generosity, collaboration, and service throughout Golden Beach.
- The Council, via Resolution No. 3075.26, awarded Miracle of South Florida, Inc. the RFP for procurement and installation of playground equipment for the Re-Imagined Tweedle Park Project, marking an important step forward in enhancing public spaces and investing in recreational amenities for residents and families.
- Council, via Resolution No. 3064.26, awarded John Bell Construction, Inc. the contract for the development and enhancement of the Town's padel and basketball courts, further expanding recreational opportunities and supporting active, healthy lifestyles within the community.

- In recognition of exemplary leadership and dedication to public service, our Town Manager was honored by the National Academy of Public Administration as part of its “250 Champions of Public Service,” highlighting a distinguished commitment to excellence, innovation, and service in local government.
- Our Town Manager served as a featured speaker at the Florida City and County Management Association (FCCMA) Conference in Orlando, FL this year, sharing insights on public administration and contributing to statewide discussions on best practices in municipal governance.
- The Town also enhanced the resident beach experience with the introduction of complimentary towel service, further elevating amenities and reinforcing its commitment to providing a high level of service and hospitality along the shoreline.
- The Town also expanded on current employee wellness initiatives by offering an Employee Wellness Fair, bringing representatives from the Town’s insurance offerings as well as health and fitness experts to engage with employees and answer any questions they may have. In addition, the Town held its first ever “Fitsgiving” Event, inviting employees to experience a High Intensity fitness class free of charge, as well as offering group fitness classes onsite and stretch sessions at an outside facility for employees, promoting health, wellness, and overall workplace well-being.
- The Town was also honored to welcome a visiting delegation from Lviv, Ukraine strengthening international goodwill and fostering meaningful cultural and municipal exchange.
- On February 20, 2026 our Town Clerk and the Village Clerk of the Village of Indian Creek co-hosted the Miami-Dade County Municipal Clerk Association (MDCMCA) monthly luncheon for the first time in the Council Chambers. Our Clerk welcomed several clerks from neighboring municipalities as well as special guest Election’s Supervisor, Alina Garcia.
- The Town was awarded the Distinguished Budget Award for the 2025-2026 Fiscal Year Budget. The Town has received this designation for over 17 years in a row.

Throughout the last 20 years, the Town has accomplished a remarkable number of goals and initiatives that enhanced the quality of life for our residents, strengthened our infrastructure, expanded community amenities, and reinforced our commitment to exceptional public service. These achievements were made possible through the dedication of our Mayor and Town Council, Town Manager, Town staff, and community partners, all working together with a shared focus on serving our residents.

Our success is driven by a simple principle: we remain focused on you. Whether through investments in public safety, infrastructure improvements, recreational enhancements, wellness initiatives, environmental stewardship, or resident services, every decision is guided by our commitment to preserving and enhancing the unique quality of life that makes Golden Beach special.

We will continue to honor your investment in our community by delivering the high level of service, professionalism, and responsiveness you have come to expect. By maintaining sound fiscal management, investing in our people and infrastructure, and embracing opportunities for innovation and improvement, we will continue to strengthen Golden Beach’s reputation as one of South Florida’s premier residential communities, a place where families can live, work, and thrive for generations to come.



2012

THE STRAND BRIDGE GROUNDBREAKING CEREMONY

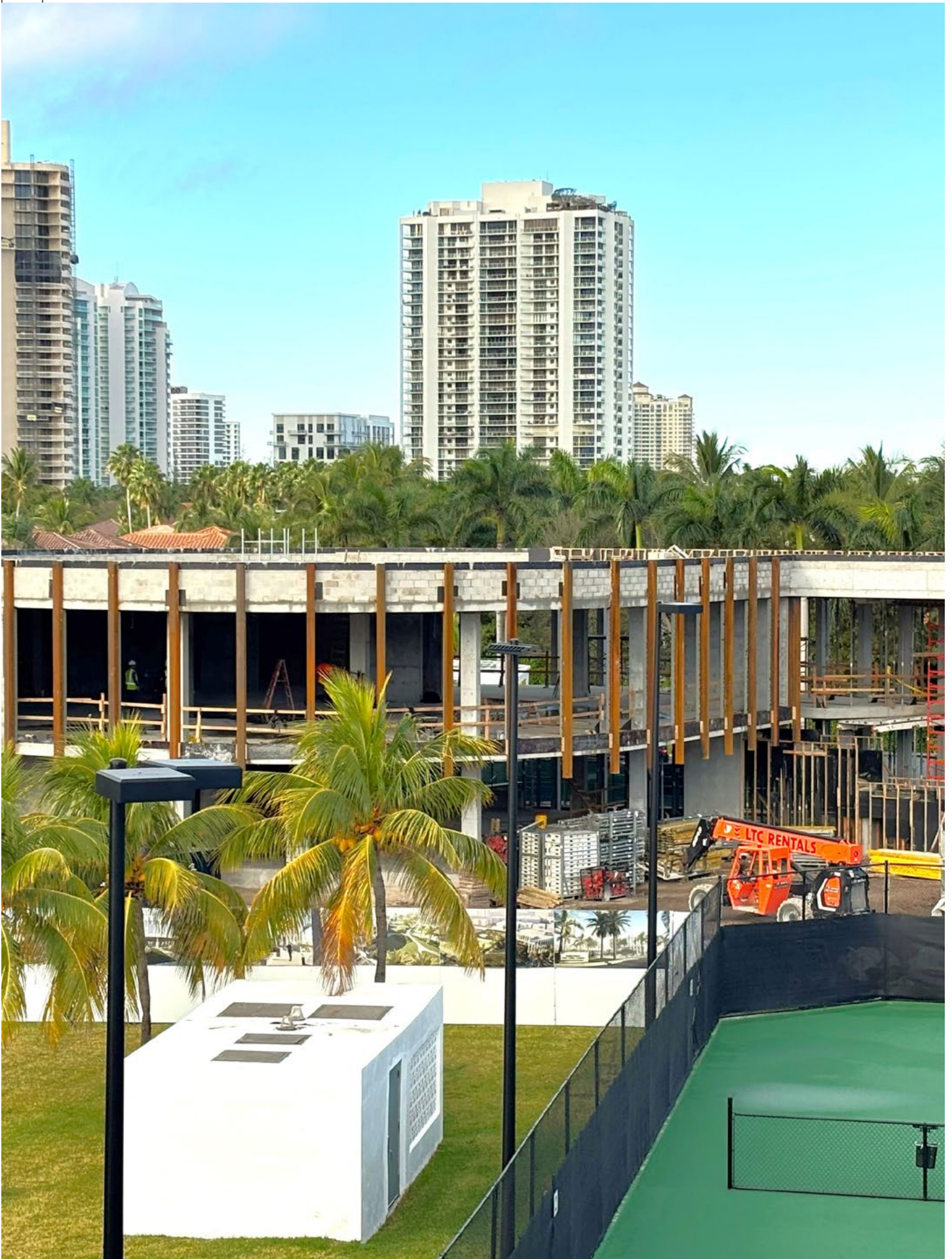
On June 19th, 2012 the Town broke ground on it's much anticipated north island and center island bridge repair and replacement program. The Town secured \$5.9 million of funding per bridge for the bridge replacements through a local planning agency agreement with the Florida Department of Transportation

20 YEARS



BUDGET IN BRIEF





ANNUAL BUDGET PROCEDURES

In accordance with the Town of Golden Beach Charter, Section 5.01 (d), (Town Manager), the Town Manager shall prepare and submit to the Council a proposed annual budget and capital program. Charter, Section 9.01 (Budget) further details the annual budget adoption procedure as follows:

BALANCED BUDGET

Each annual budget adopted by the Town Council shall be a balanced budget.

BUDGET ADOPTION

The Council shall by ordinance adopt the annual budget on or before the thirtieth (30th) day of September of each year, following two public hearings at which the public is invited to participate in the process.

SPECIFIC APPROPRIATION

The budget shall be specific as to the nature of each category of appropriations therein. Reasonable appropriations may be made for contingencies, but only within defined spending categories.

If, during the fiscal year, revenues in excess of those estimated in the annual budget are available for appropriation, the Council may by resolution make supplemental appropriations for the fiscal year up to the amount of such excess. If, at any time during the fiscal year, it appears probably to the Town Manager that the revenues available will be insufficient to meet the amount appropriated, the Manager and Mayor shall report in writing to the Council without delay, indicating the estimated amount of the deficit, and their recommendation as to the remedial action to be taken. The Council shall then take such action as it deems appropriate to prevent any deficit spending. The Council, may by resolution, reduce one or more appropriations as it may deem necessary to prevent or minimize any deficit, provided, however that no appropriation for debt service may be reduced or transferred and no appropriation may be reduced or transferred below any amount required to be maintained by law.

BUDGET & ACCOUNTING BASIS

The basic building block of governmental finance is the “fund”. Generally accepted accounting principles (GAAP) provides the following definition of a fund:

A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residential equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

The Town of Golden Beach uses Ad Valorem Revenue as the main source of revenue for the General Fund.

Ad Valorem Tax is the ability of local governments to raise revenue for governmental operations. Local governments may levy ad valorem taxes subject to the following:

Ten mills

for county purposes
for municipal purposes
for school purposes

A millage fixed by law

for a county furnishing municipal services

***A millage authorized by law
& approved by voters***

for special districts.

The Town of Golden Beach has assessed a combined 8.40 mills for fiscal year 2026-2027 in accordance with our TRIM (Truth in Millage) guidelines, which is no increase from the last five fiscal years.

BUDGET ADOPTION

The budget is approved via Resolution at two public meetings scheduled for September conducted by the Town Council. The adopted budget is integrated into the accounting software system effective October 1st.

BUDGET CONTROL/MONITORING

Funds appropriated in the Budget may be expended by and with the approval of the Town Manager in accordance with the provisions of the Town Charter and applicable law.

Funds of the Town shall be expended in accordance with the appropriations provided in the Budget and shall constitute an appropriation of the amounts specified therein.

The budget is monitored on a monthly basis to track variances between actual and budgeted amounts. Significant variances are investigated and monitored for corrective action.

Encumbrances do not constitute expenditures or liabilities in the current year, but instead are defined as commitments related to unperformed contracts for goods or services, which are only reported in governmental funds.

BUDGET AMENDMENT

Upon the passage and adoption of the budget for the Town of Golden Beach, if the Town Manager determines that the department total will exceed its original appropriation, the Town Manager is authorized to prepare such Resolutions/Ordinances for consideration by the Town Council as may be necessary and proper to modify any line item from the Budget.

BASIS OF ACCOUNTING

Basis of Accounting refers to the time period when revenues and expenditures are recognized in the accounts and reported on the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The accrual basis of accounting is followed for the proprietary fund types. The modified accrual basis of accounting is followed in the governmental fund types and the expendable trust funds type. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, that is, when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to pay current liabilities. Expenditures are generally recognized under the modified accrual accounting when the related fund liability is incurred. Exceptions to the general rule are principal and interest on general long-term debt which is recognized when due.

The Town applies all applicable GASB pronouncements as well as the following pronouncements issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements: Financial Accounting Standards Board (FASB) statements and interpretations, Accounting Principles Board (APB) opinions and Accounting Research Bulletins (ARBs).

During June 1999, the Government Accounting Standards Board (GASB) issued Statement No. 34. This statement established new accounting and financial reporting standards for state and local governments. The Town implemented the new financial reporting requirements of GASB 34.

BUDGET SCHEDULE

The Office of the Town Manager and Finance Department are responsible for the development of the annual budget. The budget process begins in early April with the distribution of budget request forms to all departments. All departments are responsible for compiling budget figures, which are then reviewed and adjusted by the Town Manager during a series of inter-departmental meetings. The Proposed Fiscal Year 2026-2027 Budget was presented to the Town Council at its September 29, 2026 Special Town Council Meeting.

A key component of the budget process is the Town's dependence upon the State, grants, and entitlements. Estimates for these revenue sources are provided by the State of Florida in late June and early July. The Town incorporates the latest projections available into the budget.

The Town Council must adopt a preliminary millage rate in July for use on the Notice of Proposed Taxes to be mailed to all property owners in late August, by the Miami-Dade County Property Appraiser. In accordance with Florida Statutes, the tentative millage rate is adopted at the first public budget hearing in September and this rate cannot be increased at the second budget hearing. Additionally, the tentative millage rate cannot exceed the preliminary rate adopted by the Council except by re-notifying all affected property owners by mail.

BUDGET CALENDAR

DATE	RESPONSIBILITY	TIME	DETAILS
Monday, June 1, 2026	Miami-Dade County Property Appraiser	N/A	Estimated of Taxable Value (DR-from Property Appraiser)
June 2026	Town Manager	N/A	Departmental budget review meetings begin.
June 2026	Town Manager	N/A	Preparation of budget document for presentation to Council
Tuesday, June 9, 2026	Town Clerk	6:00 PM	Special Town Council Meeting Directing Town Manager to Prepare a Proposed Budget for FY 2026-2027
Tuesday, June 9, 2026	Town Manager	6:00 PM	Adopt resolution setting proposed millage rate for Fiscal Year 2026-2027 and setting public hearing dates. (TRIM Notice)
Wednesday, July 1, 2026	Miami-Dade County Property Appraiser	N/A	Certification of Taxable Value (DR-420) Received from the Property Appraiser
Saturday, August 1, 2026	Town Manager	N/A	Town Manager submits Budget Proposal to the Council no later than 60 days before the end of the fiscal year, per the Town's Charter
Tuesday, August 4, 2026	Finance Director	N/A	DR-420 Due to the Property Appraiser's Office.
Monday, August 24, 2026	Miami-Dade County Property Appraiser	N/A	Notice of Proposed Tax Bill and Public Hearing Dates (TRIM Notice)
Tuesday, September 15, 2026	Town Council Town Manager	6:00 PM	First Budget Hearing to adopt the Tentative Millage & Tentative Budget/Final Proposed Budget Presented at Special Town Council Meeting.
Friday, September 25, 2026	Town Clerk	N/A	Advertise final millage rate and final budget hearing.
Tuesday, September 29, 2026	Town Council Town Manager	6:00 PM	Special Town Council Meeting and Adoption of Final Millage & Final Budget.
Thursday, October 1, 2026	Town Manager	5:00 PM	Deadline for returning final millage rate to Property Appraiser and Tax Collector.



2009

CIP PROJECT GROUND
BREAKING CEREMONY

The Town official broke ground on the CIP Project on October 28, 2009. The ceremony was attended by a number of residents as well as the Council in a show of support of the 36-month momentous endeavour.





of
SERVICE, PROGRESS & COMMUNITY



BUDGET MESSAGE FROM THE TOWN MANAGER

09.29.2026

Residents of the Town, Honorable Mayor Glenn Singer, Members of the Town Council

Town of Golden Beach
Civic Center @ 100 Ocean Boulevard • Golden Beach, FL 33160

Re: Proposed Fiscal Year 2026-2027 Operating and Capital Budget

It is my honor to present the Proposed Budget for Fiscal Year 2026–2027—the twentieth budget I have had the privilege of preparing since joining the Town of Golden Beach in 2007. Few public servants are afforded the opportunity to help shape a community over two decades through a single, consistent vision. I have been extraordinarily fortunate to have that opportunity here in Golden Beach.

When I presented my first budget to the Town Council, the Town's taxable value stood at approximately \$600 million. Today, that figure has grown to \$2.246-billion, reflecting not only the strength of South Florida's real estate market, but also two decades of thoughtful planning, responsible fiscal management, strategic public investment, and the unwavering commitment of this Mayor, Town Council, and staff to protecting and enhancing one of the most desirable residential communities in Florida.

This budget also marks an important milestone in the Town's history. With the completion of the Wellness Center, we conclude the most ambitious capital improvement program ever undertaken by Golden Beach and begin an entirely new chapter. For nearly twenty years, each annual budget has steadily advanced a single vision: creating one of the safest, most financially sound, and highest-quality residential communities in America. Today, much of that vision has been realized. Our responsibility now shifts from building our community to preserving, operating, and enhancing everything we have created together.

TWENTY YEARS. ONE VISION. DELIVERED.

In accordance with Section 5.01(d) of the Town Charter, the Code of Ordinances, and the laws of the State of Florida, I respectfully submit the Proposed Budget for Fiscal Year 2026–2027, beginning October 1, 2026. A user-friendly electronic version of the Proposed Budget is available on the Town's website.

A DISCIPLINED RECOMMENDATION

Even amid continued inflationary pressures, rising insurance costs, and one of the most competitive labor markets local governments have faced in decades, I am pleased to present a budget that continues the Town's long-standing tradition of disciplined financial management.

This year's proposed budget recommends reducing the Town's combined millage rate from 8.400 mills to 7.990 mills, marking the first reduction in the Town's property tax rate in more than a decade. This recommendation reflects the financial strength of the organization, the continued growth in taxable values, prudent long-term budgeting, and our commitment to returning value to our residents whenever fiscally responsible.

Reducing the millage rate while simultaneously expanding municipal services, opening and operating a new Wellness Center, continuing major capital improvements, strengthening employee compensation, investing in public safety, and maintaining healthy financial reserves is an accomplishment few municipalities are able to achieve. It is the direct result of years of conservative budgeting, responsible financial stewardship, and the unwavering support of the Mayor and Town Council in making long-term decisions rather than short-term ones.

Importantly, this recommendation is not the result of delaying needed investments or reducing services. Rather, it demonstrates that sound financial management and strategic planning can allow government to both lower the tax burden on residents and continue investing in the infrastructure, personnel, amenities, and services that define the Golden Beach experience.

The proposed FY 2026–2027 Operating Budget totals \$25,959,513, compared with the FY 2025–2026 Adopted Budget of \$28,592,943. The budget fully funds the Town's operational commitments while continuing to invest strategically in our workforce, infrastructure, public safety, community amenities, and long-term financial resilience.

TWENTY YEARS OF RESULTS

The accomplishments reflected throughout this budget were not achieved in a single year, but through consistent planning and disciplined execution over two decades. Together, the Mayor, Town Council, and staff have transformed Golden Beach through investments that have exceeded \$100 million, including:

- Construction of the Civic Center Complex
- Completion of the Wellness Center
- Restoration and modernization of the Beach Pavilion
- Undergrounding of utilities
- Significant stormwater infrastructure improvements
- Expansion and modernization of our public safety operations
- Development of a Town-wide CCTV and security network
- Expansion of Marine Patrol capabilities
- Improvements to parks, streetscapes, sidewalks, and community amenities
- Continued strengthening of Town reserves and long-term financial stability

These accomplishments were never isolated projects. They were components of a comprehensive long-term strategy designed to improve quality of life, protect property values, and preserve Golden Beach's unique character for generations to come.

FROM BUILDING TO STEWARDSHIP

For nearly twenty years, Golden Beach has been in a period of continuous transformation. From roads and drainage improvements to new public facilities and expanded public safety infrastructure, we have invested heavily in our future.

With the completion of the Wellness Center, that chapter largely comes to a close.

The focus of this budget shifts from construction to stewardship.

Our responsibility now is to operate these facilities with excellence, maintain them responsibly, and preserve the substantial public investment that has been made on behalf of our residents. This budget provides the staffing, programming, maintenance, and operational resources necessary to ensure the Civic Center Complex and Wellness Center become the vibrant centerpieces of community life they were intended to be.

ORGANIZING FOR THE FUTURE

The completion of our major capital improvement program also presents an opportunity to thoughtfully evolve the way our organization serves the community. As Golden Beach matures into a full-service municipality, our organizational structure must evolve beyond the traditional functions of local government and instead reflect the expectations of our residents and the complexity of the services we now provide.

Accordingly, this budget proposes the creation of two new executive-level departments—Resident Life and Public Safety—both reporting directly to the Town Manager. These departments are designed to strengthen accountability, improve coordination across Town operations, and ensure that our organizational structure is aligned with the next generation of municipal service delivery.

The Resident Life section represents a new way of thinking about local government. Rather than viewing parks, recreation, wellness, resident services, beach operations, and community events as separate functions, this section brings them together under a single mission: enriching the daily lives of our residents. From lifelong wellness programming and recreational opportunities to community celebrations, concierge-level resident services, and stewardship of our parks and public spaces, Resident Life will focus on creating experiences that strengthen our sense of community and enhance the exceptional quality of life that has become synonymous with Golden Beach.

Complementing this effort is the creation of the Public Safety Department, recognizing that today's public safety responsibilities extend far beyond traditional policing. While the Police Department will remain focused on law enforcement, crime prevention, investigations, traffic enforcement, and emergency response, the Public Safety Department will coordinate the Town's many non-law-enforcement public safety initiatives. These responsibilities include emergency management, marine operations, ocean rescue, security technology, CCTV and access control systems, community preparedness, resilience planning, and other proactive programs that help prevent emergencies before they occur while strengthening the Town's overall readiness and response capabilities.

Together, these departments reflect a simple but important philosophy: an exceptional community is defined by two things—how well it cares for its residents and how well it protects them. One department is dedicated to enriching the resident experience; the other is dedicated to preserving the safety, security, and resilience that make that experience possible. Combined, they represent the next evolution of municipal government in Golden Beach and position the Town to continue setting the standard for excellence for decades to come.

CONTINUING OUR COMMITMENT TO PUBLIC SAFETY

Golden Beach has long been recognized as one of South Florida's safest communities, and protecting that reputation remains our highest priority.

The recently negotiated three-year collective bargaining agreement with the Police Department provides stability, competitive compensation, and continuity within our ranks. Our fully operational Town-wide camera network, expanded Marine Patrol Division, modern access-control systems, guardhouse operations, retractable security bollards, and enhanced emergency preparedness capabilities now provide an integrated public safety network unmatched by most communities our size.

This budget ensures those systems remain fully supported while continuing to protect both our residents and their investment in Golden Beach.

INVESTING IN OUR GREATEST ASSET—OUR EMPLOYEES

The Town's greatest strength has always been its people.

Many members of our senior leadership team have dedicated more than twenty years of service to Golden Beach. In an organization our size, employees routinely perform responsibilities that would require multiple departments in much larger municipalities.

Last year, the Town took significant steps toward addressing long-standing compensation disparities through a comprehensive executive salary study. This proposed budget builds upon that effort by providing a 3% Cost of Living Adjustment for General Employees while fully honoring the Town's contractual commitments under our collective bargaining agreements.

Investing in our employees is an investment in institutional knowledge, organizational stability, and the exceptional level of service our residents have come to expect.

BUILDING FISCAL RESILIENCE

Sound financial management has been the foundation of Golden Beach's success for two decades.

This budget continues the disciplined financial strategy adopted in recent years by strengthening General Fund reserves, limiting the use of fund balance for recurring operations, and funding capital improvements through sustainable revenue sources whenever possible.

Maintaining healthy reserves not only protects the Town's strong Aa2 bond rating, but also preserves financial flexibility for future Town Councils while ensuring Golden Beach remains prepared to respond independently to hurricanes, flooding, and other unforeseen emergencies.

For a coastal community, resilience is not optional—it is essential.

A PRIORITY-DRIVEN BUDGET

Every recommendation contained within this budget reflects the priorities established by the Town Council:

- Maintaining the highest level of public safety.
- Operating the Civic Center Complex and Wellness Center at the highest standard.
- Preserving and maintaining the significant public infrastructure investments made over the past two decades.
- Continuing to strengthen the Town's financial position.
- Investing responsibly in employee recruitment and retention.
- Preparing Golden Beach for future emergencies and economic uncertainty.

As in previous years, this budget is accompanied by a comprehensive Five-Year Financial Forecast, providing the Town Council with a long-term planning tool that evaluates future opportunities, challenges, and financial trends beyond the coming fiscal year.

PLANNING THROUGH UNCERTAINTY

Although Golden Beach enters Fiscal Year 2026–2027 from a position of financial strength, responsible governance requires planning beyond today's favorable conditions.

This November, Florida voters will consider a constitutional amendment that could significantly expand the homestead exemption and substantially reduce future property tax revenues available to local governments. Should it pass, state analysts estimate that local governments could lose billions of dollars annually without an identified replacement funding source.

At the same time, continued global uncertainty, rising insurance costs, inflation, supply chain challenges, and increasing construction costs continue to place pressure on municipal budgets across Florida.

These realities are not cause for alarm—they are reminders of why long-term financial planning matters.

We cannot control economic conditions or actions taken in Tallahassee.

We can control how responsibly we prepare for them.

This budget continues the conservative financial philosophy that has guided Golden Beach for twenty years: spending carefully, maintaining healthy reserves, planning years ahead, and protecting the long-term financial stability of our community.

The Next Twenty Years

For nearly two decades, the Town's budgets focused on building Golden Beach.

Beginning with Fiscal Year 2026–2027, our mission changes.

The focus is no longer construction.

The focus is preserving the extraordinary community we have built together.

FINAL THOUGHTS

When I arrived in Golden Beach in 2007, I believed that even the smallest municipality could deliver services, amenities, public safety, and financial management at a level typically associated with much larger cities.

That belief became the foundation for every budget I have presented over the past twenty years.

Today, I believe that vision has become reality.

Golden Beach stands today as one of South Florida's premier residential communities—not because of any single project or decision, but because this Mayor, Town Council, our employees, and our residents have remained committed to a common vision for two decades. Together, we consistently chose long-term planning over short-term thinking, fiscal discipline over expediency, and excellence over complacency.

While this budget marks the completion of an extraordinary chapter in our Town's history, it is not the end of our story. Rather, it begins a new responsibility: preserving what we have built, protecting the financial strength we have earned, and ensuring that future generations inherit a Golden Beach even stronger than the one we enjoy today.

Later this fiscal year, I expect to enter the Deferred Retirement Option Program (DROP), marking an important milestone in my professional career. Although this represents the beginning of a new chapter personally, my commitment to Golden Beach remains as strong as ever. I look forward to continuing to serve this remarkable community and helping guide the next chapter of its success for as long as I believe I can bring the energy, judgment, vision, and leadership that our residents and this Council deserve.

Public service has never been just a profession to me—it has been a calling. For nearly twenty years, it has been both the privilege and responsibility of my life to be available whenever this community needed me. As I look toward the future, my goal is not simply to continue serving, but to continue serving well. I believe that effective leadership requires not only experience and commitment, but also the ability to remain thoughtful, energized, and fully engaged in the work. As long as I can continue to meet that standard, I will remain honored to serve as your Town Manager.

I extend my sincere gratitude to our exceptional employees for their professionalism, dedication, and commitment throughout this budget process and every day they serve our residents. I offer special recognition to Town Clerk Lissette Perez and Director of Finance Maria D. Camacho for their countless hours of work in preparing this year's Operating and Capital Budget.

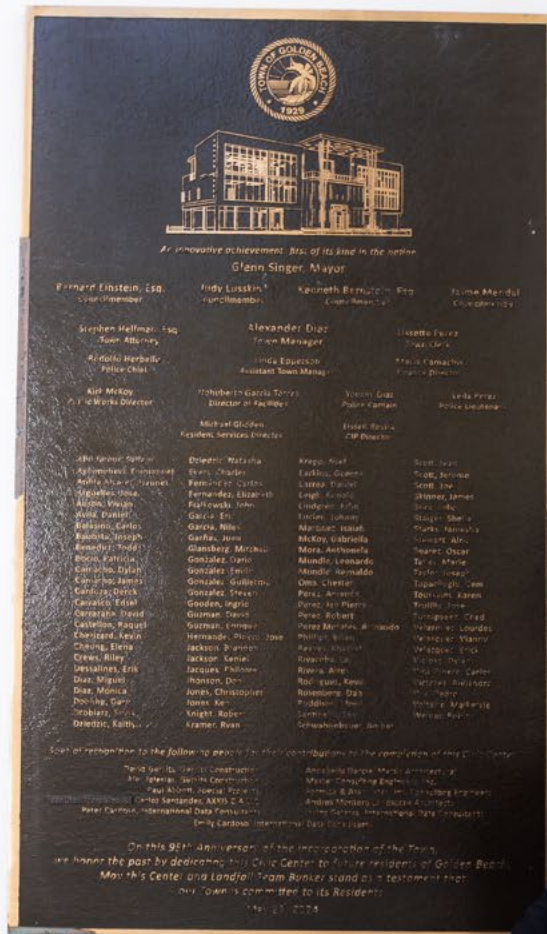
I also wish to thank the Mayor, Vice Mayor, and members of the Town Council for your continued confidence, leadership, and partnership. The accomplishments reflected throughout this budget are the result of your vision, your trust, and your willingness to make decisions that have always placed the long-term interests of Golden Beach above the short term.

Finally, thank you for the extraordinary privilege of serving as your Town Manager. It has been the honor of my professional career to help lead this exceptional community, and I remain deeply grateful for the confidence you have placed in me over the past twenty years. I look forward to continuing our work together as we write the next chapter in Golden Beach's remarkable story.

Respectfully submitted,



Alexander Diaz | Town Manager





BUDGET OVERVIEW

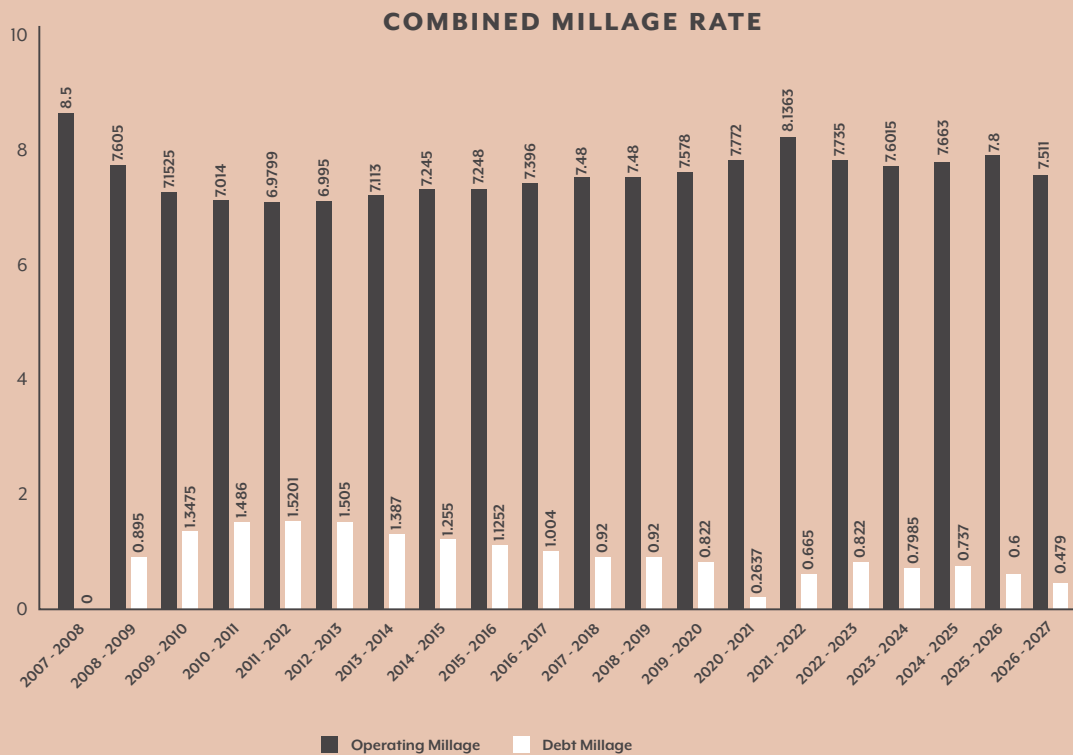




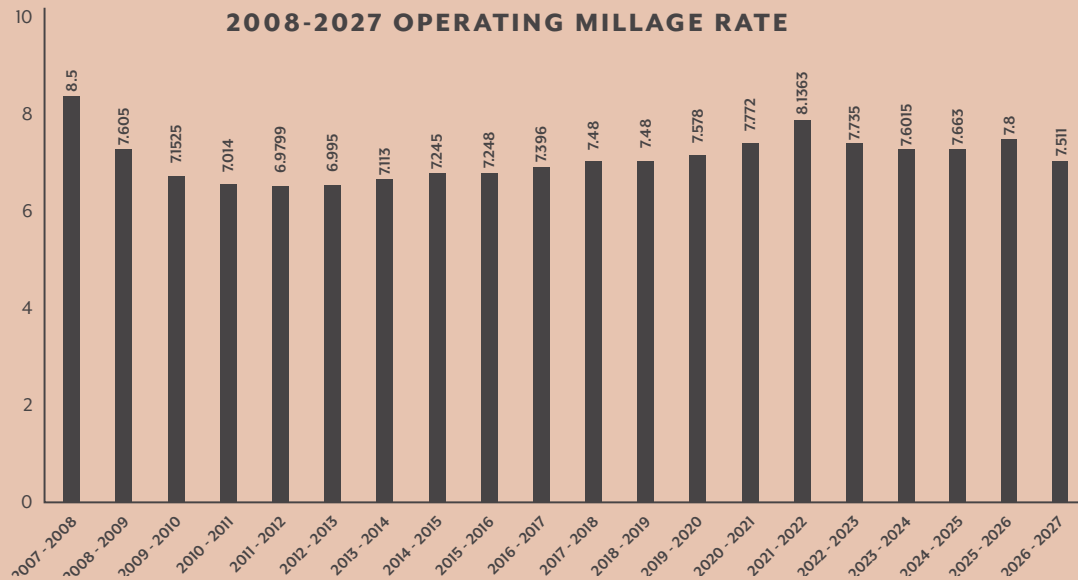
ADDENDUM TO THE TOWN MANAGER'S MESSAGE

The Town's Millage

This year's proposed budget recommends reducing the Town's combined millage rate from 8.400 mills to 7.990 mills, marking the first reduction in the Town's property tax rate in more than a decade.



The recommendation to lower the combined millage rate to 7.990 mills for the first time in ten years reflects our commitment to returning value to our residents.



YEAR	ASSESSED VALUE	OPERATING MILLAGE	AD VALOREM REVENUES
2007-2008	705,403,202	8.5	\$5,995,927
2008-2009	727,052,005	7.605	\$5,529,230
2009-2010	712,373,295	7.1525	\$5,095,250
2010-2011	644,237,679	7.014	\$4,518,683
2011-2012	630,682,606	6.9799	\$4,402,101
2012-2013	633,839,127	6.995	\$4,433,704
2013-2014	688,604,864	7.113	\$4,898,046
2014-2015	760,202,266	7.245	\$5,507,665
2015-2016	848,449,766	7.2748	\$5,863,687
2016-2017	952,564,565	7.396	\$7,045,168
2017-2018	1,035,263,421	7.48	\$7,743,770
2018-2019	1,095,765,448	7.48	\$8,196,325
2019-2020	1,160,543,438	7.578	\$8,794,598
2020-2021	1,179,521,503	7.772	\$9,167,241
2021-2022	1,195,352,529	8.1363	\$9,725,747
2022-2023	1,438,422,337	7.735	\$11,126,197
2023-2024	1,656,778,376	7.6015	\$12,594,001
2024-2025	1,857,390,824	7.663	\$14,233,186
2025-2026	2,086,793,109	7.8	\$16,276,986
2026-2027	2,246,276,118	7.511	\$16,871,780

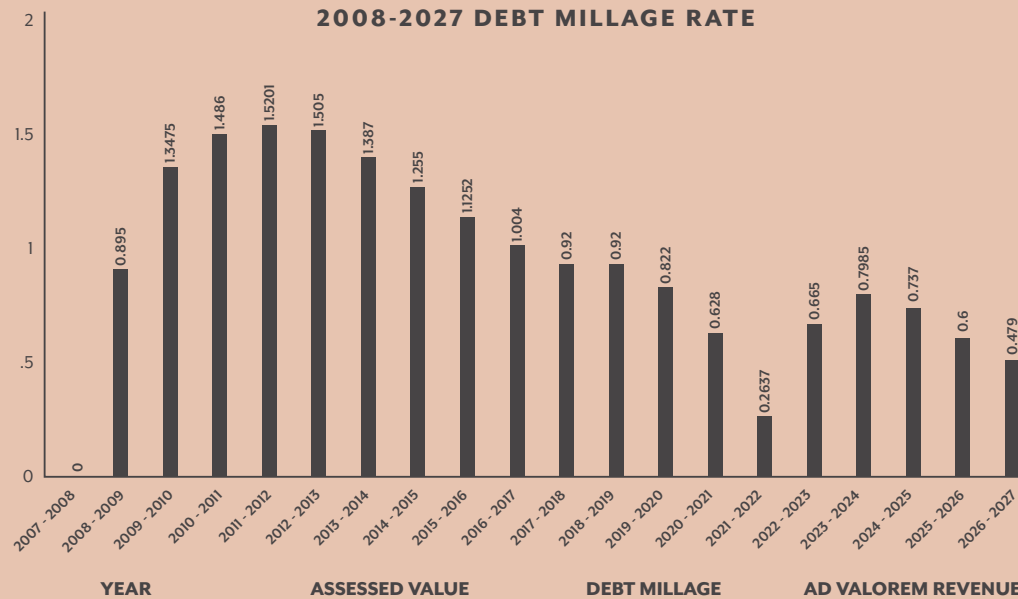
The 7.5110 operating millage, which at 95% will generate \$16,028,191 for the General Fund Budget.

THE PROPOSED MILLAGE RATES FOR FISCAL YEAR 2026-2027

General Operating 7.5110 (7.8000 last year, 0.2890 decrease)

Voted Debt Service 0.4790 (.6000 last year, 0.1210 decrease)

Total 7.9900



YEAR	ASSESSED VALUE	DEBT MILLAGE	AD VALOREM REVENUES
2007-2008	705,403,202	0	\$-
2008-2009	727,052,005	0.895	\$618,175
2009-2010	712,373,295	1.3475	\$911,926
2010-2011	644,237,679	1.486	\$909,470
2011-2012	630,682,606	1.5201	\$910,765
2012-2013	633,839,127	1.505	\$906,231
2013-2014	688,604,864	1.387	\$907,340
2014-2015	760,202,266	1.255	\$906,351
2015-2016	848,449,766	1.1252	\$906,941
2016-2017	952,564,565	1.004	\$908,556
2017-2018	1,035,263,421	0.92	\$952,442
2018-2019	1,095,765,448	0.92	\$957,699
2019-2020	1,160,543,438	0.822	\$906,268
2020-2021	1,179,521,503	0.2637	\$899,382
2021-2022	1,195,352,529	0.665	\$903,056
2022-2023	1,438,422,337	0.822	\$903,181
2023-2024	1,656,778,376	0.7985	\$1,256,800
2024-2025	1,857,390,824	0.737	\$1,368,897
2025-2026	2,086,793,109	0.6	\$1,252,076
2026-2027	2,246,276,118	0.4790	\$1,022,167

** State law permits that we budget only 95%, thus, \$16,028,191 is available for budgeting purposes

The Town's total taxable assessed value grew to \$2,246,276,118 and is the highest it has ever been. This is a strong indication that our community continues to be a highly sought after and solid investment for our residents.

GENERAL OBLIGATION DEBT SERVICE FUND

The 0.4790 debt service millage, which at 95% will generate \$1,022,168 for the Debt Service Fund Budget.

STRATEGIC PRIORITIES MOVING FORWARD

As the Town enters Fiscal Year 2026–2027, our focus shifts from building the foundation to delivering the next generation of municipal services. With the Civic Center Complex nearing completion, construction underway on the Reimagined Tweddle Park, and a decade of responsible financial management behind us, the Town is well positioned to continue investing in the people, infrastructure, and services that define Golden Beach.

While every Town service remains important, the following strategic priorities will guide organizational decision-making and resource allocation during the coming fiscal year.

ORGANIZATIONAL EXCELLENCE & FINANCIAL SUSTAINABILITY

Continue maintaining a financially stable organization that delivers exceptional municipal services while preserving long-term fiscal health. The Town will focus on responsible budgeting, operational efficiencies, technology modernization, employee development, succession planning, and maintaining the highest standards of customer service and transparency.

COMMUNITY SAFETY & EMERGENCY PREPAREDNESS

Expand the Town's comprehensive public safety model by continuing investments in law enforcement, marine patrol, emergency management, security technology, communications, and disaster preparedness. As the new Civic Center Complex becomes operational, planning will continue for the Town's Emergency Operations Center to ensure Golden Beach remains one of the safest and most resilient coastal communities in South Florida.

RECREATION, WELLNESS & RESIDENT SERVICES

Complete the opening of the Wellness Center and continue expanding recreational programming and resident amenities. The Town will further its vision of providing concierge-style municipal services by integrating recreation, wellness, municipal services, and resident engagement into one centralized Civic Center campus that enhances quality of life for residents of all ages.

INFRASTRUCTURE & CAPITAL REINVESTMENT

Maintain the Town's long-standing commitment to proactive infrastructure replacement and capital investment. The Town will continue strategically reinvesting in roads, drainage systems, parks, municipal buildings, public spaces, technology, and coastal infrastructure to preserve the community's long-term value and resilience.

COMMUNITY CHARACTER & ENVIRONMENTAL STEWARDSHIP

Preserve the unique residential character that distinguishes Golden Beach by maintaining architectural standards, protecting the Town's natural environment, enhancing streetscapes, investing in landscaping, and ensuring that future development remains consistent with the community's vision and expectations.

CAPITAL IMPROVEMENT PRIORITIES

The Town's Capital Improvement Program represents an ongoing commitment to investing in Golden Beach's future. While many transformational projects are nearing completion, several important initiatives remain under evaluation or development for future implementation.

- Completion of the Wellness Center and Civic Center Complex
- Completion of the Reimagined Tweddle Park Project
- Strand Entrance & Streetscape Master Plan
- Beach Pavilion modernization and improvements
- Roadway resurfacing and roadway elevation improvements
- Stormwater and drainage infrastructure enhancements
- Expansion of security technology, cameras, and coastal monitoring systems
- Renovation of municipal support facilities
- Continued replacement of aging public infrastructure and facilities

Consistent with the Town's long-standing philosophy of fiscal responsibility, these projects will be evaluated based on community priorities, available funding, grant opportunities, and long-term financial sustainability. Whenever possible, the Town will pursue outside funding sources to minimize the financial impact on residents while continuing to invest in the community's future.

OUR STRATEGIC GOALS

Goal 1 | Exceptional Municipal Services

Deliver responsive, innovative, and resident-focused municipal services that enhance quality of life while providing a safe, secure, and welcoming community.

Goal 2 | Fiscal Responsibility & Long-Term Sustainability

Maintain sound financial management practices that protect taxpayer resources, preserve financial stability, and responsibly fund both current operations and future capital investments.

Goal 3 | Strategic Reinvestment

Continue investing in infrastructure, technology, public facilities, parks, and community amenities to preserve Golden Beach's reputation as one of South Florida's premier residential communities.

Goal 4 | Community Engagement & Quality of Life

Strengthen Golden Beach's sense of community by expanding recreational opportunities, promoting resident engagement, preserving the Town's unique character, and investing in programs and facilities that enrich everyday life.

FINANCIAL OUTLOOK/ FUND BALANCE OVERVIEW

At the end of the 2024-2025 Fiscal Year the Town's General Fund Balance sat at a strong \$8,476,372.

The Town of Golden Beach reports the status of its fund balances at the end of each year. The amounts reported include funds which are available for appropriations or are restricted for use for a specific purpose. Designations of unreserved, undesignated fund balances can be used in the ensuing year's budget. The Town reviews fund balances at the end of the fiscal year and identifies available surpluses. These surpluses are subsequently used to fund future operations. The following is a description of the reserves and designations planned for use by the Town of Golden Beach in Fiscal Year 2026-2027.

GENERAL FUND

Reserved for General Government

The General Fund Balance/Reserves function is to fill the Town's need for unfunded one-time special projects. The funds have been designated as follows:

\$2,578,238 is a receivable from the Stormwater Fund; the Town Council will need to determine the manner in which these funds are re-paid to the General Fund. The Administration would support increasing the Stormwater fee gradually; the Town Council is evaluating this recommendation.

\$176,809 non-spendable prepaid expenditures.

\$710,513 are restricted reserve for the Town's Building Department; these funds are available for years in which revenues for the Building Department are not sufficient to cover expenses.

\$460,000 is committed for Pension reserves & \$235,000 is committed for Health Insurance for future unforeseen liabilities.

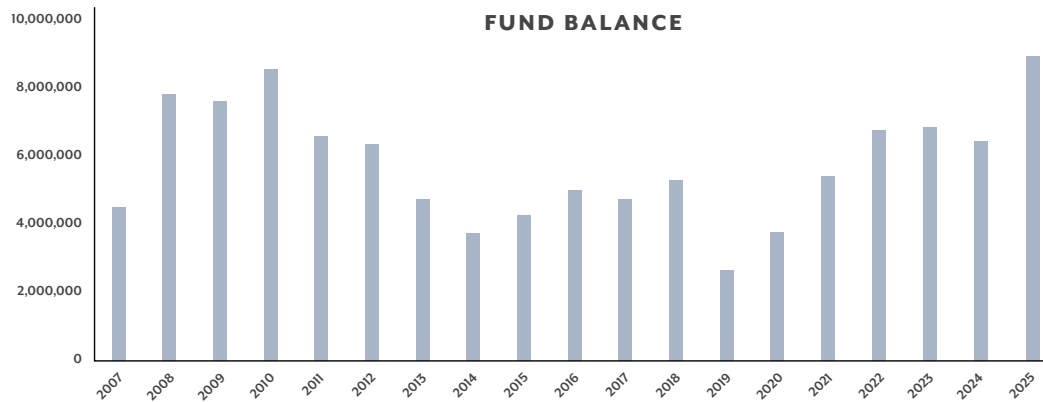
\$228,000 is assigned for the Civic Center emergency generator & \$126,830 is assigned for the final roll-out of the Aclarian Accounting software system.

\$190,000 is assigned for equipment and vehicles.

\$1,000,000 is assigned for Capital Projects funding.

\$2,770,982 are un-restricted and available for future allocations.

Bringing the audited Fund Balance grand total to: \$6,189,264



General Fund Undesignated Reserve Although the Town of Golden Beach has no policy dictating a requirement to retain undesignated reserves, the Town has employed fiscal prudence maintaining a healthy General Fund undesignated reserve balance.

FISCAL YEAR	FUND BALANCE	FISCAL YEAR	FUND BALANCE
2007	\$4,342,280	2016	\$4,817,781
2008	\$7,533,133	2017	\$4,576,119
2009	\$7,346,929	2018	\$5,102,047
2010	\$8,251,306	2019	\$2,566,933
2011	\$6,362,055	2020	\$3,627,364
2012	\$6,138,237	2021	\$5,232,215
2013	\$4,578,284	2022	\$6,527,113
2014	\$3,598,142	2023	\$6,581,063
2015	\$4,124,856	2024	\$6,189,264
		2025	\$8,475,372

*(It is important to note that the full amount is not readily available)

In an effort to better understand the Town's General Fund Balance and how we intend to allocate funds to the 2026-2027 Budget, below is a breakdown of the allocations:

Prepaid Expenditure	\$176,809
Long Term Stormwater Fund Receivable	\$2,578,238
Restricted for Building Department Reserve	\$710,513
Committed for Pension Plan Liability	\$460,000
Committed for Insurance Liability	\$235,000
Capital Projects Funding	\$1,000,000
Assigned	\$544,830
Unassigned	\$2,770,982
General Fund as stated in the FY' 2025 final audit	\$8,476,372

Note to reader

At the time of this report, these are projections based on anticipated increases and expenditures.

Long-Range Financial Plans

		YEAR 1 2026-2027	YEAR 2 2027-2028	YEAR 3 2028-2029	YEAR 4 2029-2030	YEAR 5 2030-2031
GENERAL FUND						
Beginning Undesignated Fund Balance		8,403,432	12,750,011	17,123,044	21,619,917	26,244,666
REVENUES						
Ad Valorem Taxes	4%	16,669,319	17,336,091	18,029,535	18,750,716	19,500,745
Restricted	0%	-	-	-	-	-
Other Taxes	2%	203,803	207,879	212,037	216,277	220,603
Licenses and Permits	2%	1,144,088	1,166,970	1,190,310	1,214,116	1,238,398
Franchise Fees	1%	9,067	9,157	9,249	9,341	9,435
State Shared Revenue	1%	28,081	28,362	28,645	28,932	29,221
Charges for Services	3%	15,735	16,207	16,694	17,194	17,710
Assessment	0%	347,547	347,547	347,547	347,547	347,547
State Grant- JPA	0%	16,093	16,093	16,093	16,093	16,093
Fines & Forfeitures	1%	52,133	52,655	53,181	53,713	54,250
Miscellaneous Revenues	1%	97,363	98,337	99,320	100,314	101,317
Interfund Transfers	2%	753,458	768,527	783,897	799,575	815,567
Total Revenues		19,336,687	20,047,825	20,786,508	21,553,819	22,350,886
% Increase for revenue year to year		3.63%	3.63%	3.63%	3.63%	3.63%
TOTAL REVENUES/ RESOURCES						
APPROPRIATIONS						
Personel Services	4%	8,587,520	8,961,020	9,349,461	9,753,440	10,173,577
Operating Expenses	4%	5,442,327	5,660,020	5,886,421	6,121,878	6,366,753
Unforeseen Expenses		560,261	653,752	653,752	653,752	653,752
Capital Outlay	1%	400,000	400,000	400,000	400,000	400,000
Total Appropriations		14,990,108	15,674,793	16,289,634	16,929,070	17,594,082
% Increase for revenues year to year		3.63%	3.63%	3.63%	3.63%	3.63%
RESERVES						
TOTAL GENERAL FUND RESERVES		12,750,011	17,123,044	21,619,917	26,244,666	31,001,469

Long-Range Financial Plans

		YEAR 1 2026-2027	YEAR 2 2027-2028	YEAR 3 2028-2029	YEAR 4 2029-2030	YEAR 5 2030-2031
LAW ENFORCEMENT TRUST FUND						
Beginning Undesignated Fund Balance		103,001	398,061	701,565	1,013,779	1,334,979
REVENUES						
Other Revenues	3%	499,514	514,499	529,934	545,832	562,207
Transfer From Fund Balance		60,000	60,000	60,000	60,000	60,000
Total Revenues		559,514	574,499	589,934	605,832	622,207
% Increase for revenue year to year		2.36%	2.37%	2.37%	2.37%	2.37%
APPROPRIATIONS						
Personnel Services	3%	194,873	200,719	206,740	212,943	219,331
Operating Expenses	1%	69,581	70,277	70,980	71,690	72,407
Total Appropriations		264,454	270,996	277,720	284,632	291,737
% Increase for revenues year to year		2.36%	2.37%	2.37%	2.37%	2.37%
RESERVES						
TOTAL LAW ENFORCEMENT FUND RESERVES		398,061	701,565	1,013,779	1,334,979	1,665,449
DEBT SERVICE FUND						
Beginning Undesignated Fund Balance		936,876	1,170,117	1,403,067	1,636,017	1,868,967
REVENUES						
Voted Debt Service (Ad Valorem)		1,250,900	1,246,984	1,246,984	1,246,984	1,246,984
New Voted Debt Service		222,222	222,222	222,222	222,222	222,222
Transfer From Fund Balance		-	-	-	-	-
Total Revenues		1,473,122	1,469,206	1,469,206	1,469,206	1,469,206
% Increase for revenue year to year		-0.09%	-0.09%	-0.09%	-0.09%	-0.09%
APPROPRIATIONS						
Operating Expenses		1,239,881	1,236,256	1,236,256	1,236,256	1,236,256
Total Appropriations		1,239,881	1,236,256	1,236,256	1,236,256	1,236,256
% Increase for revenues year to year		-0.12%	-0.26%	-0.26%	-0.26%	-0.26%
RESERVES						
TOTAL DEBT SERVICE FUND RESERVES		1,170,117	1,403,067	1,636,017	1,868,967	2,101,917

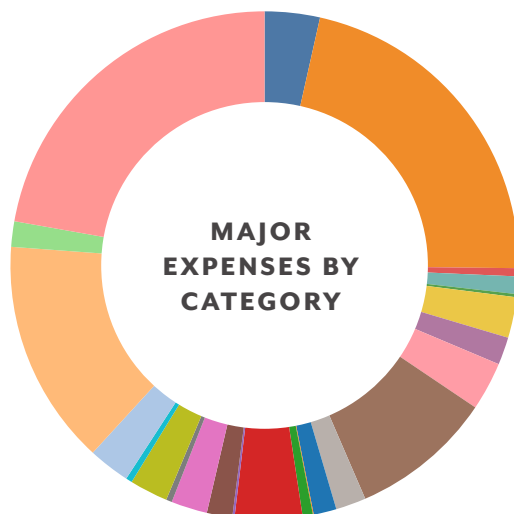
Long-Range Financial Plans

		YEAR 1 2026-2027	YEAR 2 2027-2028	YEAR 3 2028-2029	YEAR 4 2029-2030	YEAR 5 2030-2031
CAPITAL IMPROVEMENT FUND						
Beginning Undesignated Fund Balance		1,037,347	1,187,347	1,337,347	1,487,347	1,637,347
REVENUES						
State Grant Other Physical Environment		-	-	-	-	-
GF-519 CNB TRANSFER		-	-	-	-	-
G.O. Bond Proceeds		-	-	-	-	-
Transfer From General Fund		400,000	400,000	400,000	400,000	400,000
City National Note		-	-	-	-	-
Inter-Fund Transfer (LETF)		250,000	250,000	250,000	250,000	250,000
Capital Fund Reserves		-	-	-	-	-
Total Revenues		650,000	650,000	650,000	650,000	650,000
% Increase for revenue year to year		0%	0%	0%	0%	0%
APPROPRIATIONS						
Capital Outlay		500,000	500,000	500,000	500,000	500,000
Total Appropriations		500,000	500,000	500,000	500,000	500,000
% Increase for revenues year to year		0%	0%	0%	0%	0%
TOTAL CAPITAL IMPROVEMENT FUND RESERVES		1,187,347	1,337,347	1,487,347	1,637,347	1,787,347
STORMWATER UTILITY FUND						
Beginning Undesignated Fund Balance		9,051,291	9,667,873	10,683,327	12,298,135	14,813,018
REVENUES						
Stormwater Utility Fees	50%	801,900	1,202,850	1,804,275	2,706,413	4,059,619
New Local Option Gas Tax	2%	10,659	10,872	11,089	11,311	11,537
Franchise Fee-Electric	2%	159,181	162,365	165,612	168,924	172,303
Utility Tax-Electric	3%	163,909	168,826	173,891	179,108	184,481
Fema-Federal Grant		-	-	-	-	-
Interest On Investments	1%	1,030	1,041	1,051	1,062	1,072
Interest Income	1%	103	104	105	106	107
Stormwater Fund Balance		-	-	-	-	-
S.F.W.M.D. Grant Proceeds		-	-	-	-	-
State Revolving Loan		-	-	-	-	-
Total Revenues		1,136,782	1,546,058	2,156,024	3,066,924	4,429,119
% Increase for revenue year to year		2.26%	2.26%	2.26%	2.26%	2.26%
APPROPRIATIONS						
Operating	2%	520,200	530,604	541,216	552,040	563,081
Capital Outlay		-	-	-	-	-
Total Appropriations		520,200	530,604	541,216	552,040	563,081
% Increase for revenues year to year		2.00%	2.00%	2.00%	2.00%	2.00%
RESERVES						
TOTAL DEBT SERVICE FUND RESERVES		9,667,873	10,683,327	12,298,135	14,813,018	18,679,056

Major Expenses by Category Across all Departments

This section is dedicated to detailing all of the major common expenditures across all departments. In an effort to increase transparency and communication, the following charts give a breakdown of all of the major expenditures shared between all of the Town's departments.

Expense	Budget Total
Professional Services	351,869.20
Contract Services	2,173,488.30
Travel & Per Diem	52,082.84
Communication Services (Phone cell & Office; MiFi, ect.)	111,649.32
Freight & Postage Services	19,864.64
Utilities-Electric	259,946.12
Utilities-Water	176,258.44
Rentals & Leases	309,718.46
Repairs & Maint - Bldg.	910,618.19
Repairs & Maint - Vehicles	193,388.71
Repairs & Maint - Equip	145,978.00
Minor Tools & Equip	5,100.00
Printing	65,567.13
Public Relations/Events/Ads	430,230.40
Office Supplies	14,274.87
Operating Supplies	162,377.18
Gas & Oil	230,669.65
Uniforms	37,600.00
Books, Pubs, Subscriptions, Memberships	244,616.71
Training	40,000.00
Machinery & Equipment	266,101.19
Life Health & Dental Insurance	1,440,044.00
Insurance-Property & WC	162,377.18
Pension	2,228,525.00



3.5% - Professional Services	0.7% - Printing
21.7% - Contract Services	4.3% - Public Relations/Events/Ads
0.5% - Travel & Per Diem	0.1% - Office Supplies
1.1% - Communication Services (Phone cell & Office; MiFi, ect.)	1.6% - Operating Supplies
0.2% - Freight & Postage Services	2.3% - Gas & Oil
2.6% - Utilities-Electric	0.4% - Uniforms
1.8% - Utilities-Water	2.4% - Books, Pubs, Subscriptions, Memberships
3.1% - Rentals & Leases	0.4% - Training
9.1% - Repairs & Maint - Bldg.	2.7% - Machinery & Equipment
1.9% - Repairs & Maint - Vehicles	14.4% - Life Health & Dental Insurance
1.5% - Repairs & Maint - Equip	1.6% - Insurance-Property & WC
0.1% - Minor Tools & Equip	22.2% - Pension

Department	Salary Totals
Executive- Salary	357,427.00
Executive- Salary-General Employee	109,884.00
Town Clerk- Salary	164,800.00
Town Clerk- Salary-General Employee	126,824.00
Finance- Salary	169,950.00
Finance Salary-General Employees	135,046.00
General Government - Salary-General Employee	179,507.00
Public Safety- Salary-Chief of Police	198,790.00
Public Safety- Director	166,160.00
Public Safety- Salary-Asst. Chief of Police	-
Public Safety- Salary-Captain	145,230.00
Public Safety- Salary-Lieutenant	133,900.00
Public Safety- Salary-Sergeants	292,255.00
Public Safety- Salary-Detectives	264,064.00
Public Safety- Salary-Corporals	294,222.09
Public Safety- Salary-Police Officers	1,621,005.00
Public Safety- Salary- Part-Time Police Officers	179,233.00
Public Safety- Salary- Community Service Aids	304,542.00
Public Safety- Salary-Park Ranger	86,590.00
Public Safety- Salary-Code Enforcement	-
Public Safety- Salary-General Employees	98,236.00
Building & Zoning- Salary-Asst. Town Manager	168,920.00
Building & Zoning- Salary-Special Project Director	94,548.00
Building & Zoning- Salary-Building Official	92,700.00
Building & Zoning- Salary-Coordinator	80,811.33
Building & Zoning- Salary-Permit Clerks	149,839.46
Public Works- Salary-Director	98,923.78
Public Works- Salary-Asst. Director	80,894.36
Public Works- Salary-General Employees	639,659.87
Roads & Street - Salary-General Employees	78,949.50
Parks & Recreation- Salary-Life Guard	53,314.71
Parks & Recreation- Salary- Part-Time Life Guard	69,094.01
Parks & Recreation- Salary-Beach Attendants	231,700.56
Parks & Recreation- Salary-Gym Instructors	78,198.94
Wellness Center - Salary- General Employees	176,800.00
Resident Services- Salary-Director	89,115.60
Resident Services- Salary-General Employees	60,153.03
Total	7,271,288.24

All Staff Personnel Summary Trend

AUTHORIZED POSITIONS 2026-2027

POSITIONS BY DEPARTMENT		FISCAL YEAR 2023-2024	FISCAL YEAR 2024-2025	FISCAL YEAR 2025-2026	FISCAL YEAR 2026-2027
TOWN GOVERNANCE					
Full Time	Town Manager	1	1	1	1
	Executive Assistant to Town Manager	1	1	1	1
	Town Attorney	1	1	1	1
	Town Clerk/HR Director	1	1	1	1
	Human Resources Generalist	1	1	1	1
	Administrative Services Coordinator	1	1	1	1
	Administrative Assistant to Town Manager	1	1	1	1
Total		7	7	7	7
FISCAL MANAGEMENT					
Full Time	Finance Director	1	1	1	1
	Senior Accountant	1	1	1	1
	Finance Clerk	0	1	0	1
Part Time	Finance Support Staff			1	1
Total		2	3	3	4
RESIDENT LIFE					
Full Time	Resident Services Director	1	1	1	1
	Resident Services Assistant	1	1	1	0
	Parks & Recreation Attendant	4	3	4	3
Part Time	Parks & Recreation Attendant	3	2	2	2
Contracted	Parks & Recreation Attendant		2	0	0
Total		9	9	8	6
BUILDING & ZONING					
Full Time	Assistant Town Manager	1	1	1	1
	Building Department Manager	1	1	1	1
	Senior Permit Clerk	1	1	1	1
	Permit Clerk	1	1	2	2
Part Time	Chief Electrical Inspector	1	1	1	1
	Chief Mechanical Inspector	1	1	1	1
	Chief Plumbing Inspector	1	1	1	1
	Chief Electrical Inspector	1	1	1	1
	File Clerk	0	0	0	1
Contracted	Building Official	1	1	1	1
	Structural Plans Examiner	1	1	0	1
	Landscape Architect	1	1	1	1
	Zoning Reviewer	1	1	1	1
Total		12	12	12	14

All Staff Personnel Summary Trend

AUTHORIZED POSITIONS 2026-2027

POSITIONS BY DEPARTMENT		FISCAL YEAR 2023-2024	FISCAL YEAR 2024-2025	FISCAL YEAR 2025-2026	FISCAL YEAR 2026-2027
PUBLIC SERVICES					
Full Time	Special Projects Director	1	1	1	1
	Municipal Services Director	1	1	1	0
	Facilities & Streets Maintenance Manager	1	1	1	1
	Municipal Service Worker	8	9	10	11
	Custodian	1	2	2	1
Part Time	Municipal Service Worker	2	1	1	1
Contracted	Municipal Service Worker		5	3	1
	Custodian		1	1	2
Total		14	21	20	18

COMMUNITY SAFETY AND SECURITY						
Full Time	Chief of Police	1	1	1	1	*3 Vacancies
	Command Staff	2	2	2	3	
	Sergeant	3	3	3	2	
	Corporal	2	2	3	3	
	Detective (In-house & Detached)	4	4	2	3	
	Officer	8	8	14	11	
	Executive Assistant to the Chief	1	1	1	1	
	Public Service Aide	6	6	6	6	
	Park Ranger	0	1	1	2	*1 Vacancy
	Code Enforcement Officer	2	2	1	1	
	Ocean Rescue	1	1	1	1	
Part Time	Officer	7	7	6	5	*2 Vacancies
	Reserve Officer	3	3	3	4	
	Ocean Rescue	2	2	2	2	
Contracted	Code Compliance	2	2	1	1	
Total		44	45	47	46	

TOTAL AUTHORIZED POSITIONS				
Full Time	61	64	70	67
Part Time	21	19	18	19
Contracted	6	14	9	9
Grand Total	88	97	97	95

Vehicle Fleet

Department	Fleet #	Year	Make	Model	Color
Police	155	2011	Chevy	Tahoe	White
Police	156	2011	Chevy	Tahoe	White
Police	168	2012	Chevy	Tahoe	White
Police	169	2012	Chevy	Tahoe	White
Police	184	2015	Amer-Trail	30' Vessell Trailer	Aluminum
Police	185	2014	Contender	30' Vessell	White
Police	195	2017	Chevy	Silverdo 1500	Black
Police	198	2018	Chevy	Colardo	Black
Police	199	2019	Chevy	Tahoe	Black
Police	200	2019	Chevy	Tahoe	Black
Police	201	2019	Chevy	Tahoe	Black
Police	202	2019	Chevy	Tahoe	Black
Police	203	2019	Chevy	Tahoe	Black
Police	204	2019	Chevy	Tahoe	Black
Police	205	2019	Chevy	Tahoe	Black
Police	206	2019	Chevy	Tahoe	Black
Police	207	2019	Chevy	Tahoe	Black
Police	210	2019	Chevy	Tahoe	Black
Police	211	2019	Chevy	Tahoe	Black
Police	204	2019	Chevy	Tahoe	Black
Police	205	2019	Chevy	Tahoe	Black
Police	206	2019	Chevy	Tahoe	Black
Police	207	2019	Chevy	Tahoe	Black
Police	212	2019	Chevy	Tahoe	Black
Police	213	2019	Chevy	Tahoe	Black
Police	214	2019	Chevy	Tahoe	Black
Police	220	2021	Chevy	Tahoe	Black

Vehicle Fleet

Department	Fleet #	Year	Make	Model	Color
Police	224	2022	Chevy	Tahoe	Black
Police	228	2023	Chevy	Tahoe	Black
Police	232	2023	Chevy	Tahoe	Black
Police	233	2023	Chevy	Tahoe	Black
Police	235	2023	Tesla	Model 3	Black
Police	236	2023	Ford	F-150	Black
Police	238	2023	Chevy	Tahoe	Black
Police	240	2024	Polaris	ATV	Sage Green
Police	241	2024	Polaris	ATV	Sage Green
Police	242	2024	Hyundai	Palisades	Black
Police	244	2024	Chevy	Tahoe	Black
Police	245	2024	Drone	Skydio	Black/Grey
Police	246	2024	Harley Davidson	RoadKing	Black
Police	248	2025	Polaris	ATV	Sage Green
Police	249	2025	Chevy	Silverado 1500	Black
Police	251	2025	Chevy	Tahoe	Black
Police	252	2025	Chevy	Tahoe	Black
Police	253	2025	Chevy	Tahoe	Black
Police	254	2025	Chevy	Tahoe	Black
Police	255	2025	Fluid Patrol 29	Fiberglass	Black
Police	256	2025	Magic Tilt	Tals 2660 14D	
Police	257	2026	Polaris	Ranger 1000	Green
Police	258	2026	Chevy	Tahoe	Black
Police	259	2026	Chevy	Tahoe	Black
Police	260	2026	Polaris	Polaris Sportsman	Green

Vehicle Fleet

Department	Fleet #	Year	Make	Model	Color
Police	261	2024	Packetalk	Camera Trail- er-LPR	White
Admin	262	2026	Chevy	Tahoe RST	Black
Police	263	2026	Chevy	Tahoe PPV	Black
Police	264	2026	Chevy	Silverado 2WD Crew Cab Pickup	Black
Public Works	132	2005	Sterling	Trash Truck - D	White
Public Works	137	2002	Toro	328D Riding Mower	Red
Public Works	143	2017	Ford	F-150	White
Public Works	148	2009	Ford	F-150	White
Public Works	166	2011	Ford	F-150	White
Public Works	187	2015	Ford	F-150	White
Public Works	188	2016	International	Garbage Trucks	White
Public Works	189	2016	International	Garbage Trucks	White
Public Works	221	2020	Multihog	Street Sweeper	White
Public Works	250	2020		Trailer	
Public Works	225	2022	Ford	F-150 - 4Door	White
Public Works	227	2022	John Deere	Backhoe	Yellow
Public Works	229	2022	Ford	Van	White
Public Works	237	2023	Ford	F-250	White
Public Works	247	2025	Ford	F-150	White
Public Works	265	2026	Ford	F-150	White

Vehicle Fleet

Department	Fleet #	Year	Make	Color
Police	177	2013	Fat Tire Bike	Black/Red
Police	178	2013	Fat Tire Bike	Black/Red
Police	179	2013	Fat Tire Bike	Black/Red
Public Works	218	2019	Club Car	Black
Police	219	2019	Club Car	White
Police	222	2021	Trek Bicycle	Black
Police	226	2021	Cannondale Electric Bicycle	Gray
Admin	234	2023	Mercedes Racer Bicycle	Blue
Police	239		Genesis Saracino	Red/Orange
Police	243		GT 3.0 Avalanche Bicycle	White



FINANCIAL POLICY

The following financial policy statements are the basis of the daily operations of the Town of Golden Beach. The financial policy statements define objectives, establish rules with parameters and express guidelines for fiscal conduct by the Town of Golden Beach in connection with the operating budget and capital improvement program.

OPERATING BUDGET POLICY

- The Town will pay for all current expenditures with current revenues. The Town will avoid budgetary procedures that balance current expenditures at the expense of meeting future years' expenses, such as postponing expenditures or accruing future year's revenues.
- The budget will provide for adequate maintenance of capital plant and equipment and for their orderly replacement.
- The Town will maintain a continuing budgetary control system to ensure that it adheres to the budget.
- The Town Administration will prepare monthly reports comparing actual revenues and expenditures with budgeted amounts.
- Wherever possible, the Town will integrate performance measurements and productivity indicators in the budget.

CAPITAL IMPROVEMENT BUDGET POLICY

- The Town will update its multi-year plan for capital improvements.
- The Town will enact an annual capital budget based on the multi-year Capital Improvement Plan.
- The Town will coordinate development of the capital improvement budget with development of the operating budget. Future operating costs associated with new capital improvements will be projected and included in operating budget forecasts.
- The Town will use intergovernmental assistance to finance only those capital improvements that are consistent with the Capital Improvement Plan and Town priorities, and whose operating and maintenance costs have been included in operating budget forecasts.
- The Town will maintain all its assets at a level adequate to protect the Town's capital interest and to minimize future maintenance and replacements costs.
- The Town will identify the estimated costs and potential funding sources for each capital project proposal before it is submitted to the Town Council for approval.
- The Town will determine the least costly financing method for all new projects.

DEBT POLICY

- The Town will confine long-term borrowing to capital improvements or projects that cannot be financed from current revenues.
- When the Town finances capital projects by issuing bonds, it will pay back the bonds within a period not to exceed the estimated useful life of the project.
- The Town will strive to have the final maturity of general obligation bonds at, or below, thirty (30) years.
- Whenever possible, the Town will use special assessment, revenue, or other self-supporting bonds instead of general obligation bonds.
- The Town will not use long-term debt for current operations.
- The Town has no legal debt limits.
- The Town will maintain good communications with bond rating agencies regarding its financial condition. The Town will follow a policy of full disclosure on every financial report and borrowing prospectus.

REVENUE POLICY

- The Town will try to maintain a diversified and stable revenue system to shelter it from unforeseeable short-run fluctuations in any one revenue source.
- The Town will estimate its annual revenues by an objective, analytical process, wherever practical.
- The Town will project revenues for the next year and will update this projection annually. Each existing and potential revenue source will be re-examined annually.
- Each year, the Town will recalculate the full costs of activities supported by user fees to identify the impact of inflation and other cost increases.
- The Town will automatically revise user fees, subject to review by the Town Council, to adjust for the effects of inflation.

INVESTMENT POLICY

- Per Resolution 1939.08 Golden Beach has adopted an investment policy for the Town, following concerns from the State Board of Administration's (SBA) about the investments of the Local Government Investment Pools (LGIP).
- The Town will invest 100% of its idle cash on a continuous basis in conformity with Florida Statutes, Section 218.415.
- The Town will invest funds giving priority to the safety of principal and liquidity of funds.
- The Town will make a cash flow analysis of all funds on a regular basis. Disbursement, collection, and deposit of all funds will be scheduled to ensure maximum cash availability.
- When permitted by law, the Town will pool cash from several different funds for investment purposes.

SCHEDULE OF INVESTMENT TYPE LIMITATIONS (MARKET VALUE)

Type of Security	% of Total Maximum
U.S. Government Obligations	100%
Local Government Investment Pools	100%
Certificates of Deposit	80%
Federal Agency & Instrumentality Obligations	100%
Collateralized Repurchase Agreements	15%
Other Investment Pools (rated "A" or better)	10%
Mutual Funds	10%
State & Local Government Obligations	5%
Bankers Acceptance	5%
Commercial Paper	5%
High Grade Corporate Debt	5%
Money Market Mutual Funds	10%

Maturity Limitations	% of Total Maximum
≤ 1 year	100%
> 1-3 years	75%
> 3-5 years	50%
> 5 years	0%

Unless matched to a specific cash flow or fund as provided for in section IV.7.b

Other Limitations	% of Total Maximum
Portion of Individual Issue Purchased	50%
Portion of Fixed-Income Portfolio in a Single Security	15%

"Maximums" are not to exceed percentages within the investment category

RESERVE UNDESIGNATED FUND BALANCE POLICY

- Reserve Fund balances may from time to time be established by resolution of the Town Council.
- Reserve Fund balances may be used for disasters, unanticipated expenditures, capital project debt reduction, or any other purpose at the discretion of the Town Council.
- Fund balances at the end of each fiscal year not placed by the Town Council in a restricted Reserve Fund shall be carried over as the Undesignated Fund Balance and reported in the annual budget and annual comprehensive financial report in accordance with accepted accounting principles.
- The Town will maintain an adequate fund balance in the General Fund to indicate that it is in sound financial condition.

ACCOUNTING, AUDITING AND FINANCIAL REPORTING POLICY

- The Town has established and will maintain a high standard of accounting practices.
- The Town's financial system will be maintained in conformity with generally accepted accounting principles. The Town will strive to obtain and retain the Certificate of Achievement of the Government Finance Officers Association.
- Regular monthly and annual financial reports will present a summary of financial activity by major types of funds.
- Wherever possible, the reporting system will provide monthly information on the total cost of specific services by type of expenditure and, if necessary, by fund.
- An independent public accounting firm selected by the Town Council will perform an annual audit and will publicly issue a financial opinion.
- The Town will operate an active and fully documented internal auditing program.

CAPITAL ASSETS POLICY

Threshold: The Town will capitalize all individual assets and infrastructures with a cost of \$10,000 or more and a life of three years or more.

Asset categorization: The Town shall account for assets and infrastructure meeting the minimum dollar and life thresholds in the following categories:

- Land
- Buildings
- Improvements
- Equipment
- Infrastructure (roads, stormwater system, sidewalks)
- Construction in progress

Infrastructure Accounting: Pre-1996 valuations. Prior to the incorporation of the Town in 1996, the Town has used the estimated historical cost method of valuation. Method:

- The Town determined the estimated cost of road replacement by using the Florida Department of Transportation Statistics Unit Prices and then applied the U.S. Bureau of Labor Statistics price trend information for asphalt, concrete, paving mixtures and blocks weighted average deflator index in determining the present value of the roads.
- The Stormwater system estimated cost is based upon the Florida Department of Transportation Statistics price trend information for storm sewer pipes and concrete pipes weighted average deflator index in determining the present value of the stormwater system.
- The Town determined the estimated cost of sidewalks by using the Florida Department of Transportation Statistics Unit Prices and then applied the U.S. Bureau of Labor Statistics price trend information for asphalt, concrete paving mixtures and blocks weighted average deflator index in determining the present value of the sidewalks.

Capital Outlay-Budget vs. GAAP (Generally Accepted Accounting Principles). Only assets or infrastructure with a value over \$10,000 will be budgeted as a capital item in the budget. Short lived assets which do not meet the capital asset threshold will be budgeted as operational materials and supplies.

Depreciation method: GASB (Governmental Accounting Standards Board) Statement 34 requires governments to depreciate capital assets with a defined estimated life:

- The Town will use the straight line depreciation method.
- There will be no depreciation on land or other assets with an indefinite life.
- Construction in progress projects are not subject to depreciation until the project is completed.
- Depreciation expense is not calculated on the salvage value (value which the asset will not fall below).

Capital Assets-Assets vs. Repair & Maintenance: GASB 34 requires that repair and maintenance items are expenses rather than capitalized assets.

- The criteria determining whether an item is capitalized or expensed is whether the service life of the assets will be extended.
- The Town will adopt this definition and capital expenditures that extend the life of the asset will be classified as capital assets.

Estimated useful assets life: The estimated useful lives of the assets are based on Town experience and established projections reflected in the 5 year capital plan. The useful life will be used when determining depreciation expense. The useful lives are:

- Land – indefinite
- Buildings – 40 years
- Improvements – 15 years
- Equipment:
 - Cars – 5 years
 - Trucks – 10 years
 - Equipment – 5 years
 - Computer Equipment – 3 years
- Infrastructure:
 - Roads – 25 years
 - Stormwater System – 50 years
 - Sidewalks – 20 years

Five year capital plan: The Town prepares a 5 year capital plan which reports the capital asset budget needs for the Town.

Fixed Asset Accounting. The Town will comply with the standards established by GASB 34 (Governmental Accounting Standards Board) and all subsequent pronouncements set forth by GASB or its successor organization.

PURCHASING POLICY

The purchasing policy is in accordance with Section 2-266 – 2-270 of the Town of Golden Beach Code of Ordinances (Ordinance No. 464.2001, 490.2004, 491.2004).

Items covered by this policy:

- Materials
- Supplies
- Equipment
- Improvements
- Professional Services

The Town Manager is authorized to make purchases of goods, materials or services that have a total cost of less than \$25,000.00 without council action provided the applicable requirements of the purchasing ordinance have been met and the Manager obtains the approval of the Mayor who shall execute all documents on behalf of the Town.

The Town Manager, or such employee of the Town as the Town Manager may designate, shall be the Person responsible for implementing the provisions of the division.

- Except as provided under the provisions of this division, it shall be unlawful for any Town officer, employee or agent of the Town to order the purchase of any supplies or make any contract and any attempt to do so shall not be binding upon the Town.

The Town Manager shall, when possible and practical:

- Classify all supplies used by the various departments of Town Government.
- Prepare and adopt written specifications of all standard supplies.
- Prepare written specifications for all contractual services required by the Town.

Specifications for bids

- **Specifications for request for proposal or bids shall be issued for all goods, materials, or services subject to this division and include but not be limited to the following:**
 - Instructions and information to persons concerning the request for proposal or bid submission requirements, including the time and date set for receipt of the of the request for proposal or bid, the address of the office to which the request for proposal or bid is to be delivered, the maximum time for bid or proposals acceptance by the Town, the right of the Town to reject all bids or proposals and any other special information.
 - The purchase description, qualification factors, delivery or performance schedule, and such inspection and acceptance requirements as are not included in the purchase description.
 - The contract terms and conditions including warranty and bonding or other security requirements as applicable.
 - The date, time, and place at which any pre-bid conference may be held and whether attendance at such conference is a condition for bidding.
 - The place where any documents incorporated by reference may be obtained.

FRAUD POLICY

The Town of Golden Beach is aware that fraud is possible within the organization.

Fraud may take the form of:

- Theft of cash or assets.
- Falsification of expense and invoices.
- Alteration of falsification of records including data processing records.
- Knowingly providing false information on job applications.

Information and concerns about fraudulent activity may come from various sources including:

- Employees
- Vendors
- Members of the public
- Results of external or internal audits
- Any other interested party

Fraudulent activity or concerns may be reported to any of the following:

- Finance Director
- Town Attorney
- Town Manager
- Department Head
- Mayor or Councilmember

WHISTLEBLOWER POLICY

***** No retaliatory action will be taken against any party reporting a suspicious fraudulent activity. The Town of Golden Beach will take cost effective steps to ameliorate the possibility of fraud.**

An audit will be conducted each year.

- The Town's internal controls will be reviewed and recommendations made to strengthen fraud deterrent.
- The annual audit will include an operational review of the internal controls of a department of the Town.
- Each department head and councilmember shall answer a fraud questionnaire as part of the annual audit. They will be asked if they are aware of any fraud occurring in the Town.

SUMMARY OF FUNDS

The Town of Golden Beach's budget consists of five funds: General Fund, Law Enforcement Trust Fund, Debt Service Fund, Capital Improvement Project Fund, and the Stormwater Utility Fund.

Fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts. Funds are established to attain certain objectives or to simply segregate activities.

All funds, except the Stormwater Utility Fund which uses the accrual basis of accounting, employ the modified accrual basis of accounting. For more detailed information regarding the funds, please refer to the fund sections in this document.

GENERAL FUND

The General Fund is used to account for all financial resources except those required to be accounted for in another fund. The General Fund is the major operating fund of the Town of Golden Beach.

LAW ENFORCEMENT TRUST FUND

The Law Enforcement Trust Fund receives forfeited cash and assets of individuals involved in drug enforcement activities and must be used for police related services. This is a special revenue fund that has very strict guidelines as to how the forfeiture assets can be distributed as required by Florida Statute 932.7055.

DEBT SERVICE FUND

The Debt Service Fund is used to accumulate resources and distributed principal, interest and bond related issuance costs on long term debt payable by the Town of Golden Beach.

CAPITAL PROJECTS FUND

The Capital Improvement Fund was created to track all expenditures that relate to the Town's Capital Improvement Project.

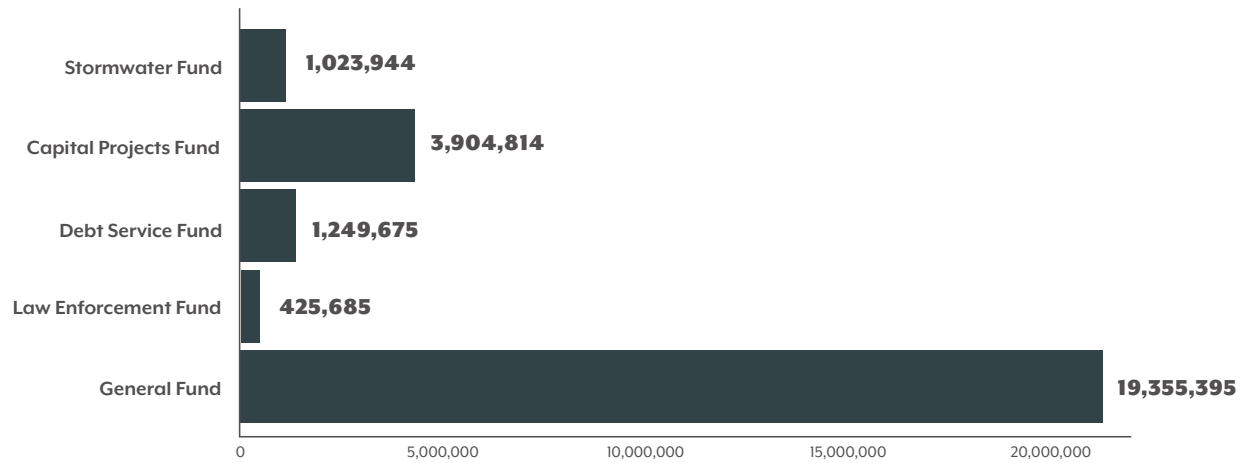
STORMWATER UTILITY FUND

The Stormwater Utility Fund accounts for the financial resources received and allocated on behalf of the Stormwater Utility maintained by the Town of Golden Beach. The funds are used to maintain the Stormwater drainage system located within the Town. This is a proprietary fund which focuses on the determination of operating income, changes in net assets, financial position and cash flows.

CONSOLIDATED BUDGET

This budget summary presents a consolidated picture of the total revenue and expenditures of the General Fund, Stormwater Utility Fund, Capital Improvement Project Fund, Debt Service Fund, and Law Enforcement Trust Fund. The operation of each fund is accounted for through a set of self-balancing accounts comprised of each fund's revenues and expenditures, assets, liabilities, fund balances, and retained earnings.

CONSOLIDATED BUDGET BY FUND



Consolidated Budget by Fund	Amount	Percentage of Budget
General Fund	19,355,395	74.56%
Law Enforcement Trust Fund	425,685	1.64%
Debt Service Fund	1,249,675	4.81%
Capital Projects Fund	3,904,814	15.04%
Stormwater Fund	1,023,944	3.94%
TOTAL	25,959,513	100%

NOTE

Throughout the budget book, an asterisk () represents the cumulative total not the aggregate total for Fiscal Year 24-25.*

Revenue Budget Summary

General Fund	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27
Ad Valorem Taxes	13,521,527	15,463,137	16,028,191
Restricted	-	-	-
Other Taxes	210,040	212,251	212,251
Licenses and Permits	1,466,100	1,656,100	1,656,100
Franchise Fees	8,800	8,800	8,800
State Shared Revenue	32,039	33,509	33,509
Charges for Services	182,171	179,171	179,171
Assessment	349,466	349,466	349,466
State Grant- JPA	16,800	16,800	16,800
Fines & Forfeitures	99,000	99,000	99,000
Miscellaneous Revenues	155,400	172,107	172,107
Interfund Transfers	60,000	100,000	600,000
Total General Fund	*18,670,686	18,290,341	19,355,395

Law Enforcement Trust Fund

Other Revenues	168,136	514,457	425,685
Transfer From Fund Balance	-	-	-
Total Law Enforcement Fund	*168,136	514,457	425,685

Debt Service Fund

Voted Debt Service (Ad Valorem)	1,339,863	1,189,472	1,022,168
Transfer From S/A II	-	-	-
Transfer From General Fund	-	-	-
LETF Funds	-	-	-
Fund 330 Capital Fund	-	-	-
Transfer From General Fund	-	63,828	227,507
Total Debt Service Fund	*1,339,863	1,253,300	1,249,675

Revenue Budget Summary

Capital Improvement Fund	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27
State Grant Other Physical Environment	-	850,000	850,000
Transfer From General Fund	-	334,814	29,814
TRANSFER	354,326	-	25,000
Transportation Trust	-	527,930	-
Bond Series 2022	-	5,798,157	3,000,000
City National Bank Note	-	-	-
Inter-Fund Transfer (LETF)	600,000	-	-
General Fund Reserves	-	-	-
Total Capital Improvements Fund	*954,326	7,510,901	3,904,814
Stormwater Utility Fund			
Stormwater Utility Fees	712,800	712,800	712,800
New Local Option Gas Tax	10,286	10,044	10,044
Franchise Fee-Electric	137,677	150,000	150,000
Utility Tax-Electric	179,855	150,000	150,000
Fema-Federal Grant	-	-	-
State Grant Sewer/Wastewater	-	-	-
Interest On Investments	1,085	1,000	1,000
Interest Income	5,605	100	100
Stormwater Fund Balance	-	-	-
S.F.W.M.D. Grant Proceeds	-	-	-
State Revolving Loan	-	-	-
Total Stormwater Utility Fund	*861,789	1,023,944	1,023,944
TOTAL BUDGET ALL FUNDS	*21,992,548	28,592,943	25,959,513

Expenditures Budget Summary

General Fund

	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27
Legislative			
Personnel Services	97,311	129,282	146,612
Operating	115,092	52,639	53,159
Total	*212,403	181,921	199,771

Executive

Personnel Services	753,496	689,744	745,802
Operating	94,895	60,462	61,034
Total	*848,391	750,206	806,836

Town Clerk

Personnel Services	272,142	350,920	477,516
Operating	81,743	92,631	103,508
Total	*353,885	443,551	581,024

Finance

Personnel Services	344,411	447,243	500,487
Operating	169,218	231,997	245,659
Total	*513,629	679,240	746,146

Legal

Operating	164,511	179,500	179,500
Total	*164,511	179,500	179,500

General Government

Personnel Services	215,069	174,609	251,065
Operating	2,166,358	2,825,676	2,895,367
Capital Outlay	400,000	1,227,930	123,092
Total	*2,781,427	4,228,215	3,269,524

Law Enforcement

Personnel Services	4,275,976	4,760,958	4,348,799
Operating	1,263,069	734,323	769,658
Total	*5,539,045	5,495,281	5,118,457

Expenditures Budget Summary

General Fund

*BUDGET ACTUALS
FY 24-25

CURRENT BUDGET
FY 25-26

COUNCIL APPROVED
BUDGET FY 26-27

Public Safety & Emergency Management

Personnel Services	73,118	149,371	1,304,090
Operating	612	618	55,740
Total	*73,730	149,989	1,359,830

Building & Zoning

Personnel Services	700,254	849,353	983,370
Operating	410,590	453,065	575,064
Total	*1,110,844	1,302,418	1,558,434

Public Works

Personnel Services	1,249,597	1,284,958	1,448,269
Operating	437,615	354,856	366,738
Total	*1,687,212	1,639,814	1,815,007

Facilities & Streets Maintenance

Personnel Services	6,149	248,496	135,584
Operating	1,083,192	816,442	824,478
Total	*1,089,341	1,064,938	960,062

Parks & Recreation

Personnel Services	412,859	587,650	855,842
Operating	550,803	742,698	1,162,468
Total	*963,662	1,330,348	2,018,310

Resident Services

Personnel Services	260,805	318,874	254,778
Operating	428,059	422,718	487,718
Total	*688,864	741,592	742,496

TOTAL GENERAL FUNDS EXPENDITURES

***16,026,944**

18,187,013

19,355,395

Expenditures Budget Summary

All Other Funds

	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27
Law Enforcement Trust Fund			
Personnel Services	10,511	98,772	10,000
Operating	1,073,170	415,685	415,685
Total	*1,083,681	514,457	425,685

Debt Service Fund

Operating	1,255,675	1,253,300	1,249,675
Total	*1,255,675	1,253,300	1,249,675

Capital Improvement Fund

Capital Outlay	3,306,365	7,510,901	3,904,814
Total	*3,306,365	7,510,901	3,904,814

Stormwater Utility Fund

Personnel Services	269,941	1,023,944	1,023,944
Operating	953,949	-	-
Total	*1,223,890	1,023,944	1,023,944

TOTAL ALL FUNDS EXPENDITURES

***22,896,555**

28,489,615

25,959,513



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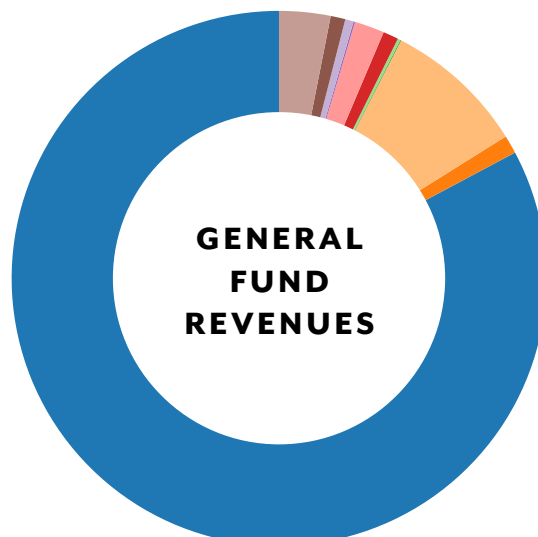
SERVICE, PROGRESS & COMMUNITY



GENERAL FUND REVENUES

As a general policy, the Town's revenue estimates are budgeted conservatively to avoid possible shortfalls due to anticipated changes in the economy. The Fiscal Year 2026-2027 General Fund estimated revenue is \$19,355,395.

Revenue by Type	Amount	Percentage of Budget
Ad Valorem Taxes	16,028,191	82.81%
Restricted	0	0.00%
Other Taxes	212,251	1.10%
Licenses and Permits	1,656,100	8.56%
Franchise Fees	8,800	0.05%
State Shared Revenue	33,509	0.17%
Charges for Services	179,171	0.93%
Assessment	349,466	1.81%
State Grant- JPA	16,800	0.09%
Fines & Forfeitures	99,000	0.51%
Miscellaneous Revenues	172,107	0.89%
Interfund Transfers	600,000	3.10%
TOTAL GENERAL FUND	19,355,395	100.00%



Ad Valorem Taxes: 82.81%
 Restricted: 0.00%
 Other Taxes: 1.10%
 Licenses and Permits: 8.56%
 Franchise Fees: 0.05%
 State Shared Revenue: 0.17%
 Charges for Services: 0.93%
 Assessment: 1.81%
 State Grant- JPA: 0.09%
 Fines & Forfeitures: 0.51%
 Miscellaneous Revenues: 0.89%
 Interfund Transfers: 3.10%

Budget Revenues

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
FUND 001	GENERAL FUND				
311100	CURRENT AD VALOREM TAX (GF)	13,521,527	15,463,137	16,028,191	Current Year Gross Taxable Value 2,246,276,118 X Proposed Millage Rate of 7.5110. We are to budget only 95% of the ad valorem
312100	LOCAL OPTION GAS TAX	25,933	25,688	25,688	State Estimates
312620	CHARTER COUNTY TRANSPORTATION SYSTEM SURTAX	62,004	62,004	62,004	Miami Dade Co. estimates
323400	GAS - FRANCHISE	8,800	8,800	8,800	Town estimate based on prior years' revenues. Tax is based on a percentage of actual usage.
323500	CABLE - FRANCHISE	-	-	-	
315100	STATE COMMUNICATIONS SERVICES TAX	17,000	17,000	17,000	FL Dept of Revenue estimate
314400	UTILITY TAX - GAS	6,000	6,000	6,000	Teco Gas Estimate based on prior years' collections
316100	LOCAL BUSINESS TAX (MUNICIPAL OCCUPATIONAL LICENSE)	500	500	500	Based on submission of municipal contractors licenses (provided by Building Department)
322100	BUILDING PERMITS	830,000	900,000	900,000	Provided by Building Department
322102	RE-INSPECTIONS	1,000	1,000	1,000	Estimate based on review of prior years' actual income - (provided by Building Department)
322103	BUILDING IMAGING FEE	10,000	10,000	10,000	Fee for copy of plans (provided by Building Department)
322104	BUILDING STREET SWEEPING	20,000	20,000	20,000	Fee charged to all permitting per 1,000 of value project .20
322105	BUILDING DUMPSTER PERMIT	12,000	12,000	12,000	Trash Hauling Fee (provided by Building Department)
322106	BUILDING FEES - TRANSIENT	1,000	1,000	1,000	Fees for registration of rental property
322200	BUILDING REGULATORY BOARD	15,000	20,000	20,000	Estimate based on older homes currently for sale - (provided by Building Department)
322300	EDUCATIONAL FEE	100	100	100	Permit surcharge on master permits charged at 20 cents per \$1000 of value - (provided by Building Department)
322400	CONTRACTOR REGISTRATION FEE	10,000	15,000	15,000	Registration of all contractors that provide services within the Town
322500	BUILDING MISCELLANEOUS	15,000	15,000	15,000	Structural Review fees - (provided by Building Director)
322900	PERMIT PROCESSING FEES	450,000	550,000	550,000	Based on the value of all construction work x 1% - (provided by Building Dept.)
325100	ASSESSMENT	349,466	349,466	349,466	Resident Communication Assessment (\$80 X 12 X 362)
329100	FILM PERMITS	50,000	50,000	50,000	Estimate based on prior years actual revenues
329200	CERTIFICATE OF OCCUPANCY	2,000	2,000	2,000	\$200 per certificate for temporary & permanent
329300	BLDG. FEE MAINT. INFRASTRUCTURE	50,000	60,000	60,000	Fee to cover cost of maintenance of curbs & gutters due to construction vehicles damages
335125	MUNICIPAL REVENUE SHARING	32,039	33,509	33,509	FL Dept. of Revenue Estimates

Budget Revenues

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
FUND 001	GENERAL FUND				
335180	STATE HALF (1/2) CENT SALES TAX	98,603	101,059	101,059	Local Government Half-Cent Sales Tax Program
335450	MOTOR FUEL TAX REBATE	-	-	-	
341100	STORMWATER FUND ADMIN. FEE	144,171	144,171	144,171	Administration Fee Charged to the Stormwater Fund- Fee Deleted Due to State Not Allowing until the Fund has increased the Stormwater Fee
342100	OFF DUTY	20,000	20,000	20,000	Administration Fee charged for off duty detail
334490	AIA REIMBURSEMENT	16,800	16,800	16,800	Per reimbursement agreement with F.D.O.T.
347900	RECREATION PROCEEDS	15,000	15,000	15,000	
351100	FINES AND FORFEITURES	8,900	8,900	8,900	Distributed by County Court
351101	LAW ENF. TRUST FUND (LETF)	100	100	100	Distributed by County Court
354100	VIOLATION OF LOCAL ORDINANCES	90,000	90,000	90,000	Special Magistrate Program violation exclude administration fees
354101	SPECIAL MAGISTRATE ADMIN. FEES	-	-	-	
361100	INTEREST INCOME	25,000	25,000	25,000	Interest earned on funds held at Northern Trust
361113	INTEREST INCOME ON INVESTMENTS	80,400	80,400	80,400	Interest earned on funds held at State Board of Admin. & Northern Trust
369900	MISCELLANEOUS REVENUES	50,000	63,707	63,707	Newsletter Ads, Postage and Photocopies
369901	TAX LIEN LETTER INCOME	2,500	2,500	2,500	Lien requests to finance dept. & building dept.
369903	PUBLIC RECORDS REQUESTS	500	500	500	Decreased due to verification of true revenue breakdown
369904	PUBLIC RECORDS REQUESTS DOCUMENT IMAGING RETRIEVAL	-	-	-	
369905	TRANSPONDERS	-	-	-	
381200	TRANSFER FROM FUND BALANCE	-	-	500,000	Transfer from Fund Balance
382120	TRANSFER FROM FUND-120	60,000	100,000	100,000	Administrative Fee for managing fund

001 GENERAL FUND TOTALS

*18,670,686 18,290,341 19,355,395



20 YEARS

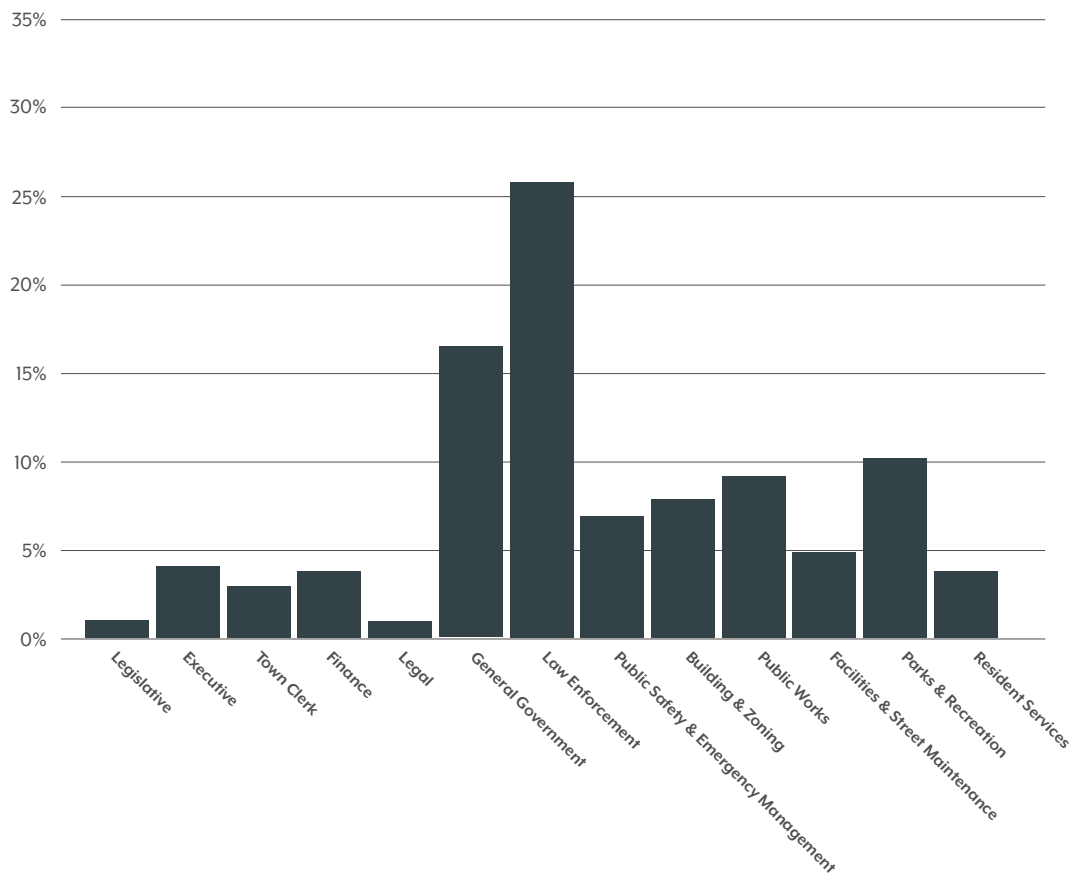




GENERAL FUND APPROPRIATIONS

The Fiscal Year 2026-2027 budget identifies a total of \$19,355,395 in revenues. Expenditures are projected to be \$19,355,395.

PERCENTAGE OF EXPENDITURES BY DEPARTMENT



Department	Appropriations	Percentage of Budget
Legislative	199,771	1.03%
Executive	806,836	4.17%
Town Clerk	581,024	3.00%
Finance	746,146	3.85%
Legal	179,500	0.93%
General Government	3,269,524	16.89%
Law Enforcement	5,118,457	26.44%
Public Safety & Emergency Management	1,359,830	7.03%
Building & Zoning	1,558,434	8.05%
Public Works	1,815,007	9.38%
Facilities & Streets Maintenance	960,062	4.96%
Parks & Recreation	2,018,310	10.43%
Resident Services	742,496	3.84%
TOTAL	19,355,395	100.00%

REVENUE PROJECTION RATIONALE

The taxes revenue classification in the General Fund includes Ad Valorem Taxes, also known as property taxes, Franchise Fees, Utility Taxes, and Business Tax, formerly called Occupational License. Below is a description of each type of revenue source, trends and assumptions used to arrive at the budgeted amounts.

The Licenses and Permits revenue classification in the General Fund includes Building Permits, Public Works Fees and Other Licenses, Fees and Permits. Below is a description of each type of revenue source, trends and assumptions used to arrive at the budgeted amounts.

BUILDING PERMITS

The Building Permit revenue is estimated at \$900,000. The revenue trend has been steady to cover the costs of the operation of the Building Department. The Department is fully staffed and offers contracted services in the area of inspections.

The Building Permit fees are established per Town Resolution No. 2967.24. The Building Permits, except for new construction and additions, are calculated at the estimated value submitted on a permit application, times three. New construction is calculated based on square footage, air condition space times three, plus non-air condition space times 1.5. All permits for processing fees are calculated based on estimated costs, submitted with the permit application, times 1% the estimated value of the work.

OTHER LICENSES, FEES & PERMITS

Other licenses, fees and permits such as Certificates of Occupancy, Planning and Zoning Fees, Site Plan application fees, film permits, etc. are estimated to generate \$62,000 in revenues. These fees are set by the Administration per application.

The dumpster fee generated approximately \$28,914 in Fiscal Year 2024/2025. The Town's Contractor Registration fee generated approximately \$15,570.

The Intergovernmental Revenue classification in the General Fund includes several grants, State Revenue Sharing Proceeds, and Local Government Half-cent Sales tax fees. Below is a description of each type of revenue source, trends and assumptions used to arrive at the budgeted amounts. Due to the nature of grants, in some cases, amounts are budgeted for only one year.

MUNICIPAL REVENUE SHARING

These estimates represent a 100 percent distribution of trust fund monies. “Section 212.20(6)(d)5., F.S. Distribution” reflects the distribution authorized in Chapter 2000-355, L.O.F. This law restructured the Municipal Revenue Sharing Program by transferring the portions of cigarette tax that previously funded the former Municipal Financial Assistance Trust Fund and Revenue Sharing Trust Fund for Municipalities to the state’s General Revenue Fund and providing a separate distribution from state sales and use taxes to the Revenue Sharing Trust Fund for Municipalities. “Section 218.245(3), F.S. Distribution” reflects the distribution authorized in Chapter 2004-265, L.O.F. Chapter 2003-402, L.O.F., which addressed state funding of the judicial system, including reductions in the proportion of state sales and use taxes transferred to the Local Government Half-cent Sales Tax Clearing Trust Fund and Revenue Sharing Trust Fund for Counties and an increase in the proportion of state sales and use taxes transferred to the Revenue Sharing Trust Fund for Municipalities to offset municipalities’ losses from the Local Government Half-cent Sales Tax reduction. Chapter 2004-265, L.O.F., included a hold harmless provision such that the revenue sharing dollar increases to individual municipalities resulting from the increased share of state sales and use taxes transferred to the Revenue Sharing Trust Fund for Municipalities are to be distributed in proportion to their respective loss from the Local Government Half-Cent Sales Tax Program. The proportional contributions of each revenue source comprising the Municipal Revenue Sharing Program in State FY 2025-26 has been estimated to be as follows state sales tax, \$505.3 million or 82.6% and municipal fuel tax, \$106.6 million or 17.4%. Unincorporated Duval County population is estimated based on data from prior to the incorporation of the entire county. The Local Government Financial Information Handbooks published between 2011 and 2021 had the “Guaranteed” and “Section 212.20 (6)(d)5., F.S. Distribution” amounts for Jacksonville in the Jacksonville Duval row, and the same amounts for Jacksonville Duval in the Jacksonville row. These have been corrected.

LOCAL GOVERNMENT HALF-CENT SALES TAX

The dollar figures represent a 100 percent distribution of estimated monies and contain no adjustment for county contributions to Medicaid pursuant to s. 409.915, F.S. Notes: The Ordinary Distribution amounts are estimated for the local fiscal year from October 1 to September 30. The Emergency, Supplemental, and Fiscally Constrained distribution amounts are for the state fiscal year as these distributions require that eligibility to receive these distributions be determined at the start of each state fiscal year. It is possible that a county eligible for one or more of these distributions for state fiscal year 2025-26 will not be eligible for state fiscal year 2026-27 or, if still eligible, will receive a different amount for the final three months of local fiscal year 2025-26. These estimates reflect the impact of Executive Order 21-149, which grants a fiscally constrained distribution to Highlands County and Executive Order 23-132, which grants a fiscally constrained distribution to Putnam County.

LOCAL OPTION FUEL TAX

The dollar figures represent a 100 percent distribution of estimated monies. As a result of statewide equalization, all counties levy the 1 to 6 cents local option fuel tax on diesel fuel at the maximum rate of 6 cents. Consequently, the rates listed in that column are for motor fuel only. The revenue estimates are based on the total number of cents imposed by the counties as reflected in the table with the following exception. For those counties that do not currently impose the 1 to 5 cents local option fuel tax, a separate revenue estimate is provided. This estimate represents a countywide distribution based on a hypothetical 1 cent per gallon levy and is provided for those officials that may be considering a future tax levy. The estimated distributions of the 1 to 6 cents local option fuel tax to the municipalities of Islamorada and Marathon in Monroe County reflect fixed dollar amounts deducted from the county government's share. Revenue estimates are based on FY 2025-26 distribution percentages specified by either locally determined interlocal agreement or statutory default formula if no interlocal agreement has been established. Examples of factors used in interlocal agreements to determine distribution percentages include lane miles, population, roadway miles, and transportation expenditures. Under the statutory default formula, the distribution is based on the transportation expenditures of each local government for the immediately preceding five fiscal years as a proportion of the total of such expenditures for the county and all municipalities within the county. These proportions are recalculated every ten years based on the transportation expenditures of the immediately preceding five years. Indian River County's interlocal agreement distributes proceeds based on 1/3 lane miles, 1/3 transportation expenditures, and 1/3 population. Manatee County has interlocal agreements with the municipalities to distribute proceeds of both local option fuel taxes pursuant to the statutory default formula.

JUDGMENTS, FINES AND FORFEITURES

The Fines and Forfeits revenue classification in the General Fund includes fees collected by the Courts for Judgments and Fines and fees collected from violations of local ordinances. Below is a description of each type of revenue source, trends and assumptions used to arrive at the budgeted amounts.

The Town will receive a portion of the revenues resulting from traffic enforcement activities. These are estimated to generate \$9,000.00.

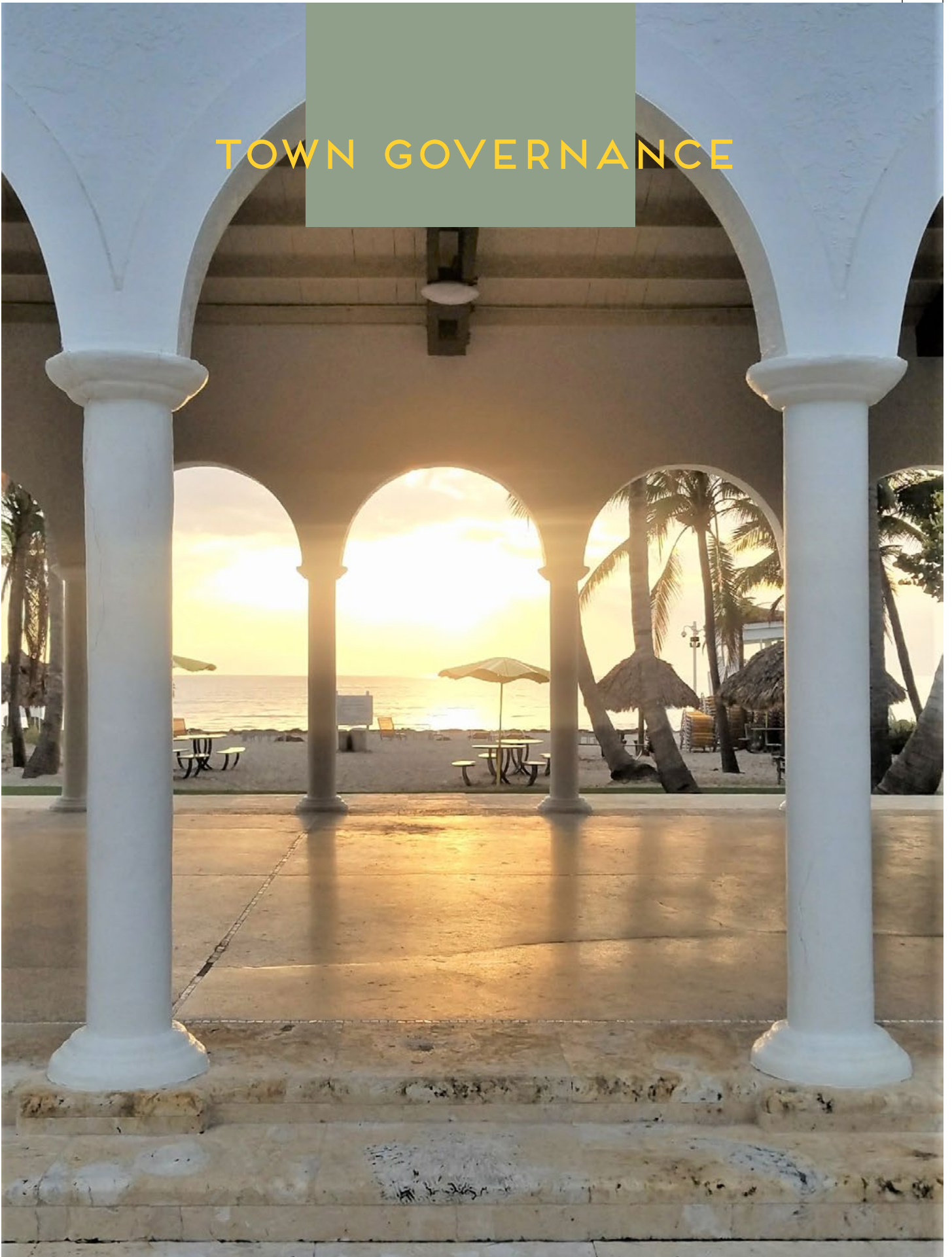
VIOLATIONS OF LOCAL ORDINANCES

Revenues in this category derive from code compliance penalties and fines resulting from a property owner's violation of Town codes. It is estimated that \$90,000 will be generated next year.

MISCELLANEOUS

The Miscellaneous revenue classification in the General Fund includes Interest Earnings, Lease Income, Impact Fees for Police and Parks, Sale of Assets, Donations and Other Miscellaneous revenues.

TOWN GOVERNANCE





Town Governance

LEADING THE VISION OF GOLDEN BEACH

Town Governance serves as the foundation of municipal leadership and organizational management for the Town of Golden Beach. Through the combined efforts of the Town Council, Town Manager, Town Attorney, Town Clerk, Human Resources Department, General Government operations, and Capital Projects functions, Town Governance provides the strategic direction, policy leadership, legal oversight, financial stewardship, and administrative support necessary to deliver exceptional municipal services.

Town Governance exists to ensure that the Town's vision, policies, and priorities are effectively implemented while maintaining the highest standards of transparency, accountability, fiscal responsibility, and public trust.

Through sound governance practices and professional administration, the Town Governance section helps preserve the unique character of Golden Beach while planning for the community's future needs and opportunities.

MISSION

To provide strategic leadership, effective governance, sound financial management, legal oversight, and professional administration that support the Town Council's vision and ensure the delivery of exceptional municipal services to the residents of Golden Beach.

OVERVIEW

The Town Governance Section serves as the administrative and policy framework through which the Town conducts its legislative, executive, legal, financial, and organizational functions.

This section combines elected leadership with professional administration to ensure that public resources are managed responsibly, municipal services are delivered efficiently, and the Town remains responsive to the needs of its residents.

Through collaboration among the Town Council, Chartered Officers, and administrative leadership, Town Governance develops policies, implements strategic initiatives, oversees capital investments, manages legal and regulatory matters, and ensures compliance with applicable laws and regulations.

In addition to overseeing day-to-day governmental operations, Town Governance is responsible for long-range planning, infrastructure investment, labor relations, financial sustainability, organizational development, and preservation of the Town's unique residential character.

CORE SERVICE AREAS

Legislative Leadership

Providing policy direction, strategic planning, and legislative oversight through the elected Town Council.

Executive Administration

Implementing Town Council priorities through professional management, operational oversight, and organizational leadership.

Legal Services

Providing legal counsel, risk management, legislative review, contract administration, and representation of the Town's interests.

Legislative Records and Public Transparency

Maintaining official records, administering elections, preserving legislative history, and ensuring public access to government information.

Human Resources and Organizational Development

Supporting recruitment, employee relations, labor negotiations, benefits administration, workforce planning, and organizational excellence.

Capital Planning and Project Delivery

Managing the Town's Capital Improvement Program and overseeing major infrastructure and facility investments.

Financial Stewardship

Developing annual budgets, managing public resources, maintaining long-term financial stability, and ensuring accountability to taxpayers.

ORGANIZATIONAL STRUCTURE

Town Governance is comprised of the following functions:



TOWN COUNCIL

Providing legislative leadership, policy direction, and representation of the residents of Golden Beach.



TOWN MANAGER'S OFFICE

Serving as the chief administrative office responsible for implementing Town Council policies, managing municipal operations, and overseeing departmental performance.



OFFICE OF THE TOWN ATTORNEY

Providing legal guidance, risk management, ordinance review, contract administration, and litigation support.



OFFICE OF THE TOWN CLERK

Maintaining legislative records, administering elections, supporting public meetings, and ensuring transparency and compliance with public records requirements.



HUMAN RESOURCES DEPARTMENT

Managing personnel administration, employee benefits, labor relations, risk management, training, and organizational development.



GENERAL GOVERNMENT

Supporting Town-wide administrative services and operational functions that benefit the organization as a whole.



CAPITAL PROJECTS FUND

Planning, funding, and overseeing major infrastructure, facility, and quality-of-life investments throughout the community.

FISCAL YEAR 2026-2027 STRATEGIC FOCUS AREAS

During Fiscal Year 2026-2027, the section will focus on:

- Maintaining long-term fiscal sustainability and responsible financial management.
- Advancing the Town's Capital Improvement Program and major infrastructure initiatives.
- Supporting completion of the Wellness Center and Tweddle Park redevelopment projects.
- Enhancing transparency, public engagement, and access to government information.
- Modernizing records management and technology systems.
- Supporting workforce development, employee retention, and organizational excellence.
- Ensuring legal compliance and protecting the Town's interests through proactive risk management.
- Preserving the Town's unique residential character through thoughtful planning and policy development.

BUDGET RESPONSIBILITY

For Fiscal Year 2026-2027, Town Governance is responsible for approximately \$8,941,470 in operating and capital expenditures.

These resources support the Town's legislative, executive, legal, administrative, personnel, and capital investment functions and provide the organizational framework necessary to deliver services across all municipal departments.

BUILDING THE FUTURE OF GOLDEN BEACH

Town Governance serves as the strategic leadership center of the organization, ensuring that every policy, investment, and operational decision advances the Town Council's vision for Golden Beach.

Strong governance, responsible financial management, professional administration, and long-term planning, will continue to position Golden Beach as one of South Florida's premier residential communities while preserving the qualities that make the Town unique.



2011

SINGER PARK RIBBON
CUTTING CEREMONY

After a petition by the residents to change the name of Rock Park to Singer Park, the park was redesigned in Fiscal Year 2010-2011 and the ribbon cutting ceremony was held on Mother's Day, 2011



Singer Park
Dedicated To
Mayor Glenn Singer
In recognition of your extraordinary dedication to making the Town of Golden Beach a "Town of Excellence" and your unflinching service to the residents and staff, we hereby dedicate Singer Park in your honor.
The 8th Day of May 2011
Glenn Singer, Mayor
Bria Elliott, Councilmember
Amy Rojas, Councilmember
Stephen Hoffman, Town Attorney
Ken Bernstein, Vice Mayor
Judy Lavette, Councilmember
Alexander Diaz, Town Manager
Lisette Perez, Interim Town Clerk
"A small gift constantly along the coast, derived entirely in family life, was enough in the large centers yet far enough away to insure the peace and quiet of suburban life."
A. W. and Betty G. Balboa 1922





of
SERVICE, PROGRESS & COMMUNITY



TOWN COUNCIL

PROVIDING LEADERSHIP FOR GOLDEN BEACH

The Town Council serves as the legislative and policymaking body of the Town of Golden Beach. Through strategic leadership, responsible governance, and long-term planning, the Mayor and Council establish the vision, priorities, and policies that guide the Town's future while preserving the unique character and quality of life enjoyed by residents.

Working collaboratively with the Town Manager, Town Attorney, and Town Clerk, the Town Council is responsible for setting policy, adopting ordinances and resolutions, approving the annual budget, overseeing major capital investments, and ensuring that municipal services are delivered efficiently and effectively.

The Council remains committed to maintaining fiscal responsibility, enhancing public safety, investing in infrastructure and recreational amenities, and preserving Golden Beach as one of South Florida's premier residential communities.

LEGISLATIVE MISSION

To provide visionary leadership, sound public policy, and responsible stewardship of community resources while preserving the unique character, financial stability, and exceptional quality of life that define the Town of Golden Beach.

LEGISLATIVE OVERVIEW

Golden Beach operates under a Council-Manager form of government, combining the political leadership of elected officials with the professional administration of a Town Manager. Under the Town Charter, the Town Council serves as the legislative authority responsible for adopting policies, ordinances, resolutions, and budgets that govern the community.

The Town Council consists of a Mayor and four Councilmembers elected by the registered voters of Golden Beach. The Mayor serves a two-year term, while Councilmembers serve staggered four-year terms. In addition to their legislative responsibilities, the Mayor and Council serve as the Town's Local Planning Agency and are responsible for reviewing matters related to long-range planning, land development, and community growth.

ALIGNMENT WITH COMMUNITY PRIORITIES

The Town Council advances the community's vision through:

Fiscal Responsibility

Maintaining a financially stable organization while responsibly managing taxpayer resources.

Infrastructure and Capital Investment

Supporting major capital projects that enhance community amenities, resiliency, and quality of life.

Public Safety and Security

Ensuring residents continue to enjoy one of the safest residential communities in South Florida.

Community Enhancement

Promoting recreational opportunities, wellness initiatives, beautification projects, and resident-focused services.

Strategic Planning

Guiding long-term policy decisions that preserve the Town's character while preparing for future needs.

CORE LEGISLATIVE RESPONSIBILITIES

Policy Development and Governance

- Adoption of ordinances and resolutions.
- Establishment of Town-wide policies and priorities.
- Strategic planning and long-range visioning.
- Legislative oversight of municipal operations.

Financial Stewardship

- Adoption of the annual operating and capital budgets.
- Review of financial reports and audits.
- Oversight of public expenditures and capital investments.
- Long-range financial planning.

Planning and Development

- Serves as the Town's Local Planning Agency.
- Review of land development regulations and comprehensive planning matters.
- Consideration of zoning, development, and growth-related issues.

Community Leadership

- Representation of residents and community interests.
- Public hearings and resident engagement.
- Regional, county, state, and federal advocacy efforts.
- Intergovernmental partnerships and collaboration.

FISCAL YEAR 2025-2026 LEGISLATIVE HIGHLIGHTS

The Town Council achieved several significant accomplishments during Fiscal Year 2025-2026 that strengthened the Town's financial position, advanced major capital projects, and enhanced quality of life for residents.

FINANCIAL LEADERSHIP

- Reduced the Town's millage rate from 8.40 mills to 7.99 mills, marking the first millage rate reduction in ten years and generating approximately \$900,000 in annual tax relief for residents.
- Approved the Town's Annual Financial Statements and Single Audit while maintaining strong financial oversight and accountability.

CAPITAL INVESTMENT AND INFRASTRUCTURE

- Awarded contracts for playground equipment associated with the Reimagined Tweddle Park Project.
- Approved procurement of fitness equipment for the Town's new Wellness Center.
- Authorized construction and enhancement of new padel and basketball courts.
- Continued advancement of the Town's major capital improvement initiatives.

COMMUNITY ADVOCACY

Participated in Dade Days in Tallahassee and successfully advocated for state funding, resulting in a \$900,000 appropriation for stormwater infrastructure improvements.

PUBLIC SAFETY AND COMMUNITY PROTECTION

- Approved agreements and initiatives supporting disaster recovery preparedness and emergency response capabilities.
- Continued investment in public safety infrastructure and community resilience programs.

LEGISLATIVE GOVERNANCE

- Conducted public hearings on matters affecting residents and the community.
- Considered and adopted more than 50 resolutions relating to Town operations, purchasing, capital projects, public safety, and community initiatives.
- Continued to provide hybrid participation opportunities for residents through both in-person and virtual meeting access.

FISCAL YEAR 2026-2027 LEGISLATIVE PRIORITIES

FINANCIAL SUSTAINABILITY

Continue maintaining strong reserve levels and responsible fiscal management while supporting high-quality municipal services and strategic investments.

KEY OUTCOMES

- Long-term financial stability
- Responsible tax policy
- Sustainable budgeting practices

CAPITAL IMPROVEMENT PROGRAM ADVANCEMENT

Continue oversight of major community investments, including completion of the Wellness Center and advancement of the Reimagined Tweddle Park Project.

KEY OUTCOMES

- Enhanced recreational amenities
- Improved public facilities
- Increased resident satisfaction

COMMUNITY ENHANCEMENT AND BEAUTIFICATION

Support initiatives that improve public spaces, recreational opportunities, aesthetics, and quality of life throughout the Town.

KEY OUTCOMES

- Enhanced community appearance
- Expanded resident amenities
- Improved public spaces

PUBLIC SAFETY AND SECURITY

Continue investments in public safety, emergency preparedness, technology, and community protection initiatives.

KEY OUTCOMES

- Enhanced resident safety
- Improved emergency preparedness
- Increased community resilience

LONG-RANGE PLANNING & CODE MODERNIZATION

Review and update land development regulations, comprehensive planning documents, and municipal codes to ensure consistency with current community standards and long-term objectives.

Modernized regulations.

KEY OUTCOMES

Improved planning framework.

Enhanced community sustainability.

LEGISLATIVE PERFORMANCE MEASURES

Measures	FY 24-25 Actual	FY 25-26 Estimated	FY 26-27 Target
Regular Council Meetings Held	12	12	12
Resolutions Adopted	56	50+	50+
Ordinances Adopted	7	4	4
Budget Adoption	On Time	On Time	On Time

ELECTED OFFICIALS

The Town Council consists of:

Mayor Glenn Singer

Vice Mayor Jessie Mendal

Councilmember Kenneth Bernstein

Councilmember Bernard Einstein

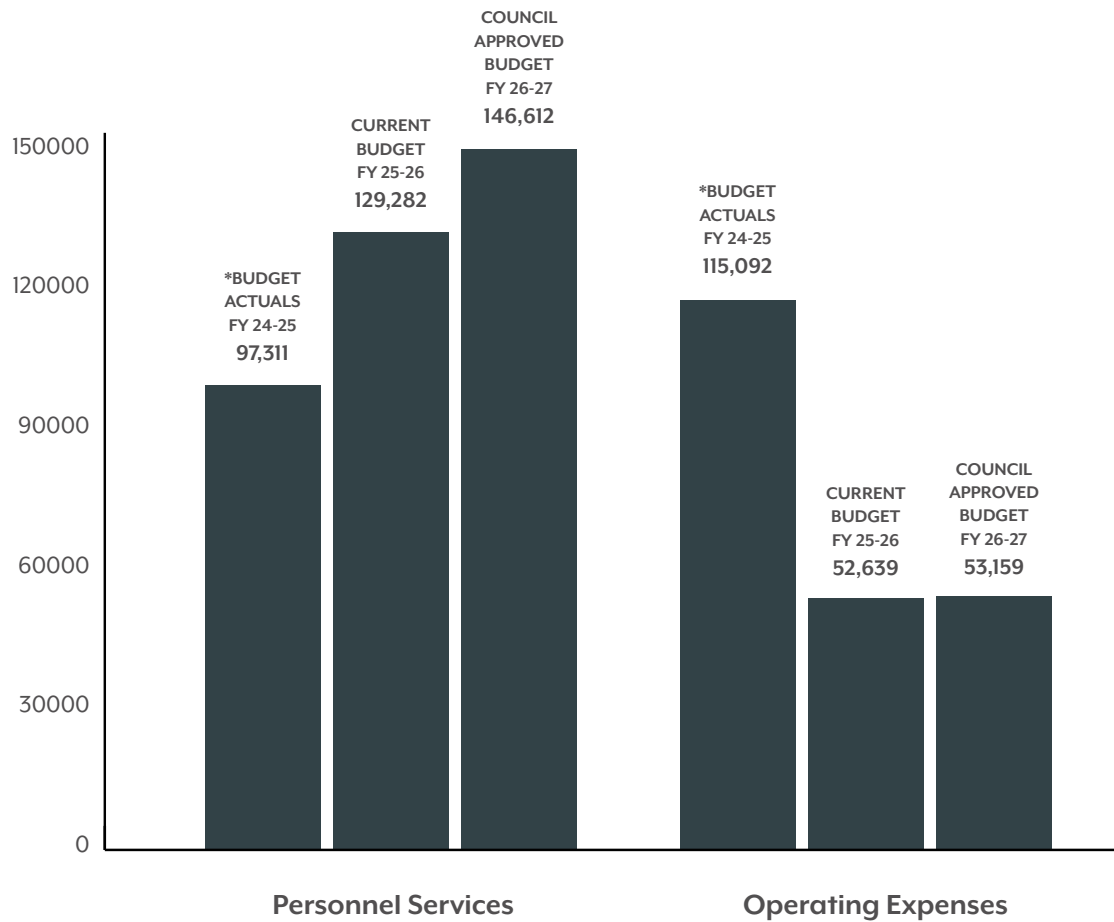
Councilmember Judy Lusskin

Together, these elected officials provide the legislative leadership and policy direction necessary to preserve and enhance the Golden Beach community.

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	* BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
511-Town Council					
Personnel Services					
511100	Council Compensation	5	5	5	Set by Town Charter
511230	Council Insurance	97,311	129,277	146,607	Insurance Authorized by Resolution #2290.13
Total Personnel Services		*97,311	129,282	146,612	
Operating Expenses					
511400	Travel & Per Diem	2,602	2,628	2,654	Travel costs, reimbursements for private vehicles, per diem, meals, and incidental travel expenses
511410	Communication Services	7,805	7,883	7,961	Teleconference - Wireless Phones Services and Data Plans
511420	Freight & Postage Services	520	526	531	FedEx w/council members, include special Mayor mailings i.e., surveys, notices, , etc.
511480	Public Relations/ Events/Ads	20,812	21,020	21,230	Goodwill for Residents/Holiday Events
511510	Office Supplies	1,093	1,104	1,115	Office Supplies; Copy paper; File Folders; Pens; etc.
511520	Operating Supplies	561	561	561	User Licenses & Computer Software; etc.
511528	Council Meeting Expenses	5,203	5,255	5,308	Food & drinks for Council Meetings (includes additional meetings)
511540	Books, Pub, Subscrip, Memberships	2,602	2,628	2,654	Board Meeting FL League of Cities; City Attorneys Dues; FL League Annual Member.; FL Magazine Subscriptions; FSBPA Conference, Telvue
511640	Machinery & Equipment	10,926	11,036	11,146	Equipment as needed for Town Council or Chambers
Total Operating Expenses		*115,092	52,639	53,159	
511 TOWN COUNCIL TOTALS		*212,403	181,921	199,771	

TOWN COUNCIL



LOOKING AHEAD

As Golden Beach continues to evolve, the Town Council remains focused on balancing growth, preservation, fiscal responsibility, and exceptional municipal service. Through strategic leadership, thoughtful policymaking, and continued investment in the community, the Council will continue working to ensure Golden Beach remains one of the most desirable and well-managed residential communities in South Florida.





of

SERVICE, PROGRESS & COMMUNITY



OFFICE OF THE TOWN MANAGER

MISSION

The Office of the Town Manager exists to serve the residents of Golden Beach by providing principled executive leadership, faithfully implementing the policies of the Town Council, and administering every municipal function with integrity, transparency, and excellence. Through disciplined financial management, long-range planning, and sustained investment in infrastructure, public safety, resiliency, and quality of life, the Office is committed to preserving the investments of the past twenty years, strengthening the Town's financial foundation, and stewarding Golden Beach—responsibly and without overburdening its residents—for current and future generations. A Town unlike any other, today and for the generations to come.

OVERVIEW

The Town Manager serves as the Chief Administrative Officer of the Town of Golden Beach, responsible for the administration of all municipal operations, the implementation of Town Council policy, the preparation of the annual operating and capital budgets, long-range financial planning, capital improvement programming, and organizational leadership.

Working closely with the Mayor, Town Council, Charter Officers, and Department Directors, the Office of the Town Manager provides executive oversight of every municipal function while coordinating the strategic initiatives that shape the future of the community.

Fiscal Year 2026–2027 marks a defining milestone: twenty years of continuous organizational transformation under the current administration. Over these two decades, Golden Beach has evolved from a small residential municipality into one of South Florida's premier communities—through disciplined financial management, visionary leadership, and sustained investment in public infrastructure, public safety, parks, recreation, coastal resiliency, and municipal services.

Remarkably, this transformation was achieved without increasing the Town's operating tax burden. The administration has overseen nearly \$90 million in capital investments—financed through just \$25.5 million in voter-approved bonds and structured debt, with the balance delivered through disciplined annual budgeting and millions of dollars in competitive state, local, and federal grants. These investments include the Civic Center Complex, the Public Works and Police Auxiliary Building, the Wellness Center, the Reimagined Tweddle Park, stormwater resiliency projects, roadway improvements, public-safety technology, park enhancements, and numerous quality-of-life initiatives that have reshaped Golden Beach for current and future generations.

Despite these unprecedented investments, the Town has maintained exceptional financial stability, strong reserve levels, and disciplined budgeting practices. For Fiscal Year 2026–2027, the Town Council approved a reduction of the operating millage rate to 7.99 mills—the lowest in many years—demonstrating that strategic investment and responsible financial stewardship not only coexist, but together allow the Town to continually enhance municipal services and resident amenities.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

*The Office of the Town Manager advances the
Town Council's priorities through:*

Strategic Leadership

Providing organizational leadership and implementing the Town Council's vision through sound management, innovation, and long-range planning.

Fiscal Stewardship

Maintaining balanced budgets, protecting taxpayer investments, preserving strong financial reserves, and ensuring the efficient use of public resources.

Capital Investment

Planning, coordinating, and overseeing transformational infrastructure and capital improvement projects that enhance the community's quality of life.

Organizational Excellence

Developing a high-performing municipal organization through leadership, collaboration, accountability, and continuous improvement.

Resident Service

Providing responsive, resident-focused government that delivers exceptional municipal services with professionalism and integrity.

FISCAL YEAR 2025-2026 LEGISLATIVE HIGHLIGHTS

During Fiscal Year 2025-2026, the Office of the Town Manager continued advancing major strategic initiatives that strengthened the Town's financial position, infrastructure, and organizational effectiveness.

STRATEGIC LEADERSHIP

- Continued executive oversight of the Wellness Center construction project.
- Advanced the Reimagined Tweddle Park Project through procurement of playground and recreational amenities.
- Directed implementation of the Town-wide Wayfinding Program.
- Continued modernization of the Beach Pavilion and surrounding facilities.

FINANCIAL STEWARDSHIP

- Developed a balanced Fiscal Year 2026-2027 Budget while reducing the operating millage rate to 7.99 mills, the lowest rate in more than a decade.
- Continued oversight of the Town's General Obligation Bond Program and Capital Improvement Program.
- Maintained the Town's tradition of excellence in budgeting and financial management.

ORGANIZATIONAL EXCELLENCE

- Oversaw all municipal departments and implemented strategic initiatives across the organization.
- Managed labor relations, employee development, and organizational restructuring initiatives.
- Directed emergency preparedness, hurricane response, and recovery planning.
- Continued oversight of the Town's information technology infrastructure and municipal technology improvements.

COMMUNITY AND INFRASTRUCTURE

- Supervised completion of the Public Works and Police Auxiliary Building renovation.
- Coordinated resiliency and stormwater improvement initiatives.
- Advanced roadway and infrastructure improvement projects throughout the community.
- Continued implementation of the Town's long-term strategic vision.

FISCAL YEAR 2026-2027 STRATEGIC INITIATIVES

COMPLETING TRANSFORMATIONAL CAPITAL PROJECTS

Continue executive oversight of the Wellness Center, Tweddle Park Redevelopment, and remaining General Obligation Bond projects to ensure successful completion on schedule and within budget.

KEY OUTCOMES

- Completion of the Wellness Center
- Completion of the Reimagined Tweddle Park
- Continued enhancement of community amenities

ORGANIZATIONAL EXCELLENCE

Continue evaluating organizational structure, staffing, technology, and service delivery to improve efficiency and responsiveness.

KEY OUTCOMES

- Enhanced operational efficiency.
- Improved customer service.
- Strong organizational performance

LONG-TERM STRATEGIC PLANNING

Develop and implement the Town Council's long-range strategic priorities while preparing the organization for Golden Beach's Centennial in 2029.

KEY OUTCOMES

- Sustainable financial planning
- Strategic organizational growth
- Continued community enhancement

FISCAL LEADERSHIP

Maintain strong financial reserves while continuing to invest in infrastructure, employee development, technology, and resident services without compromising fiscal stability.

KEY OUTCOMES

- Balanced budgets
- Responsible financial management
- Continued protection of taxpayer investments

ORGANIZATIONAL STRUCTURE

Personnel Summary

Position	FY 2024-25	FY 2025-26	FY 2026-27
Town Manager	1	1	1
Executive Assistant to the Town Manager	1	0	0
Administrative Assistant to the Town Manager	1	1	1
Total	3	2	2

LOOKING AHEAD

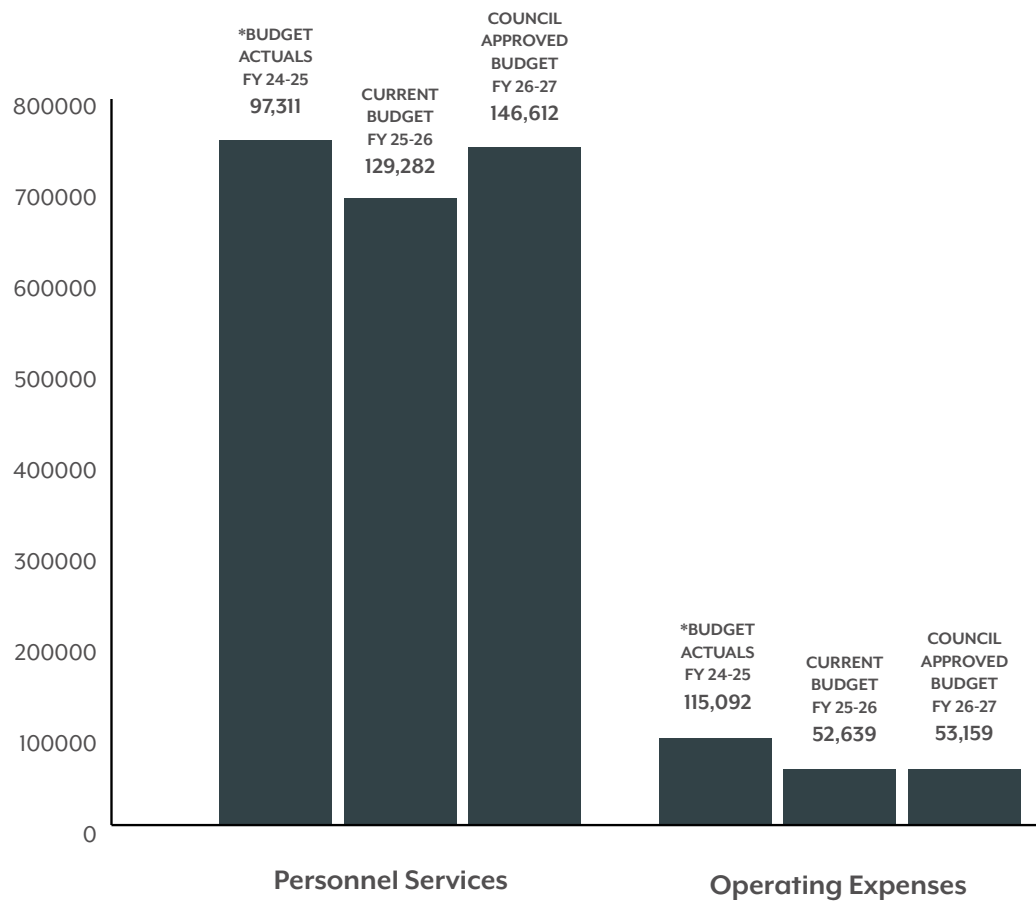
As Golden Beach approaches its Centennial in 2029, the Office of the Town Manager remains focused on building upon two decades of measurable progress. Through visionary leadership, responsible fiscal management, and strategic investment, the Office will continue working with the Town Council to preserve the Town's unique residential character while preparing the community for its next century of excellence.

The accomplishments of the past twenty years have transformed the physical landscape of Golden Beach. The defining work of the next twenty will be to protect that legacy—preserving these investments, sustaining the Town's financial strength, and responsibly planning for the long-term maintenance of the infrastructure that now defines our community. Just as the past two decades were built without overburdening residents, the Office is committed to stewarding the future with that same discipline, foresight, and care—ensuring Golden Beach remains, as it always has been, a Town unlike any other.

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
512-Town Manager					
Personnel Services					
512110	Town Manager	330,491	347,016	357,427	Town Manager Salary (As required by contract)
512120	Salary - General Employees	87,727	105,116	109,884	Assistant to the Town Manager and Vacant Position
512140	Overtime	1,000	1,000	1,000	As needed for Special Projects
512156	Longevity	800	800	11,000	Longevity Pay
512210	FICA	30,851	34,649	36,591	7.65% of Salary
512220	Retirement Contribution- Town Pension	153,263	153,997	176,975	Town Pension Retirement Plan
512230	Life, Health & Dental Insurance	50,783	45,461	51,163	Full cost of employee premium and half of family premium
512240	Workers Compensation	1,517	1,705	1,762	Code 8010 (gross salary multiplied by current rate of .00377)
Total Personnel Services		•753,496	689,744	745,802	
Operating Expenses					
512400	Travel & Per Diem	17,690	17,867	18,046	Travel costs, reimbursement for private vehicle, per diem, meals, conferences, and travel expenses
512410	Communication Services	5,307	5,360	5,414	Cell phone plans,WiFi data plans, etc.
512420	Freight & Postage Services	1,041	1,051	1,062	Fed Ex; postage etc.
512460	Repairs & Maintenance	520	526	531	Minor repair to office equipment or furniture
512470	Printing & Binding	10,406	10,510	10,615	Business stationary, reports and communication to residents
512510	Office Supplies	2,602	2,628	2,654	Office supplies, copy paper, file folders, pens, etc.
512520	Operating Supplies	3,287	3,287	3,287	Toner ink for printers, fax, water, coffee, and Zee medical supply
512528	Meetings Expenses - Food	3,226	3,258	3,291	Meeting Expenses
512540	Books, Pub, Subscrip, Memberships	5,411	5,465	5,520	ICMA, FCCMA, MDCCMA, and Employee Law Bulletin, ChatGPT,Miami Herald, The Real Deal
512550	Continuing Education	5,203	5,255	5,308	Reimbursement for employee continued education at an accredited school
512640	Machinery & Equipment	5,203	5,255	5,308	Laptop; Desktop; Home PC; iPad; Phone
Total Operating Expenses		•94,895	60,462	61,034	
512 TOWN MANAGER TOTALS		•848,391	750,206	806,836	

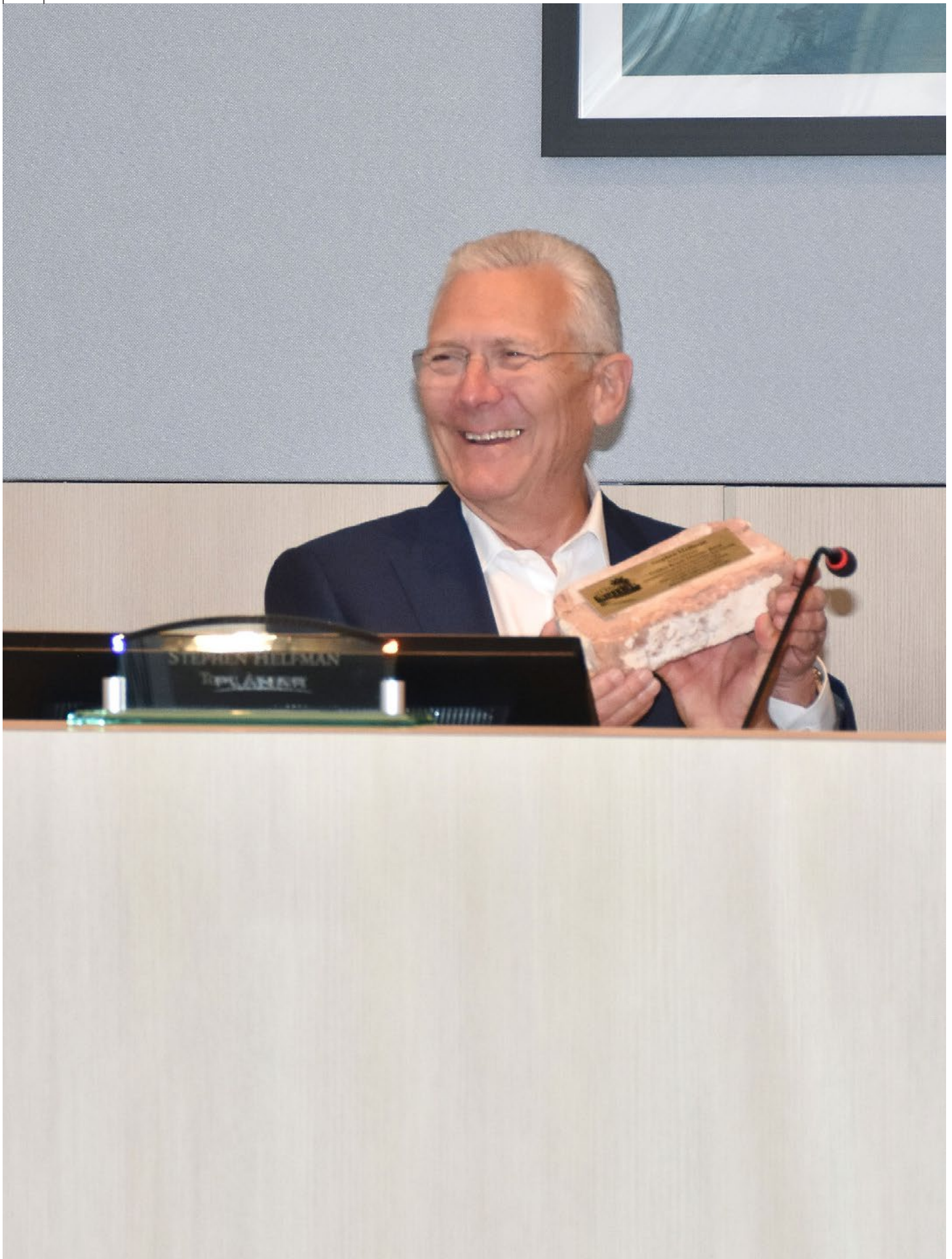
TOWN MANAGER







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OFFICE OF THE TOWN ATTORNEY

MISSION

The Office of the Town Attorney provides independent legal counsel, strategic guidance, and trusted representation to the Town Council, Town Manager, Charter Officers, advisory boards, and Town staff. Through proactive legal advice, effective risk management, and responsive legal services, the Office safeguards the Town's interests while ensuring compliance with federal, state, and local laws.

OVERVIEW

The Town Attorney is a Charter Official appointed by the Town Council and serves as the chief legal advisor to the Town of Golden Beach. The Office provides legal counsel on matters affecting municipal governance, land use, procurement, contracts, public records, ethics, labor relations, litigation, elections, and statutory compliance.

Working collaboratively with the Town Council, Town Manager, Department Directors, and professional consultants, the Office provides legal guidance throughout every stage of municipal decision-making. From drafting ordinances and reviewing contracts to advising on complex legal issues and representing the Town in litigation, the Town Attorney helps ensure that municipal actions are legally sound, fiscally responsible, and aligned with the Town Council's strategic vision.

As Golden Beach continues implementing transformative capital improvements and community initiatives, the Office of the Town Attorney remains an essential partner in protecting the Town's legal and financial interests. Over the past twenty years, the Office has provided legal oversight for the agreements, procurements, financing documents, land use matters, and regulatory approvals supporting the \$76 million in public infrastructure and capital improvements that have fundamentally transformed the Town of Golden Beach.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

The Office of the Town Attorney advances the Town Council's priorities through:

Strategic Governance

Providing timely legal advice that supports informed decision-making, effective policymaking, and transparent municipal government.

Fiscal Stewardship

Protecting public resources through careful contract review, procurement oversight, risk management, and legal guidance that minimizes organizational liability.

Capital Investment

Providing legal oversight for construction contracts, professional service agreements, land use matters, bond-related projects, and public infrastructure improvements.

Organizational Excellence

Ensuring compliance with evolving laws and regulations while helping the Town operate efficiently, ethically, and transparently.

CORE SERVICE AREAS

Legislative Counsel

- Attend all regular, special, emergency, and workshop meetings of the Town Council.
- Attend meetings of the Planning Board and Local Planning Agency as needed.
- Draft and review ordinances, resolutions, and legislative documents.
- Provide legal interpretation of the Town Charter and Code of Ordinances.

Legal Counsel and Advisory Services

- Provide legal opinions to the Town Council, Town Manager, Charter Officers, and Department Directors.
- Advise on ethics, Sunshine Law, Public Records Law, procurement, and municipal governance.
- Assist departments with legal interpretation of policies and operational matters.

Contracts and Procurement

- Review and negotiate contracts, agreements, easements, and professional service agreements.
- Provide legal oversight of procurement activities and Requests for Proposals (RFPs).
- Support implementation of major capital improvement projects.

Litigation and Risk Management

- Represent the Town in litigation and administrative proceedings.
- Coordinate legal strategies with insurance carriers and outside counsel.
- Assist in minimizing legal exposure through proactive risk management.

Land Use and Development

- Provide legal guidance related to zoning, planning, development regulations, and land use matters.
- Assist with updates to the Town Code and Comprehensive Plan.
- Support regulatory compliance associated with development and infrastructure projects.

FISCAL YEAR 2025-2026 LEGISLATIVE HIGHLIGHTS

During Fiscal Year 2025–2026, the Office of the Town Attorney continued providing legal guidance and representation that supported the Town Council’s strategic priorities and protected the Town’s legal interests.

LEGISLATIVE AND GOVERNANCE SUPPORT

- Attended all regular, special, and emergency meetings of the Town Council.
- Provided legal guidance to the Town Council, Town Manager, and staff on municipal governance, procurement, ethics, and statutory compliance.
- Drafted and reviewed ordinances, resolutions, and legal documents supporting Town operations.

CAPITAL PROJECTS AND INFRASTRUCTURE

- Provided legal oversight for contracts associated with the Wellness Center Project.
- Assisted with procurement and contract negotiations for the Reimagined Tweddle Park Project.
- Reviewed professional service agreements supporting engineering, architectural, and construction activities.
- Supported implementation of General Obligation Bond-funded projects through legal review of contracts and construction documents.

MUNICIPAL OPERATIONS

- Advised departments on procurement matters, public records requests, labor issues, and regulatory compliance.
- Represented the Town in litigation and administrative proceedings.
- Continued legal review of agreements protecting the Town’s financial and operational interests.

FISCAL YEAR 2026-2027 LEGISLATIVE PRIORITIES

CAPITAL PROJECT OVERSIGHT

Continue providing legal guidance throughout the completion of the Wellness Center and Reimagined Tweddle Park projects while supporting future capital improvements.

KEY OUTCOMES

- Legally sound project implementation
- Effective contract administration
- Reduced organizational risk

CODE MODERNIZATION AND LEGISLATIVE SUPPORT

Continue assisting the Town Council with updates to the Town Code, land development regulations, and municipal policies.

KEY OUTCOMES

- Modernized regulations
- Improved legal clarity.
- Enhanced operational efficiency

ORGANIZATIONAL RISK MANAGEMENT

Provide proactive legal guidance that minimizes liability while ensuring compliance with evolving state and federal laws.

KEY OUTCOMES

- Reduced legal exposure
- Improved compliance
- Stronger governance practices

STRATEGIC LEGAL PARTNERSHIP

Continue serving as a trusted advisor to the Town Council and Administration by providing timely legal counsel that supports strategic decision-making and organizational excellence.

KEY OUTCOMES

- Effective governance
- Responsive legal services
- Sound public policy implementation

PERFORMANCE MEASURES

Measures	FY 24-25 Actual	FY 25-26 Estimated	FY 26-27 Target
Town Council Meetings Attended	100%	100%	100%
Ordinances & Resolutions Reviewed	100%	100%	100%
Contracts Reviewed Prior to Execution	100%	100%	100%
Litigation Managed	As Required	As Required	As Required

LOOKING AHEAD

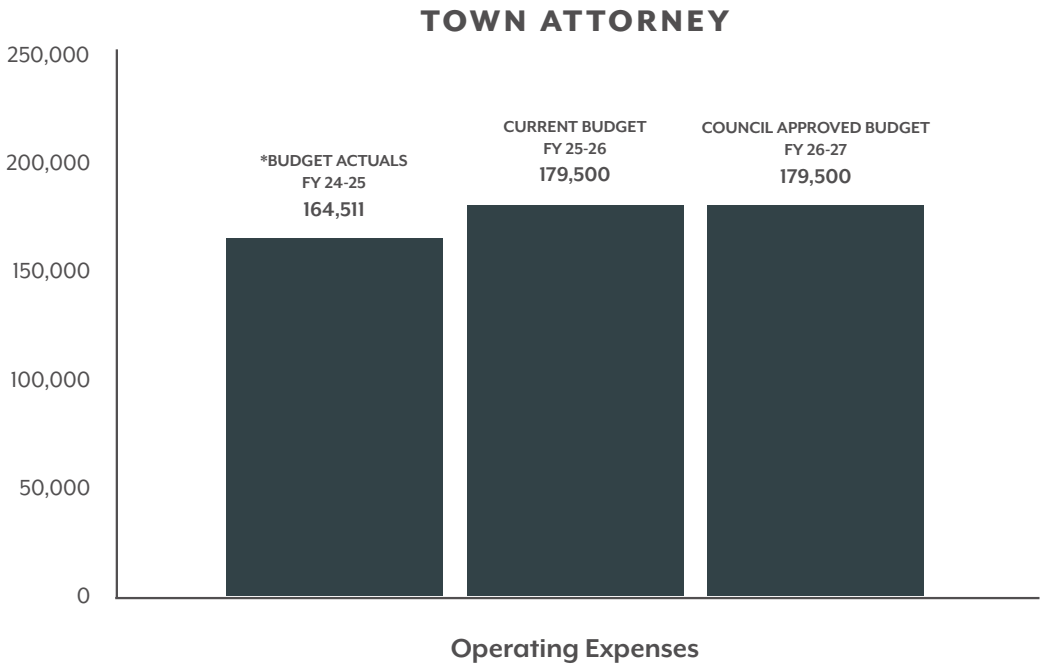
As Golden Beach approaches its Centennial in 2029, the Office of the Town Attorney will continue serving as a trusted legal advisor to the Town Council and Administration. Through proactive legal counsel, strategic risk management, and responsive representation, the Office will help ensure that the Town's policies, capital investments, and municipal operations remain legally sound and aligned with the community's long-term vision.

The Office will continue supporting the Town's commitment to transparency, fiscal responsibility, and organizational excellence while helping protect the legal foundation upon which Golden Beach's continued success is built.

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
514-Town Attorney					
Operating Expenses					
514310	Town Attorney	159,502	130,000	130,000	Attorney Billable Hours
514311	Special Council - Code Enforcement	-	8,500	8,500	Special Master for Code Violations
514312	Special Council	5,009	40,000	40,000	New cases and miscellaneous legal matters outside 514310
514330	Legal Cost	-	1,000	1,000	Covers costs of deposition rooms, stenographers, arbitration, and mediation
Total Personnel Services		*164,511	179,500	179,500	

514 TOWN ATTORNEY TOTALS *164,511 179,500 179,500







2021

FIBER INSTALLATION
GROUNDBREAKING CEREMONY

After 18 months of meetings and presentations, the Town Council approved the pioneering move to provide a managed in-home WiFi system and a dedicated fiber network to all of the resident homes in Golden Beach, a first for any City in the nation.

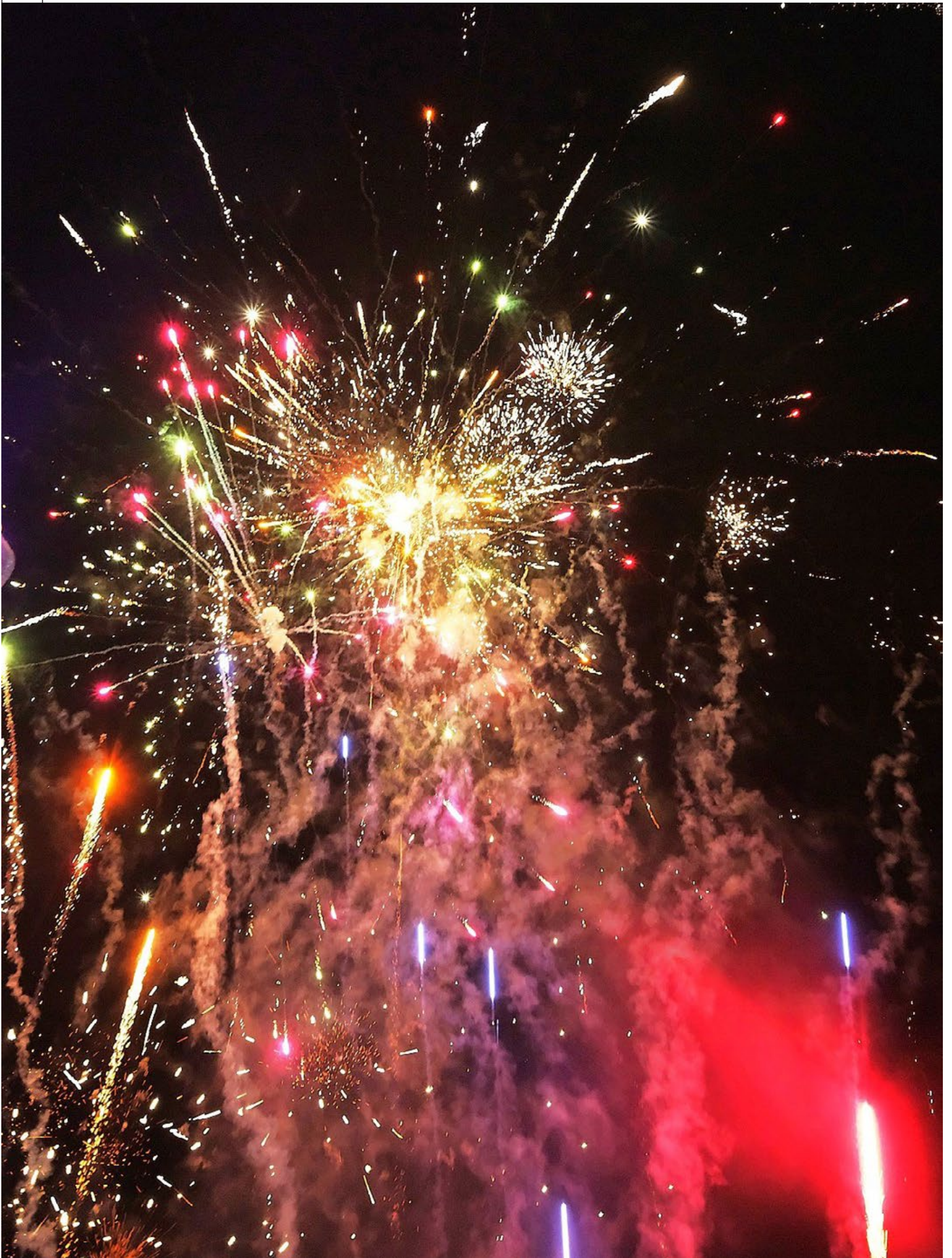
20 YEARS





of

SERVICE, PROGRESS & COMMUNITY



GENERAL GOVERNMENT

MISSION

The General Government budget provides funding for Town-wide initiatives, strategic projects, professional services, legislative priorities, and administrative activities that support the overall operation of the Town of Golden Beach. Unlike individual departmental budgets, this section captures expenditures and initiatives that benefit the organization as a whole and are not assigned to a single department or division.

The General Government budget also provides the financial framework for implementing Town Council priorities, advancing major capital projects, supporting legislative advocacy, maintaining municipal facilities, funding technology improvements, and preserving the Town's financial capacity to respond to unforeseen needs and emerging opportunities.

OVERVIEW

General Government supports the administration of municipal operations by funding services and initiatives that have Town-wide impact, including professional consulting services, legislative representation, information technology infrastructure, facility maintenance, utilities, capital project support, and organizational initiatives.

The budget also provides flexibility for the Town Council and Administration to respond to strategic priorities while maintaining adequate reserves for emergencies, unexpected expenditures, and future capital needs.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

The General Government budget advances the Town Council's priorities through:

Strategic Governance

Supporting initiatives that implement the Town Council's long-term vision and organizational objectives.

Fiscal Stewardship

Maintaining prudent financial reserves while responsibly funding Town-wide priorities and strategic investments.

Capital Investment

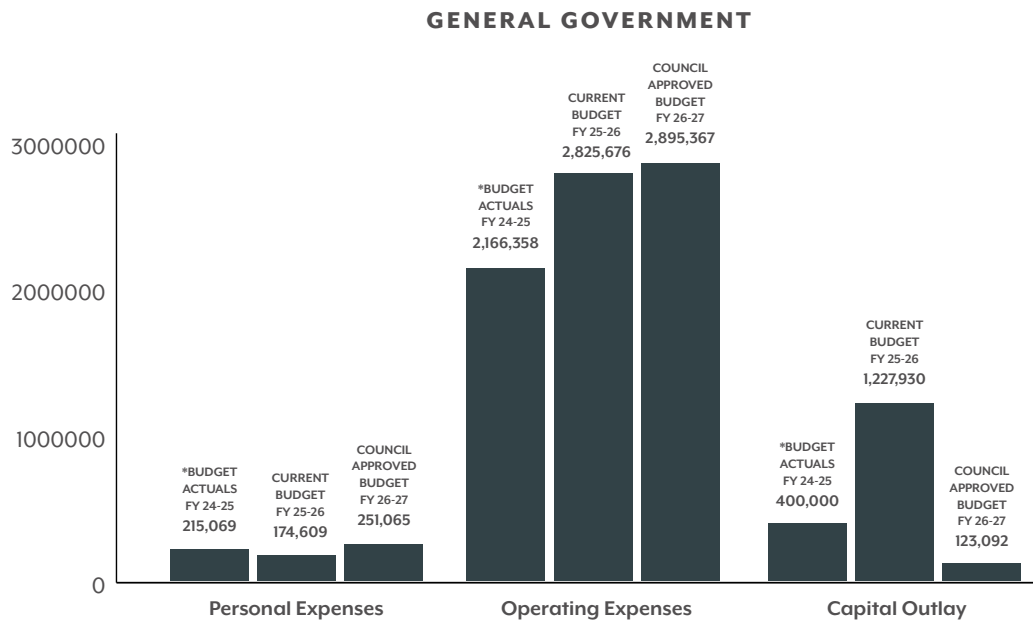
Providing funding for major community improvements, municipal facilities, and infrastructure projects.

Technology and Innovation

Supporting modern information technology systems, cybersecurity, digital recordkeeping, and municipal technology initiatives.

Operational Excellence

Funding professional services and organizational resources that enhance the efficiency and effectiveness of Town operations.



FISCAL YEAR 2025-2026 LEGISLATIVE HIGHLIGHTS

The following initiatives were approved by the Town Council during Fiscal Year 2025-2026 and represent significant investments in the community, municipal operations, and long-term organizational success.

PUBLIC SAFETY AND TECHNOLOGY

- Awarded a contract to Hotwire Communications for installation of security cameras (CCTV) and access control systems at the Police Annex and Public Works Facility.

WELLNESS CENTER PROJECT

- Awarded the contract for procurement and installation of fitness equipment for the Wellness Center.
- Approved the furniture procurement and interior design contract for the Wellness Center.
- Approved construction change orders supporting continued progress of the Wellness Center project.
- Awarded the contract for installation of the Wellness Center's comprehensive Audio-Visual System.
- Approved landscape and irrigation contracts supporting completion of the Wellness Center campus.

REIMAGINED TWEDDLE PARK PROJECT

- Awarded the Request for Proposals for design, procurement, and installation of playground equipment.
- Approved the contract for installation of new padel courts, basketball courts, and perimeter fencing.
- Continued implementation of one of the Town's largest recreational investments.

INFRASTRUCTURE AND CAPITAL IMPROVEMENTS

- Approved engineering services supporting continued development of the Civic Center Complex.
- Completed milling and resurfacing of Massimi Avenue.
- Replaced the roof at the Police Annex and Public Works Facility.
- Continued Town-wide infrastructure improvements supporting long-term resiliency and operational efficiency.

FLEET AND EQUIPMENT MODERNIZATION

- Authorized replacement of Police Department patrol vehicles.
- Authorized replacement of Public Works vehicles.
- Approved the surplus of obsolete fleet vehicles to improve fleet management efficiency.

TECHNOLOGY AND ORGANIZATIONAL IMPROVEMENTS

- Continued implementation of the Town's document digitization initiative by expanding electronic records management and reducing reliance on off-site document storage.
- Continued investment in information technology infrastructure supporting Town-wide operations.

FISCAL YEAR 2026–2027 STRATEGIC FOCUS

*During Fiscal Year 2026–2027, General Government
resources will continue supporting:*

COMPLETION OF THE WELLNESS CENTER PROJECT

*Providing Town-wide resources necessary to complete construction, furnishing,
technology integration, and operational readiness.*

COMPLETION OF THE REIMAGINED TWEDDLE PARK PROJECT

*Supporting final construction activities and preparation for the
anticipated reopening of Tweddle Park.*

TECHNOLOGY MODERNIZATION

*Continuing investments in cybersecurity, information technology infrastructure,
electronic records management, and digital government initiatives.*

LEGISLATIVE ADVOCACY

*Supporting the Town's state and federal legislative initiatives,
grant opportunities, and intergovernmental partnerships.*

ORGANIZATIONAL SUPPORT

*Providing funding for professional consulting services, legal services, engineering
support, facility maintenance, utilities, and Town-wide administrative functions.*



LOOKING AHEAD

The General Government budget provides the organizational resources necessary to implement the Town Council's strategic vision and support every department throughout the organization. While these expenditures are not always visible to residents, they play a critical role in advancing major capital projects, maintaining Town facilities, supporting technology and legislative initiatives, and ensuring the organization remains financially strong and operationally effective.

As Golden Beach approaches its Centennial, the General Government budget will continue supporting the strategic investments and administrative infrastructure necessary to preserve the Town's financial strength, enhance municipal services, and deliver the exceptional quality of life that residents expect.

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
519-General Government					
Civic Center Personnel Services					
519120	Salary - General Employees	108,203	103,843	93,811	Salary - Custodial Staff
519120	Salary - Contract Employees	48,352		85,696	Salary - Contacted Staff
519140	Overtime	1,833	1,000	1,000	Payment for time worked in excess of 40 hours per week
519156	Longevity	-	1,000	800	Longevity Pay
519210	FICA	8,433	8,021	7,238	7.65% of Salary
519220	Retirement Contribution- Town Pension	27,400	35,647	35,006	Town Pension Plan
519230	Life, Health & Dental Insurance	20,675	24,713	27,317	Full cost of employee premium and half of family premium
519240	Workers Compensation	173	385	197	Code 8010 (gross salary multiplied by current rate of .00377)
Total Civic Center Personnel Services		*215,069	174,609	251,065	

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
519-General Government					
Civic Center Operating Expenses					
519314	Contract Services-TKE	11,280	11,280	12,480	Elevator Service Contract
519314	Contract Services-AFA	6,000	6,000	6,120	Fire Monitor Contract
519314	Contract Services - Exterminator	3,600	3,600	3,672	Pest Control Contract
519314	Contract Services -A/C	14,250	14,250	14,535	Air Conditioner Service Contract
519314	Contract Services - Landscaping	10,000	10,000	10,200	Landscape Contract
519314	Contract Services - Holiday Lighting	-	-	30,000	Holiday Lights for the Civic Center
519410	Communication Services	13,000	13,000	13,260	Communication Services
519430	Utilities - Electric	24,000	24,000	24,480	FPL costs
519432	Utilities - Water	15,000	15,000	15,300	NMB water costs
519440	Rentals & Leases	5,000	5,000	5,100	Boom Lifts
519450	Insurance	173,723	180,000	183,600	Florida League of Cities coverage to include new Civic Center
519460	Repair & Maintenance - Civic Center	5,000	5,000	5,100	Maintenance, and other service Building Related
519520	Operating Supplies	8,500	8,500	8,670	New Civic Center Supplies
Total Civic Center Operating Expenses		*257,704	295,630	332,517	

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
519-General Government					
Operating Expenses					
519310	Professional Services	88,451	89,336	90,229	Legislative Services and Professional Services as needed for Town Objectives
519340	Contract Services	18,398	18,582	18,768	General Needs
519341	Contract Services - Exterminator	45,020	46,371	47,762	Extermination; Termite; Increased Mosquito Control; Pest control
519343	Contract Services - Computers	41,624	42,040	42,461	Increase Costs Due to Increase in Tech. and Lisc. Requirements
519344	Contract Services - Landscaping	69,000	69,000	69,000	Non-Park and Non-A-1-A
519345	Contract Services-Town Wide Cameras (CCTV-1)	43,200	43,200	44,496	Hotwire Contract CCTV #1 (\$10 x min of 360 x 12) based on actual doors above the 360 min
519346	Contract Services-Town Wide Cameras (CCTV-2)	159,840	159,840	164,635	Hotwire Contract CCTV #2 (\$37 x min of 360 x 12) based on actual doors above the 360 min
519410	Communication Services	31,218	31,530	31,846	Phone - Internet Service
519411	Communication Services - Residents	206,239	206,239	212,426	Hotwire Fiber Contract and Constant Contact
519420	Freight & Postage Services	9,365	9,459	9,743	Postage
519430	Utilities - Electric	50,000	50,000	51,500	FPL costs
519432	Utilities - Water	3,201	3,265	3,363	NMB water costs
519440	Rentals & Leases	7,429	7,578	7,805	Copier in Town Hall, postage machine and the water cooler systems
519450	Insurance	574,672	574,672	574,672	Florida League of Cities coverage
519462	Repair & Maintenance - Buildings	20,812	21,020	21,230	AC Maintenance, and other service Building Related
519464	Repair, Replacement & Maintenance	12,000	12,000	12,000	Server System License Maintenance for Town Facilities
519468	Beautification	80,000	80,000	80,000	Smaller Projects and Holiday Lights
519469	Minor Tools & Equipment	100	100	100	Miscellaneous small tools
519469-013-09-005	Repair & Maintenance - Mailboxes	20,000	20,000	20,000	Repair and Maintain all Town Residence Mail Boxes

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
519-General Government					
Operating Expenses					
519480	Public Relations	65,000	65,000	65,000	Resident public relation material
519484	Town of GB Website	28,000	28,000	28,000	Web page maintenance; Licenses: ADA Audit
519490 13003	Donations	18,000	18,000	18,000	Donation requests will be brought to Town Council as received
519490	Other Current Charges & Obligations	50,000	50,000	50,000	Miscellaneous Expenditures for unforeseen events
519520	Operating Supplies	50,000	50,000	50,000	New Civic Center Supplies
519540	Subscriptions (Operating Lisc.)	-	65,000	65,000	Laserfiche, Barracuda, DUO, Dell, Host-Gator, Amazon, Drop Box, BankUnit-ed,MS365
519550	Continuing Education	40,000	40,000	40,000	Reimbursement for employee continuing education at an accredited school
519630	Town Facilities Renovations	45,000	45,000	60,000	Minor Town facilities renovations
519581	Contingency	350,000	350,000	350,000	Restricted Fund Growth
519581	Capital Project Fund (CPF)	-	527,930	123,092	Capital Project Fund
519910	Restricted (GF-Growth)	400,000	700,000	-	
519933	Transfer to 330 for CNB Debt Service	334,814	334,814	334,814	Transfer from CIP to Debt Service
Total Operating Expenses		*2,308,654	3,757,976	2,685,942	

519 GENERAL GOVERNMENT TOTALS

***2,781,427 4,228,215 3,269,524**





of
SERVICE, PROGRESS & COMMUNITY



CAPITAL PROJECTS FUND

MISSION

This section provides a brief overview of the capital improvement projects that are scheduled to take place during Fiscal Year 2026-2027 and how they will be funded through the Capital Improvement Project Fund.

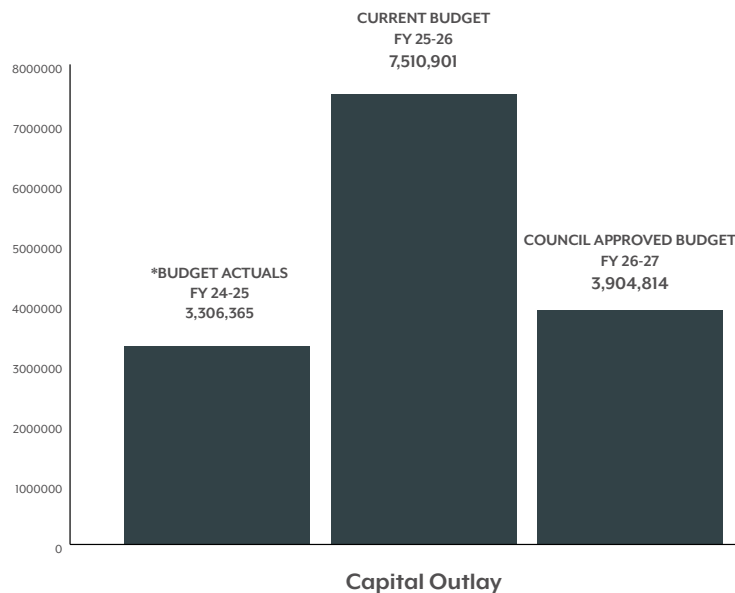
The relationship between the Operating Budget and Capital Improvement Budget is a closely linked one. The Capital Improvement Budget is different from the Operating Budget in that it is a multi-year financial plan for the acquisition, expansion or rehabilitation of infrastructure or capital assets. Capital Improvement Projects typically take place over two or more years requiring continuing appropriations beyond a single fiscal year, but only those projects scheduled during the first year of the plan are financed and adopted as part of the Town's Annual Operating Budget.

The Capital Project Fund is established for those Capital Improvement Projects that are funded through transactions such as debt issuance, bond anticipation notes, special assessments, grant proceeds, and transfers from the General Fund. More specifically, the Capital Improvement Project Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities. The fund uses the modified accrual basis of accounting.

Budget Revenues

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
330-Capital Projects Fund					
334390	STATE GRANT-OTHER PHYSICAL ENVIRONMENT	-	850,000	850,000	FDEP GRANTS
381200	GF-519 CNB TRANSFER	-	334,814	29,814	Transfer from General Fund
361113	INTEREST INCOME	354,326	-	25,000	Interest revenue
381231	RESTRICTED (GF) CPF TRANSFER	-	527,930	-	Transfer from General Fund
331400	TRANSPORTATION TRUST	-	-	-	
384111	2019 SERIES-CITY NATIONAL BANK	-	-	-	
385100	2022 SERIES BOND	-	5,798,157	3,000,000	Bond Series 2022
381200	INTER-FUND TRANSFER (LETF)	600,000	-	-	
381230	FY 24 ALLOCATION FUND BALANCE	-	-	-	
Total Operating Expenses		*954,326	7,510,901	3,904,814	

CAPITAL PROJECTS FUND



Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
330-Capital Projects Fund					
Operating Expenses					
Administrative/Operating Costs-Project 02-006					
519342	General Fund - Admin Reimbursement	70,000	70,000	70,000	Compensation for the Town Managers Bonus and Differed Comp Contribution(s), other Administrative Costs associated with Administration of the CIP.
519314	Professional Services	180,000	-	-	
519520	Operating Supplies	-	-	-	
519710	CIP-Principal	222,222	222,222	222,222	City National Bank Note
519720	CIP -Interest	112,592	112,592	112,592	City National Bank Note
519910	Restricted (Grant Funds-WC and RIT Project)	-	850,000	850,000	State Grant Proceeds
Wellness Center-20-005					
519313	Engineering Fees	-	-	100,000	Engineering Services
519314	Professional Services	310,000	80,000	-	
519634	Construction	1,707,584	4,563,731	600,000	Construction of Project
519630	Contingency	-	100,000	-	
519640	Machinery & Equipment	-	-	300,000	Gym Equipment & Building Furniture
Re-Imagine Tweddle Park- 20-007					
519313	Engineering Fees	-	50,000	-	
519314	Owners Representative	-	34,000	-	
519634	Construction	-	1,000,000	1,600,000	Construction of Project
519640	Machinery & Equipment	-	-	-	
519630	Contingency	-	-	-	
Strand Steetscape Master Plan- 26-002					
519313	Engineering Fees	-	-	-	
519314	Professional Services	-	-	-	
519634	Construction	-	-	50,000	Construction of Project
519640	Machinery & Equipment	-	-	-	
519630	Contingency	-	-	-	
Total Operating Expenses		*3,306,365	7,510,901	3,904,814	
330 CAPITAL PROJECTS FUND TOTALS		*3,306,365	7,510,901	3,904,814	

TWENTY YEARS OF INVESTMENT. A LIFETIME OF STEWARDSHIP.

Building a Town Unlike Any Other

During the past twenty years, the Town has completed or initiated more than \$76 million in capital improvements, transforming nearly every aspect of our community—from parks and public safety facilities to roads, stormwater infrastructure, beach amenities, technology, recreation, and municipal buildings.

What makes this accomplishment remarkable is not simply the amount invested—it is how it was accomplished.

Unlike many communities that rely heavily on long-term borrowing to finance public improvements, Golden Beach has remained disciplined in its approach.

Over the last two decades, the Town has utilized only:

One \$14.5 million
General Obligation
Bond approved by the
voters

One \$7 million
General Obligation
Bond approved by the
voters

A \$4 million loan
to construct the new
Civic Center

The remaining investment has been made possible through responsible financial planning, disciplined annual budgeting, strategic use of reserves, and the successful pursuit of state, federal, county, and legislative funding opportunities.

By leveraging our annual Capital Improvement Program, aggressively pursuing grants and direct appropriations, and carefully managing our finances, the Town has delivered tens of millions of dollars in infrastructure improvements while minimizing the long-term debt burden placed upon our residents.

This philosophy has allowed Golden Beach to build first-class public facilities while maintaining one of the strongest financial positions of any municipality in South Florida.

TWO DECADES OF TRANSFORMATION

Over the last twenty years, residents have witnessed unprecedented public investment throughout our community, including:

- Modern public safety facilities
- The new Civic Center
- The Wellness Center and reimagined park campus
- Beach Pavilion restoration
- Tweddle Park redevelopment
- Roadway reconstruction
- Stormwater infrastructure improvements
- Seawall and shoreline resiliency initiatives
- Emergency management and hurricane hardening projects
- Marine Patrol expansion
- Public safety technology including CCTV and License Plate Recognition systems
- Public Works modernization
- Recreation and quality-of-life improvements
- New landscaping, parks, playgrounds, recreational amenities, and public spaces

Each project was undertaken with one objective:

TO IMPROVE THE QUALITY OF LIFE FOR
EVERY RESIDENT WHILE PROTECTING THE
LONG-TERM VALUE OF OUR COMMUNITY.

THE NEXT TWENTY YEARS

*Constructing infrastructure is only the first chapter.
Maintaining it is the responsibility that follows.*

Every building, roadway, park, seawall, drainage system, recreational facility, public safety asset, and piece of technology that has been installed over the past twenty years now requires regular maintenance, repair, replacement, and reinvestment.

Unlike construction funding, which often benefits from grants, legislative appropriations, or one-time capital funding, ongoing maintenance is rarely eligible for outside assistance. Those costs become the responsibility of the community.

This year's proposed budget continues our commitment to fiscal responsibility by lowering the Town's combined millage rate while maintaining exceptional municipal services.

However, as our inventory of public infrastructure continues to grow, so too does our responsibility to preserve it.

Over the coming years, the Town will begin evaluating long-term funding strategies dedicated specifically to infrastructure maintenance and asset preservation. One option that future Councils may consider is a dedicated Infrastructure Maintenance Assessment to ensure that today's investments remain in excellent condition for future generations.

Such a funding source would not be intended to build new facilities.

Its purpose would be to protect the extraordinary public investment our residents have already made.

A COMMITMENT TO FUTURE GENERATIONS

Good government is not measured by how much it builds.

It is measured by how well it preserves what it has built.

The infrastructure we enjoy today represents twenty years of thoughtful planning, responsible financial management, and strategic investment.

Our responsibility now is to ensure that future generations inherit these assets in the same exceptional condition in which they were delivered.

That commitment to stewardship will guide the Town's financial decisions for the next twenty years—just as fiscal responsibility guided the last twenty.

CAPITAL IMPROVEMENT PROGRAM (CIP) OVERVIEW

For nearly two decades, Golden Beach has demonstrated that thoughtful planning, disciplined financial management, and a long-term vision can transform a community. During that time, the Town has designed, funded, and delivered more than \$76 million in capital improvements without compromising our commitment to fiscal responsibility.

Those investments have fundamentally reshaped Golden Beach. From utility undergrounding and stormwater improvements to roadway enhancements, parks, public safety facilities, the Civic Center Complex, and numerous neighborhood improvements, each project has been guided by a commitment to preserve and enhance the quality of life enjoyed by our residents while protecting the long-term value of their investment in our community.

The Fiscal Year 2026-2027 Capital Improvement Program continues that commitment while introducing a new approach to how future capital projects will be prioritized and funded.

COMPLETING OUR EXISTING COMMITMENTS

The first priority of this year's Capital Improvement Program is to ensure that the Town fully funds projects that have already been approved by the Town Council and that require funding across multiple fiscal years. These include:

- Completion of the Wellness Center
- Completion of the Reimagine Tweddle Park Project
- Completion of the Civic Center Complex
- Continued implementation of other previously authorized multi-year capital commitments

In addition, this budget establishes initial planning and design funding for the Strand Entrance and Strand Streetscape Master Plan, allowing the Town to begin developing a long-term vision for one of the community's most important gateways.

A NEW APPROACH TO FUTURE CAPITAL PLANNING

Historically, future capital projects have often been prioritized and recommended as part of the annual budget process. Beginning this fiscal year, the Town is adopting a more collaborative approach.

The Capital Improvement Program identifies numerous additional projects that remain important to the future of Golden Beach. These projects are intentionally included within the CIP to provide transparency regarding the Town's long-term needs; however, they are not being funded through the annual operating budget at this time.

Instead, following adoption of the budget, the Town Council will conduct a deliberate review of these identified projects and determine which initiatives should move forward based upon community priorities, readiness, and available funding.

This approach allows each project to receive individual consideration rather than being bundled into the annual budget, creating greater transparency and encouraging meaningful public discussion before significant capital investments are authorized.

DEDICATED CAPITAL FUNDING

To support this new process, the Town has already established a dedicated funding source for future capital investments.

As part of ongoing settlement agreements related to Town regulatory matters, Golden Beach has successfully negotiated capital settlement revenues totaling approximately \$1,868,580. These funds have been reserved specifically for future capital improvements and will not be used to support normal operating expenses.

Rather than assigning these revenues to individual projects during the budget process, the funds will remain available and will be allocated only after:

- The Town Council has identified the project as a priority;
- Planning and design have progressed sufficiently for the project to be considered shovel-ready;
- Project costs have been fully evaluated; and
- Formal funding authorization has been approved by the Town Council.

This method ensures that capital dollars are invested only after projects have matured, costs are better understood, and the governing body has had the opportunity to evaluate competing priorities.

INVESTING WITH PURPOSE

The Capital Improvement Program has always represented more than a construction schedule. It is the Town's long-term blueprint for preserving infrastructure, enhancing public amenities, improving public safety, and maintaining the exceptional quality of life that defines Golden Beach.

By completing existing commitments while establishing a more transparent and collaborative framework for future investments, this year's Capital Improvement Program strengthens both our financial stewardship and our strategic planning process. It allows the Town Council, residents, and administration to work together in determining which projects should shape the next generation of improvements for our community, while ensuring that every capital dollar is invested deliberately, responsibly, and in accordance with the Town's long-standing tradition of fiscal excellence.

Capital Improvement Plan Projects Summary	Total of Prior Years	Actual Costs FY 23-24	Actual Costs FY 24-25	Actual Costs as of 06/2026 FY 25-26	Proposed Budget FY 26-27	Anticipated Total	Projected Project Costs	Project Costs (Actual or Anticipated)
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Completed Projects since 2007

Civic Center Complex and Town Hall Program Project 13-006								11,580,044
Engineering Fees	134,574	42,740	35,350	613		213,277		
Professional Services	183,670	290,820	21,771	2,953		499,214		
Rentals & Leases	22,481	15,395				37,875		
Operating Expenses	12,637	131,717				144,354		
Construction	7,737,286	1,610,470	111,013			9,458,769		
Park Improvements and Site Work	0		19,250	4,532		23,782		
Furniture, Fixtures and Equipment	296,833	611,859	9,575	74,000		992,267		
Contingency	150,687	59,819				210,506		
CCTV Implementation Project 23-001								1,253,292
Engineering Fees	0					0	192,000	
Permit Fees	0					0		
Construction	43,588	9,704				53,292		
Contingency	0					0	1,008,000	
Fountain & Sinage on AIA Project 23-002								294,223
Engineering Fees	0					0		
Permit Fees	0		19,000			19,000		
Construction	0		95,223			95,223	180,000	
Contingency	0					0		
Auxiliary Service Facility Project 20-006								310,258
Engineering Fees	1,200		10,200			11,400		
Professional Fees	0		141,202			141,202		
Construction	10,000		147,656			157,656		
Contingency	0					0		
Veterans Memorial Park Project 20-004								286,553
Engineering Fees	2,565					2,565	18,605	
Permit Fees	0					0		
Construction	20,345					20,345	245,038	
Contingency	0					0		
Wall at Massini Avenue Project 20-003								557,599
Engineering Fees	43,693					43,693	80,000	
Permit Fees	0					0		
Construction	513,907					513,907	420,000	
Contingency	0					0		

Capital Improvement Plan Projects Summary	Total of Prior Years	Actual Costs FY 23-24	Actual Costs FY 24-25	Actual Costs as of 06/2026 FY 25-26	Proposed Budget FY 26-27	Anticipated Total	Projected Project Costs	Project Costs (Actual or Anticipated)
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Completed Projects since 2007

AIA Transit Shelters Project 20-002						239,386		
Engineering Fees	21,776					21,776		
Professional Services	32,949					32,949		
Construction	184,661					184,661		
Contingency	0					0		
Center Island Pump Station Project 17-001						1,324,214		
Engineering Fees	462,914					462,914		
Additional Engineering Fees	495					495		
Construction	860,804					860,804		
Contingency	0					0		
Canal Maintenance Project 14-004						664,300		
Engineering Fees	220,246					220,246		
Owners Representative	71,146					71,146		
Construction	372,908					372,908		
Contingency	0					0		
Strand Entrance Project 18-002						174,164		
Engineering Fees	15,090					15,090		
Permit Fees	0					0		
Construction	121,094					121,094		
Contingency	0					0		
General Fund Maintenance	37,981					37,981		
Mill and Resurface Town Wide						410,741		
Engineering Fees						0		
Permit Fees						0		
Construction						410,741		
Contingency						0		
AIA Corridor Project 18-005						63,724		
Engineering Fees	0					0		
Professional Services	63,724					63,724		
Construction	0					0		
Contingency	0					0		

Capital Improvement Plan Projects Summary	Total of Prior Years	Actual Costs FY 23-24	Actual Costs FY 24-25	Actual Costs as of 06/2026 FY 25-26	Proposed Budget FY 26-27	Anticipated Total	Projected Project Costs	Project Costs (Actual or Anticipated)
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Completed Projects since 2007

Town Wide Street Lighting 10-010								297,312
Engineering Fees	123,902					123,902		
Professional Services	80,715					80,715		
Construction	92,161					92,161		
Contingency	534					534		
Beach Pavilion Restrooms-Project 13-005/10-007								654,870
Engineering Fees	18,641					18,641		
Owners Representative	11,428					11,428		
Professional Services	37,403					37,403		
Construction	581,399					581,399		
Contingency	6,000					6,000		
Police Sub Station Guard House-Project 13-002								398,813
Engineering Fees	19,341					19,341		
Owners Representative	30,705					30,705		
Construction	342,767					342,767		
Furniture & Equipment	0					0		
Contingency	6,000					6,000		
Digital CCTV Project 18-001								103,560
Engineering Fees	0					0		
Permit Fees	0					0		
Construction	103,560					103,560		
Contingency	0					0		
Historic Beach Pavilion Project 18-003								188,313
Engineering Fees	0					0		
Permit Fees	0					0		
Construction	188,313					188,313		
Contingency	0					0		
Center Island Bridge Replacement Program								5,694,704
Administrative	12,328					12,328		
Professional Services	53,075					53,075		
Engineering Fees	376,636					376,636		
Owners Representative	65,700					65,700		
CEI	296,467					296,467		
Permit Fees	36,785					36,785		
Construction	3,603,713					3,603,713		
Contingency	0					0		
Loan Principal & Interest	1,250,000					1,250,000		

Capital Improvement Plan Projects Summary	Total of Prior Years	Actual Costs FY 23-24	Actual Costs FY 24-25	Actual Costs as of 06/2026 FY 25-26	Proposed Budget FY 26-27	Anticipated Total	Projected Project Costs	Project Costs (Actual or Anticipated)
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Completed Projects since 2007

North Island Bridge Replacement Program								5,694,704
Administrative	12,328					12,328		
Professional Services	53,075					53,075		
Engineering Fees	376,636					376,636		
Owners Representative	65,700					65,700		
CEI	296,467					296,467		
Permit Fees	36,785					36,785		
Construction	3,603,713					3,603,713		
Contingency	0					0		
Loan Principal & Interest	1,250,000					1,250,000		
Lofts on A-1-A								456,800
Principal	310,000					310,000		
Interest	146,800					146,800		
	0					0		
Golden Beach Drive Streetscapes-Project 08-001								2,924,679
Engineering Fees	875,967					875,967		
Owners Rep	33,000					33,000		
MOT-Police	3,480					3,480		
Professional Services	9,000					9,000		
Landscaping	405,978					405,978		
Operating Supplies	68					68		
Construction	1,505,186					1,505,186		
GEO Technical	92,000					92,000		
Survey	0					0		
Town-Wide Undergrounding Utilities-Project 08-002								6,331,897
Engineering Fees	325,464					325,464		
Owners Representative	93,051					93,051		
FPL Costs Shares	1,453,521					1,453,521		
AT&T Costs Shares	1,032,637					1,032,637		
Atlantic Broadband Costs Shares	180,901					180,901		
Construction (SEC)	2,679,665					2,679,665		
Construction (non-SEC)	354,283					354,283		
Added Work FPL	0					0		
Service To Homes	212,376					212,376		

Capital Improvement Plan Projects Summary	Total of Prior Years	Actual Costs FY 23-24	Actual Costs FY 24-25	Actual Costs as of 06/2026 FY 25-26	Proposed Budget FY 26-27	Anticipated Total	Projected Project Costs	Project Costs (Actual or Anticipated)
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Completed Projects since 2007

Stormwater/Replacement Program 08-999								10,498,312
Engineering Fees	1,480,999					1,480,999		
Survey	50,025					50,025		
Permit Fees	89,207					89,207		
Construction	8,878,082					8,878,082		
Contingency	0					0		
Police Boat Dock 05-002								159,119
Engineering Fees	0					0		
Permitting	3,863					3,863		
Professional Service	1,006					1,006		
Owners Representative	17,213					17,213		
Construction	122,037					122,037		
Contingency	15,000					15,000		
Water Main replacement 07-994								2,423,350
Engineering Fees	474,568					474,568		
Survey	36,572					36,572		
Permit fees	5,775					5,775		
Construction	1,906,434					1,906,434		
Ocean Boulevard Median Improvements-Project 08-003								3,680,038
Engineering Fees (CM-C3TS)	525,782					525,782		
Engineering Fees (Entry Design-C3TS)	24,500					24,500		
MOT-Police	53,495					53,495		
Owners Representative	126,125					126,125		
Landscaping	17,808					17,808		
Operating Supplies	3,126					3,126		
Construction	1,932,935					1,932,935		
Change Orders	996,267					996,267		
S,C,N Island Curb and Gutters Program-10-003 & 10-008								190,963
Engineering Fees	49,983					49,983		
Construction	583,309					583,309		
Contingency	0					0		
North Park Improvements Program 09-003								325,746
Engineering Fees	41,970					41,970		
Owners Representative	24,512					24,512		
Construction	245,097					245,097		
Machinery & Equipment	14,167					14,167		
Contingency	0					0		

Capital Improvement Plan Projects Summary	Total of Prior Years	Actual Costs FY 23-24	Actual Costs FY 24-25	Actual Costs as of 06/2026 FY 25-26	Proposed Budget FY 26-27	Anticipated Total	Projected Project Costs	Project Costs (Actual or Anticipated)
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Completed Projects since 2007

South Park Improvement Program 09-004								396,434
Engineering Fees	50,019					50,019		
Owners Representative	71,854					71,854		
Construction	261,434					261,434		
Machinery & Equipment	13,127					13,127		
Contingency	0					0		
Town Wide Mailboxes 09-005								335,116
Professional Services	38,839					38,839		
Operating Supplies	48,022					48,022		
Construction	248,255					248,255		
Singer Park and Massini Improvements 10-006								152,021
Engineering Fees	9,926					9,926		
Owners Representative	2,308					2,308		
Construction	139,787					139,787		
Contingency	0					0		
Town Wide CCTV Project 11-016								665,627
Engineering Fees	0					0		
Professional Services	49,758					49,758		
Owners Representative	32,969					32,969		
Construction	3,350					3,350		
Machinery & Equipment	579,550					579,550		
Contingency	0					0		
Total Operating Expenses	56,526,174	4,295,168	3,348,070	7,955,468		73,107,265		77,530,908

Capital Improvement Plan Revenue Summary	Total of Prior Years	FY23-24	FY 24-25	FY 25-26	FY 26-27	Funds To Date	Anticipated Funding	FINAL REVENUE APPROVAL
SRF Loan Stormwater	1,216,296					1,216,296		1,216,296
SRF Loan Stormwater SW13110	1,376,223					1,376,223		1,376,223
State Stormwater Grant	1,100,000					1,100,000		1,100,000
State Water Grant	405,000			850,000	850,000	1,255,000		1,255,000
Miami-Dade G.O. Bond	160,000					160,000		160,000
State FDOT JPA	690,000					690,000		690,000
2008 General Obligation Bond	14,305,683					14,305,683		14,305,683
"2008 General Obligation Bond-Underwriters Fee"	194,317					194,317		194,317
FEMA Grant 1st Award	5,969,800					5,969,800		5,969,800
FEMA Grant 2nd Award (Seawall)	648,326					648,326		648,326
FEMA Administrative Reimbursement	83,310					83,310		83,310
FPL Added Work Reimb.	317,602					317,602		317,602
FDOT LAP AGREEMENT	5,939,750					5,939,750		5,939,750
LETF PROJECT FUNDS	3,080,751		60,000			3,140,751		3,140,750.75
Miami-Dade County PTP (Bridges)	300,000					300,000		300,000
Miami-Dade County CITT	78,249					78,249		78,249
Stormwater Settlement	375,000					375,000		375,000
Prior Year Deduction(s) from fund Balance	3,274,889					3,274,889		3,274,889
Bridge Loan Northern Trust	2,500,000					2,500,000		2,500,000
State Inland Grant	29,735					29,735		29,735
State DOE Grant	100,000					100,000		100,000
General Fund Balance Allocation (CIP)	7,292,267	458,465	2,500,000			10,250,732		10,250,732
General Fund Balance Allocation (Bridges)	3,487,039			527,930	54,814	4,069,783		4,069,783
General Fund Allocation (FY2022)	1,000,000		400,000			1,400,000		1,400,000
Note Series 2019- City National Bank	5,500,000		334,814	334,814		6,169,628		6,169,628
2022 General Obligation Bond	0	7,000,000	5,500,000	5,798,157	3,000,000	7,000,000		7,000,000
				7,510,901	3,904,814	71,945,074	-	71,945,074

Capital Improvement Plan Projects Summary	Total of Prior Years	Actual Costs FY 23-24	Actual Costs FY 24-25	Actual Costs as of 06/2026 FY 25-26	Proposed Budget FY 26-27	Anticipated Total	Projected Project Costs	Project Costs (Actual or Anticipated)
Administrative / Operating Costs-Project 02-006								4,681,177
General Fund- Admin Reimbursement	387,441	77,305	67,906	70,000	70,000	602,652		
Project Manager	370,435		0			370,435		
Professional Services	26,787	39,958	2,645			69,390		
Operating Expenses	0	61,770	15			61,785		
Bond Counsel	307,572					307,572		
Disclosure Counsel	191,396					191,396		
Owners Representative	384,976					384,976		
Financial Consultants	18,596					18,596		
Survey	118,593					118,593		
Public Relations	45,902					45,902		
CIP-Principal	271,190	222,222	222,222	222,222	222,222	937,856		
CIP-Interest	100,632	109,828	102,843	112,592	112,592	425,895		
Operating Supplies	98,458			850,000		948,458		
Restricted (GF) CPF Transfer Contingency	197,669					197,669		
Town Wellness Center Project 20-005								8,560,857
Engineering Fees	1,200	260	166,736	-53,078	100,000	215,118	-55,118	
Professional Services	64,750	98,395	288,191	104,642		555,977		
Operating Expenses	0	2,305	595	9,856		12,757		
Permit Fees	0					0		
Construction	0	124,641	1,707,584	4,896,446	600,000	7,328,671		
Furniture, Fixtures and Equipment				148,334	300,000	448,334		
Contingency	0			0		0	840,000	
Re-Imagined Tweedle Park Project 20-007								2,144,708
Engineering Fees	0	5,033	2,490	50,000		57,523	288,000	
Professional Services	87,654	233,280	53,212	34,000		408,145		
Permit Fees	0	0	88,892	1,000,000		1,088,892		
Construction	8,000	547,647	34,501			590,148		
Furniture, Fixtures and Equipment								
Contingency	0					0	1,512,000	
Strand Steetscape Master Plan- 26-002								-
Engineering Fees								
Permit Fees								
Construction								
Contingency								
Modernization Beach Pavilion- 25-003								500,000
Engineering Fees				0			80,000	
Permit Fees				0				
Construction				0				
Contingency				0			420,000	



Capital Projects Plan Un-Funded Projects Summary

Total of Prior
Years

Actual Costs
FY 23-24

Actual Costs
FY 24-25

Actual Costs
as of 06/2026
FY 25-26

Proposed
Budget
FY 26-27

Anticipated
Total

Projected
Project Costs

Project Costs
(Actual or
Anticipated)

Long-Term Un-Funded Capital Wish List

Beach Pavilion Roof Replacement							400,000	
Engineering Fees						0	0	
Permit Fees						0		
Construction						0	400,000	
Contingency						0	0	
Modernization Guard House - 25-002							500,000	
Engineering Fees						0	80,000	
Permit Fees						0		
Construction				428,356		0		
Contingency						0	420,000	
Beach Amenities							350,000	
Engineering Fees						0	0	
Permit Fees						0		
Construction						0	350,000	
Contingency						0	0	
Lighting on AIA -22-003							180,000	
Engineering Fees						0		
Permit Fees						0		
Construction						0	180,000	
Contingency						0		
AIA Landscaping Enforcement							800,000	
Engineering Fees						0		
Permit Fees						0		
Construction						0	800,000	
Contingency						0		
Proximity Detectors Ocean Side Residents							400,000	
Engineering Fees						0		
Permit Fees						0		
Construction						0	400,000	
Contingency						0		
Golden Beach Drive- Increase Crown of the Road							1,600,000	
Engineering Fees						0	256,000	
Permit Fees						0		
Construction						0		
Contingency						0	1,344,000	
AIA Mill & Resurface							2,200,000	
Engineering Fees						0		
Permit Fees						0		
Construction						0	2,200,000	
Contingency						0		
Creation of Legacy Park							150,000	
Engineering Fees						0		
Permit Fees						0		
Construction						0	150,000	
Contingency						0		

TOTAL Long-Term Un-Funded Capital Wish List

6,580,000





20 YEARS









of
SERVICE, PROGRESS & COMMUNITY



OFFICE OF THE TOWN CLERK

MISSION

The Office of the Town Clerk serves as the official records custodian for the Town of Golden Beach and provides legislative, records management, election administration, and public information services. The Office is committed to promoting transparency, preserving the Town's historical records, ensuring compliance with Florida law, and providing exceptional customer service to residents, elected officials, employees, and visitors.

OVERVIEW

The Town Clerk is one of the Town's three Charter Officers and is appointed directly by the Town Council. The Office serves as the central hub for legislative administration and records management while ensuring public access to government information and maintaining the integrity of the Town's official records.

The Office of the Town Clerk is responsible for coordinating Town Council meetings, preparing agendas, recording official actions, administering municipal elections, maintaining public records, publishing legal notices, and supporting public engagement initiatives. The department also serves as the Town's Records Management Liaison, Financial Disclosure Coordinator, Municipal Elections Supervisor, and Notary Public.

As the Town continues to invest in technology and transparency initiatives, the Clerk's Office plays an increasingly important role in digitizing records, improving online services, and expanding public access to information.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

The Office of the Town Clerk supports the Town Council's strategic goals through:

Government Transparency

Providing timely public access to meetings, records, legislation, and official Town actions.

Operational Excellence

Maintaining efficient records management systems and ensuring compliance with state and local requirements.

Technology and Innovation

Expanding digital services, implementing records management technologies, and improving online access to information.

Resident Engagement

Enhancing communication tools and improving public participation opportunities in Town governance.

CORE SERVICE AREAS

Legislative Administration

- Preparation and distribution of Town Council agenda packets.
- Attendance and recording of Town Council, board, and committee meetings.
- Preparation and maintenance of official meeting minutes.
- Codification of ordinances and maintenance of legislative records.

Records Management

- Custodian of official Town records.
- Administration of records retention and disposition programs.
- Management of public records requests.
- Preservation and digitization of historical documents.

Elections Administration

- Administration of municipal elections.
- Candidate qualifying and election compliance.
- Coordination with Miami-Dade County Elections Department.
- Maintenance of election records and archives.

Public Information Services

- Publication of legal advertisements and public notices.
- Website content management and public information resources.
- Public records accessibility and transparency initiatives.
- Notary and document certification services.

FISCAL YEAR 2025-2026 PERFORMANCE HIGHLIGHTS

The Office of the Town Clerk achieved several significant milestones during FY 2025-2026:

ENHANCED TRANSPARENCY AND ACCESSIBILITY

- Launched the Laserfiche Public Portal, providing residents with online access to agendas, minutes, ordinances, and resolutions.
- Expanded online access to Town records and legislative documents.
- Continued maintenance of ADA-compliant website content and digital resources.

IMPROVED RECORDS MANAGEMENT

- Completed the transfer of all archival records from off-site storage facilities to Town-owned facilities.
- Eliminated external storage costs, generating annual savings in excess of \$10,000.
- Continued digitization of historical records and implementation of electronic document management practices.

STRENGTHENED PUBLIC COMMUNICATION

- Managed Town-wide emergency notifications through the CodeRED system.
- Continued livestreaming and archiving Town Council meetings.
- Expanded digital public records request capabilities.

LEGISLATIVE AND ADMINISTRATIVE SUPPORT

- Prepared all regular, special, workshop, and Local Planning Agency meeting agendas.
- Processed approximately 50 public records requests.
- Assisted with the preparation and execution of approximately 60 resolutions and 4 ordinances.
- Coordinated annual ethics and financial disclosure compliance for elected and appointed officials.

FISCAL YEAR 2026-2027 STRATEGIC INITIATIVES

WEBSITE MODERNIZATION & DIGITAL SERVICES EXPANSION

The Clerk's Office will lead a comprehensive redesign of the Town's website to improve navigation, accessibility, resident engagement, and online service delivery. The project will include expanded self-service features, enhanced meeting access, and the incorporation of Artificial Intelligence (AI) tools to improve search functionality and user experience.

KEY OUTCOMES

- Improved resident access to information
- Enhanced website functionality
- Increased utilization of online services
- Greater public engagement

COMPLETION OF TOWN-WIDE RECORDS MODERNIZATION PROGRAM

The Office will continue implementation of the Laserfiche records management platform and expand departmental integration throughout the organization.

KEY OUTCOMES

- Increased records accessibility
- Reduced paper storage requirements
- Improved records retention compliance
- Enhanced operational efficiency

MUNICIPAL ELECTION ADMINISTRATION

The Clerk's Office will administer the 2027 General Election, including candidate qualifying, election coordination, public notices, and certification of election results.

KEY OUTCOMES

- Full compliance with Florida election laws.
- Successful administration of municipal elections
- Improved voter access to election information.

PUBLIC MEETING ENHANCEMENT INITIATIVE

The Office will evaluate and implement technologies designed to improve public participation and accessibility during Town Council meetings, including enhanced broadcasting capabilities, closed captioning, and informational overlays.

KEY OUTCOMES

- Increased public participation
- Enhanced meeting accessibility
- Improved transparency

LEGISLATIVE & CODE MODERNIZATION

Continue collaboration with the Town Attorney to identify and update outdated provisions within the Town Code and improve public accessibility to legislative information.

KEY OUTCOMES

- Modernized municipal code
- Improved legal compliance
- Easier public access to legislation

PERFORMANCE MEASURES

Measures	FY 24-25 Actual	FY 25-26 Estimated	FY 26-27 Target
Clerk Archives on Laserfiche	30%	50%	75%
Council Meetings Broadcast	100%	100%	100%
Ethics Filings Coordinated	100%	100%	100%
Election Compliance Rate	100%	N/A	100%

ORGANIZATIONAL STRUCTURE

Personnel Summary

Position	FY 2024-25	FY 2025-26	FY 2026-27
Town Clerk / HR Director	1	1	1
Assistant to the Town Clerk	0	0	1
Total	1	1	2

STAFFING CHANGES

The Fiscal Year 2026-2027 budget includes the reclassification of the Human Resources (HR) Generalist/Assistant to the Town Clerk into two separate positions. The current HR Generalist/Assistant to the Town Clerk will now only focus on Human Resources functions as the Town's dedicated Human Resources Specialist. The Assistant to the Town Clerk position will provide support for records management, elections administration, public records processing, website content management, and implementation of the Town's ongoing records digitization and technology modernization initiatives.

The reclassification of this position will strengthen organizational resiliency, improve customer service, and support the increasing workload associated with digital records management and transparency initiatives.



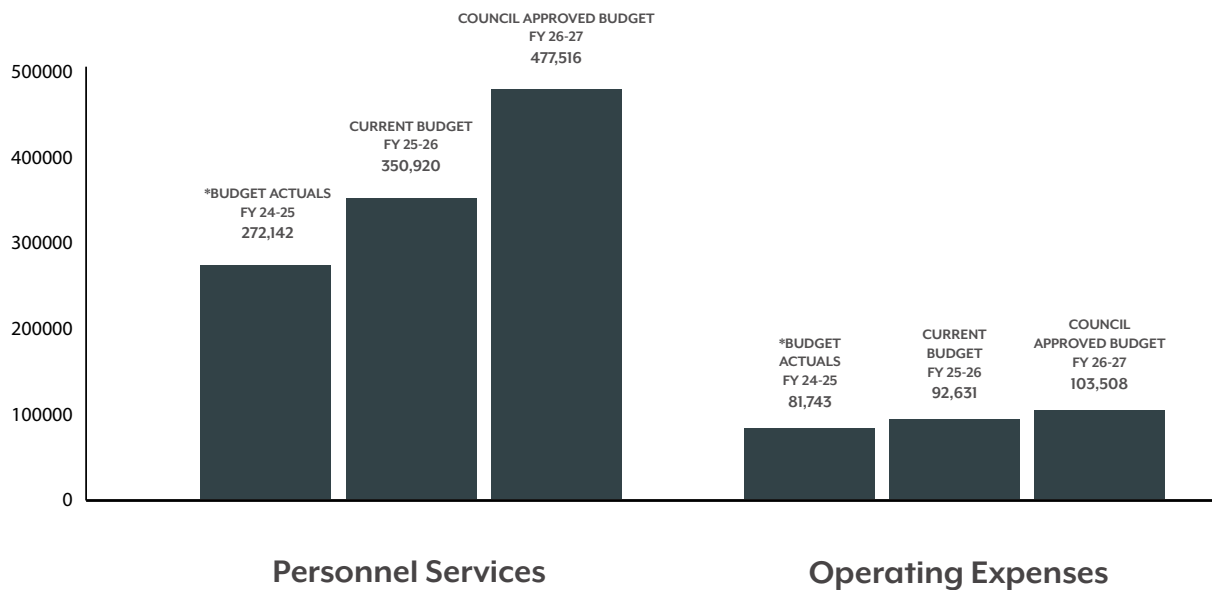
LOOKING AHEAD

During Fiscal Year 2026-2027, the Office of the Town Clerk will continue advancing transparency, accessibility, and operational excellence through strategic investments in technology, records management, and resident engagement. These initiatives will further support the Town Council's commitment to providing responsive, accountable, and innovative local government services to the residents of Golden Beach.

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
512-Town Clerk					
Personnel Services					
512-113100	Town Clerk Salary	126,649	160,000	164,800	Town Clerk salary
512-113120	Assistant to the Town Clerk	-	-	59,987	Full-Time assistant
512-125100	H.R. Generalist	61,800	64,890	66,837	Human Recourse Generalist Salary
512-156100	Longevity	800	800	800	Longevity Pay
512-210100	FICA	14,340	16,500	22,370	7.65% of Salary
512-220100	Retirement Contribution- Town Pension	71,915	73,335	108,843	Town Pension Retirement Plan
512-230100	Life, Health & Dental Insurance	37,816	34,585	52,780	Full cost of employee premium and half of family premium
512-240100	Workers Compensation	710	810	1,099	Code 8010 (gross salary multiplied by current rate of .00377)
Total Personnel Services		*272,142	350,920	477,516	

TOWN CLERK



Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
Operating Expenses					
512-340100	Professional Services	29,137	29,428	29,723	Non-contracted outside vendor services
512-360100	Election Expenses	5,000	5,000	15,000	Costs associated with election and preparation with the County
512-400100	Travel & Per Diem	1,561	1,577	1,592	FACC Conf. & Institute ; IIMC; Fuel Stipend
512-410100	Communication Services	1,561	1,577	1,592	Cell Phone; air cards, Wi-Fi cards
512-420100	Freight & Postage Services	1,873	1,892	1,911	Courier Services Fed Ex etc.
512-440100	Off Site Storage	7,492	7,567	7,643	Iron Mountain
512-470100	Printing & Binding	3,642	3,679	3,715	Codification
512-480100	Public Relations	15,609	15,765	15,923	Employee related programing and incentives
512-492100	Legal Advertising	10,406	10,510	10,615	Community News; Legal Notices
512-510100	Office Supplies	2,081	2,102	2,123	Index sheets, copy paper etc.
512-520100	Operating Supplies	1,123	1,123	1,134	Videos and tapes, water, coffee, Zee medical supplies, code books, Sunshine manuals
512-540100	Books, Pub, Sub-scrip, Memberships	832	10,100	10,201	FACC; IIMC; MDCMCA and class registration fees, Civic Plus, SHRM
512-640100	Machinery & Equipment	2,289	2,312	2,335	Replacements as recommended by staff
Total Operating Expenses		*81,743	92,631	103,508	
512 Town CLERK TOTALS		*353,885	443,551	581,024	





of
SERVICE, PROGRESS & COMMUNITY



HUMAN RESOURCES DEPARTMENT

MISSION

The Human Resources Department is committed to attracting, developing, and retaining a highly qualified workforce that supports the Town of Golden Beach's commitment to exceptional public service. The Division provides leadership in employee relations, recruitment, benefits administration, risk management, safety, training, compensation, and organizational development while fostering a positive, inclusive, and high-performing workplace culture.

OVERVIEW

The Human Resources Department provides comprehensive personnel management services to all Town departments and employees. The Department is responsible for recruitment and retention, employee benefits administration, payroll coordination, labor relations, workers' compensation management, risk management, employee training, policy administration, and workplace safety initiatives. And because employee recruitment and separations are determined directly by the Town Council, the Department falls under the direction of the Office of the Town Clerk to main the civil service protection that employees are entitled to.

Human Resources serves as a strategic partner to Town leadership by ensuring compliance with federal and state employment regulations, maintaining competitive compensation and benefits programs, supporting employee wellness initiatives, and promoting professional development opportunities throughout the organization.

As the Town continues implementing significant capital investments and organizational initiatives, Human Resources remains focused on workforce development, employee engagement, succession planning, and maintaining Golden Beach's reputation as an employer of choice.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

The Human Resources Department supports the Town Council's strategic priorities through:

Organizational Excellence

Recruiting, retaining, and developing a highly skilled workforce capable of delivering exceptional municipal services.

Employee Wellness and Engagement

Promoting employee health, wellness, safety, and workplace satisfaction through innovative programs and benefits.

Fiscal Responsibility

Managing employee benefits, payroll, and insurance programs in a cost-effective manner while maintaining competitive compensation packages.

Risk Management and Safety

Reducing organizational risk through proactive safety initiatives, workers' compensation management, training programs, and compliance monitoring.

CORE SERVICE AREAS

Employee Relations and Workforce Management

- Recruitment, onboarding, and retention of employees.
- Employee relations and workplace issue resolution.
- Performance management and evaluations.
- Policy development and implementation.
- Succession planning and workforce development.

Benefits and Compensation Administration

- Health, dental, vision, life, and supplemental insurance programs.
- Retirement and deferred compensation programs.
- Compensation and classification studies.
- Payroll administration and support.
- Tuition reimbursement and employee assistance programs.

Risk Management and Safety

- Workers' compensation administration.
- Safety training and compliance programs.
- Accident and incident investigations.
- Occupational health services coordination.
- Safety Committee administration.

Training and Professional Development

- Employee orientation programs.
- Leadership and supervisory training.
- Mandatory compliance training.
- Professional certification support.
- Employee wellness programming.

FISCAL YEAR 2025-2026 PERFORMANCE HIGHLIGHTS

The Human Resources Department achieved several significant accomplishments during FY 2025-2026 that strengthened employee wellness, benefits administration, and organizational effectiveness.

EMPLOYEE WELLNESS AND BENEFITS

- Organized the Town's first Employee Wellness Fair in over ten years, featuring eleven health and wellness vendors.
- Created the Town's inaugural "Fitsgiving" wellness initiative focused on employee health and physical fitness.
- Implemented employee wellness programming through StretchLab and GoZone Fitness partnerships.
- Expanded employee benefit offerings through the addition of voluntary pet insurance coverage.
- Secured a partnership with Life Imaging to provide full-body CT scans for eligible full-time employees.
- Successfully completed annual benefits renewal and open enrollment while maintaining competitive employee coverage options.

HUMAN RESOURCES TECHNOLOGY & PROCESS IMPROVEMENTS

- Enhanced Paycom onboarding workflows to create a more efficient and paperless employee onboarding experience.
- Streamlined employee benefit enrollment and administration processes.
- Updated and expanded the Town's comprehensive employee benefits guide.

WORKFORCE MANAGEMENT AND EMPLOYEE SUPPORT

- Processed bi-weekly payroll for all Town employees.
- Coordinated employee recruitment, onboarding, orientation, and benefits enrollment.
- Managed workers' compensation claims and workplace injury reporting.
- Facilitated employee relations matters and policy administration.
- Coordinated employee recognition programs, monthly luncheons, and the Town's annual holiday celebration.

RISK MANAGEMENT AND COMPLIANCE

- Maintained compliance with labor law posting requirements and employment regulations.
- Managed the Town's Safety Committee and coordinated department-wide safety initiatives.
- Served as liaison between the Town, insurance providers, legal counsel, and other human resources vendors.

FISCAL YEAR 2026-2027 STRATEGIC INITIATIVES

EMPLOYEE ENGAGEMENT AND WORKPLACE CULTURE ENHANCEMENT

Human Resources will implement new employee engagement initiatives designed to strengthen workplace culture, improve communication, and increase employee satisfaction across all departments and shifts.

KEY OUTCOMES

- Improved employee engagement
- Increased employee participation in workplace programs
- Enhanced communication between employees and administration
- Improved employee retention

HUMAN RESOURCES DIGITAL TRANSFORMATION

The Department will continue modernizing personnel administration through the digitization of personnel records and expanded use of technology solutions.

KEY OUTCOMES

- Increased operational efficiency
- Improved records security and accessibility
- Reduced paper storage requirements
- Enhanced compliance with records retention requirements

KEY PROJECTS

- Personnel file digitization within Laserfiche
- Development of employee intranet resources
- Expansion of electronic forms and workflows

COMPENSATION AND CLASSIFICATION REVIEW

The Department will evaluate job descriptions, salary structures, and classification systems to ensure the Town remains competitive in attracting and retaining high-quality employees.

KEY OUTCOMES

- Competitive compensation structure
- Improved recruitment efforts
- Enhanced employee retention
- Greater consistency in classification and compensation practices

WORKPLACE SAFETY & RISK MANAGEMENT ENHANCEMENT

Human Resources will update the Town's Safety Manual and expand organizational safety initiatives to address emerging workplace risks and best practices.

KEY OUTCOMES

- Reduced workplace injuries
- Improved safety awareness
- Enhanced compliance with safety regulations
- Increased opportunities for grant funding and reimbursement

KEY PROJECTS

- Comprehensive Safety Manual update
- FMIT Safety Grant applications
- Occupational health vendor evaluation
- Enhanced emergency preparedness initiatives

WORKFORCE DEVELOPMENT & SUCCESSION PLANNING

The Department will continue investing in employee development through expanded training opportunities and professional certification programs.

KEY OUTCOMES

- Increased professional development opportunities
- Stronger leadership pipeline
- Improved employee performance
- Enhanced organizational resiliency

KEY PROJECTS

- SHRM-CP certification attainment
- Expanded leadership development opportunities
- Employee training and continuing education programs

PERFORMANCE MEASURES

Measures	FY 24-25 Actual	FY 25-26 Estimated	FY 26-27 Target
Employee Wellness Events Conducted	0	2	4
Workers' Compensation Claims Managed	100%	100%	100%
Benefits Enrollment Participation	100%	100%	100%
Payroll Accuracy Rate	99.9%	99.9%	99.9%

ORGANIZATIONAL STRUCTURE

Personnel Summary

Position	FY 2024-25	FY 2025-26	FY 2026-27
Town Clerk / Human Resources Director	1	1	1
Human Resources Generalist	1	1	1
Total	2	2	2



LOOKING AHEAD

The Human Resources Department will continue to focus on building a workplace culture that supports employee success, organizational excellence, and exceptional customer service. Through investments in employee wellness, professional development, technology modernization, and workforce planning, the Department will help ensure that the Town of Golden Beach remains an employer of choice and is well-positioned to meet the evolving needs of the organization and its residents.



2018

THE STRAND GUARDHOUSE
IMPROVEMENTS

*The Town remodeled the Police
Guardhouse at The Strand including
façade upgrades, upgrades to the
bathroom and upgrades to the pavers
and landscaping*



COMMUNITY SAFETY & SECURITY





COMMUNITY SAFETY & SECURITY

For more than two decades, the Town of Golden Beach has embraced a simple but unwavering belief: protecting our residents is the highest responsibility of local government. That commitment has guided every investment we have made in public safety—from personnel and training to technology, infrastructure, emergency communications, and regional partnerships.

Today, Golden Beach is recognized as one of South Florida's premier public safety organizations. Our nationally accredited Police Department, Marine Patrol, emergency communications systems, advanced camera network, coastal security initiatives, and highly trained personnel provide a level of service that reflects our community's expectations and our commitment to excellence.

As the risks facing coastal communities continue to evolve, however, so too must the way we organize ourselves to meet them.

This year's budget introduces one of the most significant organizational enhancements in our public safety structure in many years: the normal establishment of the Town's Emergency Management Division.

Although emergency management responsibilities have existed within the organization for many years, today's environment demands a more deliberate and dedicated approach. Hurricanes are becoming more complex, flooding events more frequent, infrastructure systems more interconnected, cybersecurity threats more sophisticated, and the expectations placed upon local governments greater than ever before. These realities require an organization that is designed not only to respond to emergencies, but to prepare for them, coordinate them, recover from them, and emerge stronger afterward.

TWO DISTINCT MISSIONS. ONE UNIFIED PURPOSE.

Modern emergency management recognizes that during any major emergency or disaster, local government must successfully execute two critical missions at the same time.

MISSION ONE:

PROTECTING LIVES AND PROPERTY

Our Police Department will continue performing the responsibilities that only law enforcement professionals can provide. Officers will secure neighborhoods, protect critical infrastructure, conduct search and rescue operations when conditions permit, enforce evacuation orders, establish traffic control points, perform welfare checks, prevent criminal activity, and coordinate public safety operations with neighboring agencies throughout every phase of an emergency.

MISSION TWO:

RESTORING GOVERNMENT AND THE COMMUNITY

The Emergency Management Division will serve as the Town's central coordination authority for preparedness, response, continuity of government, recovery, and resilience.

Operating from the Town's Emergency Operations Center, the Division will coordinate emergency planning, resource management, logistics, emergency communications, continuity of operations, and interagency coordination before, during, and after an incident.

Following a disaster, the Division will lead the complex recovery process by coordinating debris removal, damage assessments, emergency contracting, infrastructure restoration,

FEMA documentation and reimbursement, public information, disaster resource management, and the delivery of essential services—including potable water, emergency power, fuel, shelter support, and other critical community needs. This effort will be carried out in partnership with every Town department, including Public Works, Building & Zoning, Finance, Resident Services, and our Police Department.

WHY THIS ORGANIZATIONAL MODEL MATTERS

My philosophy is straightforward.

The professionals responsible for protecting lives should be focused on protecting lives.

The professionals responsible for restoring government should be focused on restoring government.

Police officers should not be diverted from critical public safety responsibilities to coordinate debris contractors, manage emergency procurement, oversee logistics, or prepare FEMA reimbursement documentation. Likewise, emergency management professionals should not be expected to perform law enforcement functions that require specialized authority and training.

Each discipline brings a unique set of expertise, responsibilities, and professional standards. By clearly defining these roles while operating under a unified command structure, we allow each organization to perform at its highest level while supporting one another toward a common objective.

Equally important, this structure strengthens the Town's ability to maximize state and federal disaster assistance. A dedicated Emergency Management Division improves compliance with federal reimbursement requirements, enhances disaster documentation, accelerates recovery efforts, and serves as the Town's primary point of coordination with the Florida Division of Emergency Management, FEMA, Miami-Dade County, utility providers, and numerous state and regional partners.

BUILDING A MORE RESILIENT GOLDEN BEACH

Public safety is measured not only by how effectively we respond during a disaster, but by how well we prepare beforehand and how quickly we recover afterward.

Resilience is not created during a hurricane. It is built every day through planning, training, coordination, investment, and leadership.

The creation of the Emergency Management Division reflects our continuing commitment to building an organization capable of protecting our residents before an emergency occurs, coordinating resources while it is unfolding, and restoring our community as quickly and efficiently as possible once the immediate danger has passed.

By combining an exceptional Police Department with a dedicated Emergency Management Division under a unified Community Safety & Security organization, we are strengthening our ability to protect lives, safeguard property, maintain continuity of government, and ensure that Golden Beach remains among the safest, most resilient, and best-prepared coastal communities in the State of Florida.

This budget is more than an investment in public safety—it is an investment in resilience, preparedness, and the long-term security of our community.



Community Safety & Security

PROTECTING THE COMMUNITY

Community Safety and Security is dedicated to preserving the safety, security, resilience, and quality of life that make Golden Beach one of South Florida's most desirable residential communities. Through a comprehensive approach that integrates law enforcement, emergency management, technology, life safety services, and community protection programs, Community Safety and Security works around the clock to safeguard residents, visitors, and public assets.

Recognizing that public safety extends beyond traditional law enforcement, the Town has established a modern public protection model that combines proactive policing, emergency preparedness, technology-driven security, coastal resilience, and community-focused services under a unified organizational structure.

The section's mission is not only to respond to emergencies and criminal activity but also to prevent incidents, enhance preparedness, protect vulnerable populations, and ensure the Town remains resilient in the face of evolving public safety challenges.

MISSION

To protect the residents, visitors, and assets of Golden Beach through exceptional law enforcement services, proactive public safety initiatives, emergency preparedness, technological innovation, and a commitment to community partnership.

OVERVIEW

Community Safety and Security provides a comprehensive range of services designed to ensure the safety and well-being of the community. Through the integration of sworn law enforcement personnel and specialized public safety professionals, this section delivers coordinated services that support crime prevention, emergency response, disaster preparedness, coastal safety, community resilience, and quality-of-life enforcement.

The sections organizational structure reflects the evolving nature of public safety by combining traditional policing functions with emerging areas such as emergency management, security technology, cyber resilience, access control systems, and community preparedness.

This integrated approach allows the Town to effectively anticipate risks, respond to emergencies, coordinate recovery efforts, and provide residents with the highest level of service and protection.

CORE SERVICE AREAS

Law Enforcement

Providing professional police services, criminal investigations, traffic enforcement, community policing, crime prevention, and public safety response.

Emergency Management and Community Resilience

Planning for, coordinating, and responding to hurricanes, coastal hazards, disasters, and other emergencies while strengthening community preparedness and resilience.

Technology and Security Systems

Managing public safety technologies, security cameras, license plate recognition systems, access control infrastructure, cybersecurity initiatives, and emergency communication systems.

Ocean Rescue and Coastal Safety

Protecting residents and visitors through ocean rescue operations, beach safety programs, water safety education, and emergency response services.

Community Protection Services

Supporting residents through code compliance, elder affairs initiatives, public service aide programs, community outreach, and quality-of-life enforcement.

Event Safety and Special Operations

Providing security planning, traffic management, emergency preparedness, and operational support for Town-sponsored events and special activities.

ORGANIZATIONAL COMPONENTS

Community Safety & Security is comprised of two complementary divisions:



LAW ENFORCEMENT DEPARTMENT

Led by the Chief of Police, the Law Enforcement Department is responsible for all sworn law enforcement functions, including:

- Patrol Operations
- Criminal Investigations
- Marine Patrol
- K-9 Operations
- Traffic Enforcement
- Community Policing
- Crime Prevention
- Special Operations



PUBLIC SAFETY & EMERGENCY MANAGEMENT DEPARTMENT

Led by the Director of Public Safety and Emergency Management, this department is responsible for:

- Emergency Management
- Community Resilience
- Ocean Rescue
- Access Control Operations
- Security Technology Systems
- License Plate Recognition (LPR) Systems
- Public Service Aides
- Elder Affairs Programs
- Cybersecurity Initiatives
- Code Compliance Coordination

Together, these departments provide a coordinated and comprehensive approach to protecting the Golden Beach community.

FISCAL YEAR 2026-2027 STRATEGIC FOCUS AREAS

During Fiscal Year 2026-2027, Community Safety and Security will focus on:

- Enhancing emergency preparedness and disaster resilience.
- Expanding public safety technology and security infrastructure.
- Strengthening community policing and resident engagement.
- Increasing utilization of real-time intelligence and security systems.
- Expanding marine patrol, ocean rescue, and coastal safety capabilities.
- Improving cybersecurity and protection of municipal systems.
- Supporting vulnerable populations through elder affairs and wellness initiatives.
- Maintaining the Town's reputation as one of the safest communities in Florida.

PUBLIC SAFETY THROUGH INNOVATION

Golden Beach continues to invest in innovative public protection strategies that combine highly trained personnel with advanced technology and proactive planning. From emergency preparedness and crime prevention to coastal safety and cybersecurity, this section remains focused on delivering modern, responsive, and resident-centered public safety services.

This approach ensures that Golden Beach is prepared not only for today's challenges but also for the evolving public safety needs of the future.

BUDGET RESPONSIBILITY

For Fiscal Year 2026-2027, Community Safety and Security is responsible for approximately \$6,903,972 in operating and capital expenditures dedicated to law enforcement services, emergency management, security technology, ocean rescue operations, community protection programs, and public safety initiatives.

These investments support the Town Council's commitment to maintaining a safe, secure, and resilient community while preserving the exceptional quality of life enjoyed by Golden Beach residents.

*The Community Safety and Security budget reflects an increase from the previous FY 2025-2026 budget amount of \$6,159,727. It is important to note that a portion of the prior year's funding has been reallocated to create the new **Public Safety & Emergency Management Department** budget. These functions were previously included within the Law Enforcement Department budget, however restructuring them into this new discipline provides improved transparency, accountability, and visibility of the Town's emergency preparedness and public safety efforts.*





of
SERVICE, PROGRESS & COMMUNITY



LAW ENFORCEMENT DEPARTMENT

MISSION

The Law Enforcement Department is committed to protecting the residents, visitors, and assets of the Town of Golden Beach through professional policing, proactive crime prevention, community partnerships, and exceptional public service. As a fully accredited law enforcement agency, the Department strives to maintain the highest standards of professionalism, accountability, and integrity while preserving the safety and quality of life that define the Golden Beach community.

OVERVIEW

The Law Enforcement Department serves as the Town's primary provider of police services and is responsible for enforcing federal, state, county, and local laws. The Department provides proactive patrol operations, criminal investigations, traffic enforcement, marine patrol services, community policing initiatives, and specialized public safety programs designed to prevent crime and enhance resident safety.

Under the leadership of the Chief of Police, the Department is staffed by sworn law enforcement professionals, civilian support personnel, and specialized units that work collaboratively to provide comprehensive public safety services.

The Golden Beach Law Enforcement Department has maintained accreditation through the Commission for Florida Law Enforcement Accreditation (CFA) for more than thirteen years and continues to uphold nationally recognized standards of excellence in law enforcement operations.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

The Law Enforcement Department supports the Town Council's strategic priorities through:

Public Safety and Crime Prevention

Providing proactive policing services that protect residents, visitors, and public assets.

Community Engagement

Building trust through transparency, responsiveness, community outreach, and resident involvement.

Technology and Innovation

Utilizing advanced technology systems to enhance officer effectiveness, situational awareness, and crime prevention efforts.

Organizational Excellence

Maintaining accredited professional standards while investing in training, leadership development, and officer preparedness.

CORE SERVICE AREAS

Patrol Operations

- Community policing and proactive patrol services.
- Traffic enforcement and traffic safety initiatives.
- Crime prevention and neighborhood visibility.
- Emergency response and service calls.

Criminal Investigations

- Follow-up investigations.
- Intelligence gathering and information sharing.
- Regional and federal task force participation.
- Evidence collection and case management.

Specialized Operations

- Marine Patrol Unit.
- K-9 Unit.
- Drone Operations.
- Motorcycle and Bicycle Patrol Units.
- Rapid Deployment Force (RDF) participation.

Community Policing and Public Outreach

- Resident engagement initiatives.
- Public safety education.
- Crime prevention programs.
- Community events and outreach activities.

Training and Professional Standards

- Officer training and development.
- Accreditation compliance.
- Leadership development.
- Regional training partnerships.

FISCAL YEAR 2025-2026 PERFORMANCE HIGHLIGHTS

The Law Enforcement Department continued its commitment to professional excellence, proactive policing, and community engagement through several significant accomplishments.

LEADERSHIP AND ORGANIZATIONAL DEVELOPMENT

- Promoted Yovany Diaz to Assistant Chief of Police.
- Promoted Leila Perez to Captain overseeing Administrative Services.
- Promoted Julio Soca to Lieutenant overseeing Field Operations.
- Continued leadership development and succession planning initiatives.

PUBLIC SAFETY ENHANCEMENTS

- Expanded the Town's public safety camera network and security infrastructure.
- Added a second marine patrol vessel and expanded marine operations capabilities.
- Expanded participation in the Rapid Deployment Force (RDF) program.
- Continued proactive traffic, parking, and quality-of-life enforcement initiatives.

TECHNOLOGY AND INNOVATION

- Expanded utilization of drone technology for public safety operations.
- Continued integration of CCTV and public safety technology systems.
- Enhanced access control systems and resident credentialing programs.

PROFESSIONAL EXCELLENCE

- Successfully achieved the Department's fifth consecutive CFA reaccreditation.
- Maintained all mandatory training requirements for sworn personnel.
- Hosted regional law enforcement training exercises involving local, state, federal, and military partners.

COMMUNITY ENGAGEMENT

- Resumed community outreach programs including Meet-and-Greet events, educational programs, and public safety initiatives.
- Maintained active partnerships with neighboring law enforcement agencies and community organizations.
- Continued efforts to maintain Golden Beach as one of the safest communities in South Florida.

FISCAL YEAR 2026-2027 STRATEGIC INITIATIVES

CRIME PREVENTION & COMMUNITY SAFETY ENHANCEMENT

The Department will continue proactive policing strategies focused on crime prevention, visibility, and resident engagement.

KEY OUTCOMES

- Reduced criminal activity
- Enhanced resident confidence
- Increased officer visibility
- Improved quality of life

TECHNOLOGY & SECURITY INFRASTRUCTURE EXPANSION

The Department will continue expanding and enhancing public safety technologies to improve situational awareness and operational effectiveness.

KEY OUTCOMES

- Improved crime deterrence
- Faster incident response
- Enhanced intelligence gathering
- Greater operational efficiency

KEY PROJECTS

- Expansion of CCTV capabilities
- Enhanced security camera monitoring
- Real-Time Crime Center planning initiatives
- Access control system improvements

SPECIALIZED OPERATIONS DEVELOPMENT

The Department will continue investing in specialized law enforcement capabilities.

KEY OUTCOMES

- Expansion of the K-9 Program
- Additional patrol vehicle replacements and fleet modernization
- Expanded marine patrol capabilities
- Continued drone operations development

KEY PROJECTS

- Enhanced operational readiness
- Increased public safety capabilities
- Improved emergency response effectiveness

COMMUNITY PARTNERSHIP & RESIDENT ENGAGEMENT

The Department will expand community outreach initiatives designed to strengthen relationships between law enforcement and residents.

KEY OUTCOMES

- Increased resident participation
- Improved community trust
- Enhanced public awareness of safety initiatives

KEY PROJECTS

- Resident ride-along program
- Community safety education initiatives
- Youth engagement programming
- Expanded crime prevention outreach

TRAINING AND ACCREDITATION EXCELLENCE

The Department will continue investing in advanced officer training and maintaining accredited professional standards.

KEY OUTCOMES

- Increased officer preparedness
- Enhanced professional standards
- Stronger regional partnerships
- Improved operational effectiveness

KEY PROJECTS

- Active threat response training
- Regional bunker-based training exercises
- Continued CFA accreditation compliance
- Leadership and succession development

PERFORMANCE MEASURES

Measures	FY 24-25 Actual	FY 25-26 Estimated	FY 26-27 Target
CFA Accreditation Status	Accredited	Accredited	Accredited
Sworn Personnel Training Compliance	100%	100%	100%
Community Outreach Events	12	15	18
Resident Ride-Along Participants	N/A	N/A	25

ORGANIZATIONAL STRUCTURE

Personnel Summary

Position	FY 2024-25	FY 2025-26	FY 2026-27
Chief of Police	1	1	1
Executive Assistant to the Chief	1	1	1
Command Staff	2	2	3
Sergeants	3	3	3
Corporals	2	3	3
Patrol Officers – Full-Time	11	12	11
Patrol Officers – Part-Time	7	6	6
Detectives	3	2	2
Reserve Officers	3	3	4
Total	33	33	34

A group of four people (three men and one woman) are standing in front of a large, vibrant banner. The banner features a colorful, abstract design with various shapes and colors, including blue, green, yellow, and red. The text on the banner reads "LOCAL GOVERNMENT HISPANIC NETWORK". The people are dressed in business casual attire. The man on the far left is wearing a white polo shirt and grey trousers. The woman next to him is wearing a green top and brown trousers. The woman next to her is wearing a white top and black trousers. The man on the far right is wearing a light-colored button-down shirt and blue jeans. They are all smiling and looking towards the camera.

LOCAL GOVERNMENT HISPANIC NETWORK

LOOKING AHEAD

The Law Enforcement Department remains committed to preserving Golden Beach's reputation as one of the safest communities in Florida. Through proactive policing, advanced technology, specialized operations, community partnerships, and continuous professional development, the Department will continue delivering exceptional law enforcement services while adapting to the evolving needs of the community.

As Community Safety & Security continues to evolve, the Law Enforcement Department will remain focused on its core mission of protecting life, property, and the quality of life enjoyed by all residents of Golden Beach.

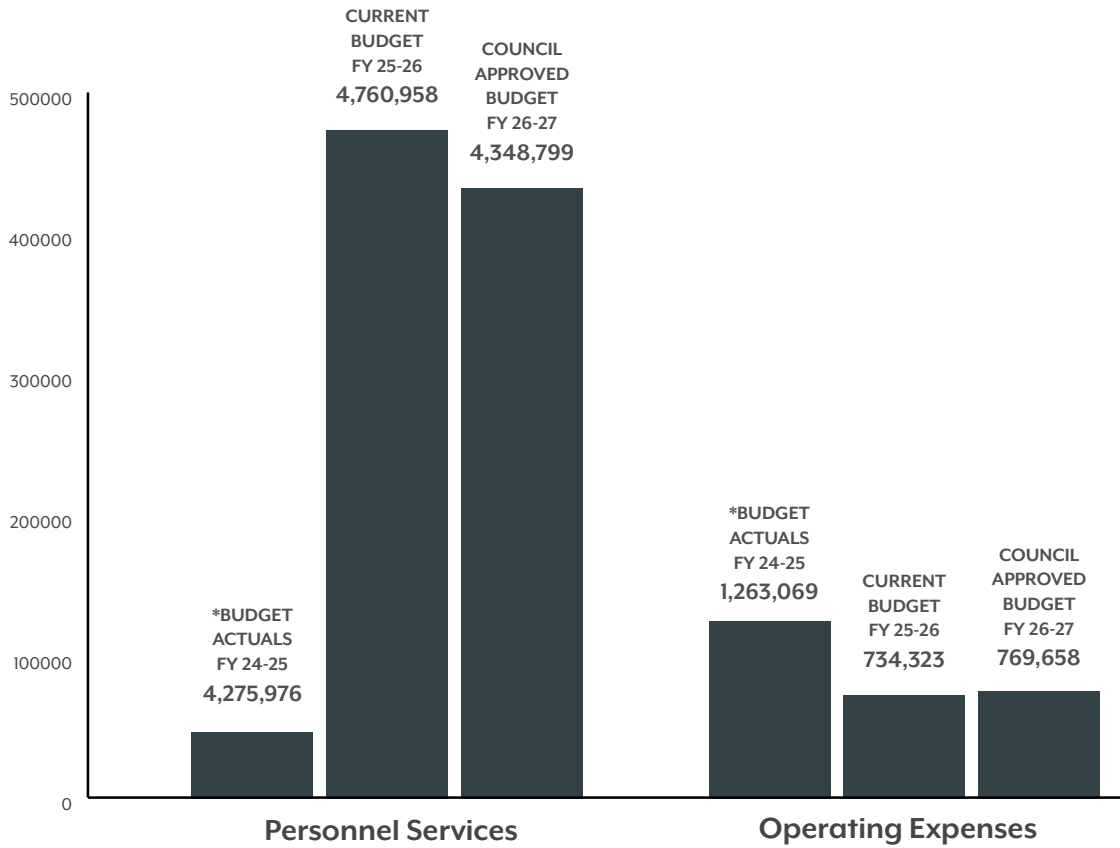
Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
521-Law Enforcement					
Personnel Services					
521110	Police Chief	179,339	186,500	198,790	Police Chief Salary
521120	Salary - General Employees	77,170	62,717	61,800	Executive Assistant to the Chief
521113	Salary - Assistant Chief Operational Division	143,779	161,320	-	Assistant Police Chief Salary
521100	Salary - Captain Administrative Division	111,631	131,000	145,230	Captian
521100	Salary - Lieutenant	-	-	133,900	Lieutenant
521121	Salary - Sergeant	306,095	324,900	292,255	Three Full Time
521125	Salaries - Officers	1,507,315	1,546,468	1,621,005	As stipulated in the agreed to FOP Union Contract
5211251	Part-Time Officers	60,054	173,969	179,233	Part-Time Officers
521130	Community Service Aids (CSA)	312,574	249,371	-	Substation personnel
521133	Park Rangers	-	43,680	-	Park Ranger personnel
521140	Salaries - Overtime	196,633	55,000	55,000	Payments of time worked in excess of 40 hours; estimate includes court time, hurricanes & day to day
521153	Salaries - State Incentive	18,450	18,240	18,240	Incentive paid by state for continuing education/based on actual payment & a contingency for add'l incentives
521154	Salaries - Education Comp	11,229	10,250	10,250	Additional pay per contract dependent on highest degree earned/estimate based on actual + contingency
521156	Longevity	17,100	30,900	27,800	As per FOP contract, Recognition for years of service
521157	Uniform Allowance	14,475	37,600	37,600	Clothing Maintenance allowance \$225/qtr. per officer \$325/qtr. for detectives and 2 pairs not to exceed \$200 per pair per Contract
521210	FICA Taxes	217,018	222,395	202,550	7.65% of compensation
521220	Retirement Contribution- Town Pension	563,289	888,980	794,963	Estimate Based on Funding at 38% of Payroll
521230	Life, Health & Dental Insurance	440,070	491,192	434,010	Full cost of employee premium and half of family premium
521240	Worker's Compensation	93,916	98,276	107,973	Estimate based on category rates for police and officer x payroll
521250	Unemployment Compensation	-	7,200	7,200	Contingency estimate based on previous years' payout
521261	RHS - Employer Match	5,839	21,000	21,000	Retirement Health Savings - Mission Square
Total Personnel Services		*4,275,976	4,760,958	4,348,799	

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
521-Law Enforcement					
Operating Expenses					
521316	Professional Services	30,000	30,000	30,000	Psychological & medical testing, background & internal investigations, and polygraphs
521340	Contract Services	20,000	20,000	20,000	GPS Service; Copy Machine (Maint/copies); Accreditation Manager
521345	K-9 Expense	30,000	30,000	30,000	K-9 medical & dental; food & supplies; vehicle insurance; membership for USPCA
521400	Travel & Per Diem	20,000	20,000	20,000	Employees attending conferences and other trainings in accordance with travel forms
521410	Communication Services	23,000	23,000	23,000	Wireless Phone Service and wireless cards
521420	Freight & Postage Services	250	250	250	Courier services & postage
521430	Utilities-Electric	4,330	4,416	4,505	Substation & Police Station
521432	Utilities-Water	10,824	11,041	11,262	Substation & Police Station
521440	Rentals & Leases	18,731	18,918	19,107	Copier; Vehicle Lease and Harley Davidson Motors
521462	Repairs & Maint - Bldg.	20,000	20,000	20,000	Misc. repairs at substation and Police Station
521463	Repairs & Maint - Vehicles	80,000	80,000	80,000	Repair and maintenance of all police vehicles and the marine patrol boat
521464	Repairs & Maint - Equip	10,000	10,000	10,000	Equipment repair at substation, phones, radios, office equipment, and transponders
521469	Minor Tools & Equip	5,000	5,000	5,000	Transmitter, cones, flex cuff, etc.
521470	Printing	2,500	2,500	2,500	Police Department forms and documents
521480	Public Relations/ Events/Ads	15,000	15,000	15,000	Officer of the Quarter; Dade County Chiefs annual event
521510	Office Supplies	3,000	3,000	3,000	Paper, pens, etc.
521520	Operating Supplies	16,015	16,015	16,015	Medical supplies, drinking water, coffee
521521	Gas & Oil	129,600	155,520	186,624	Increased due to cost increase for Police Vehicles /Take Home Vehicles
521521100	Marine Patrol Fuel	15,552	18,662	22,395	New line item for better tracking of expenses (Marine Patrol Boat)
521525	Uniforms	25,000	25,000	25,000	Uniforms, new name embroidery, name badges, etc.
521540	Books, Pubs, Subs, Memberships	4,000	31,000	31,000	Reference books, IACP; FCOP; DCCP, PowerDMS, Frontline,TEG-CAD
521550	Police Training	35,000	35,000	35,000	Training classes for officers and staff
521640	Machinery & Equipment	120,000	160,000	160,000	One Beach Vehicle and One Vehicle
Total Operating Expenses		*1,263,069	734,323	769,658	

LAW ENFORCEMENT





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PUBLIC SAFETY & EMERGENCY MANAGEMENT DEPARTMENT

MISSION

The Public Safety & Emergency Management Department is committed to protecting the residents, visitors, and assets of Golden Beach through proactive emergency preparedness, innovative public safety initiatives, advanced security technologies, and community-focused services. The Department works collaboratively with the Law Enforcement Department and other Town departments to enhance resilience, strengthen preparedness, and preserve the exceptional quality of life enjoyed by the Golden Beach community.

OVERVIEW

The Public Safety & Emergency Management Department serves as the Town's centralized hub for emergency preparedness, community resilience, security technology, code compliance, ocean rescue operations, and public safety support services.

Created as part of the Town's Community Safety & Security organizational model, the Department integrates several non-sworn public safety functions under a unified leadership structure designed to improve coordination, accountability, efficiency, and service delivery.

The Department works closely with Law Enforcement to provide comprehensive public safety services while focusing on preparedness, prevention, education, technology, and quality-of-life initiatives that support the safety and well-being of residents.

Fiscal Year 2026-2027 represents the inaugural year of this newly established department and the beginning of a long-term strategy to create a modern, resilient, and technology-driven public safety organization.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

The Public Safety & Emergency Management Department supports the Town Council's priorities through:

Public Safety and Community Protection

Providing proactive safety services that protect residents, property, and public assets.

Emergency Preparedness and Resilience

Strengthening the Town's ability to prepare for, respond to, and recover from emergencies and disasters.

Technology and Innovation

Utilizing advanced technology systems to improve situational awareness, service delivery, and operational effectiveness.

Quality of Life Enhancement

Supporting community standards, public spaces, beach safety, and resident well-being.

CORE SERVICE AREAS

Emergency Management and Resilience

- Hurricane preparedness and disaster planning.
- Emergency Operations Center coordination.
- Continuity of Operations Planning (COOP).
- Recovery and damage assessment operations.
- Community preparedness initiatives.

Security Technology and Intelligence Systems

- CCTV system management.
- License Plate Recognition (LPR) technology.
- Access control systems.
- Public safety technology integration.
- Cybersecurity coordination and risk mitigation.

Ocean Rescue and Beach Safety

- Ocean rescue operations.
- Water safety monitoring and response.
- Beach emergency preparedness.
- Public education and awareness programs.

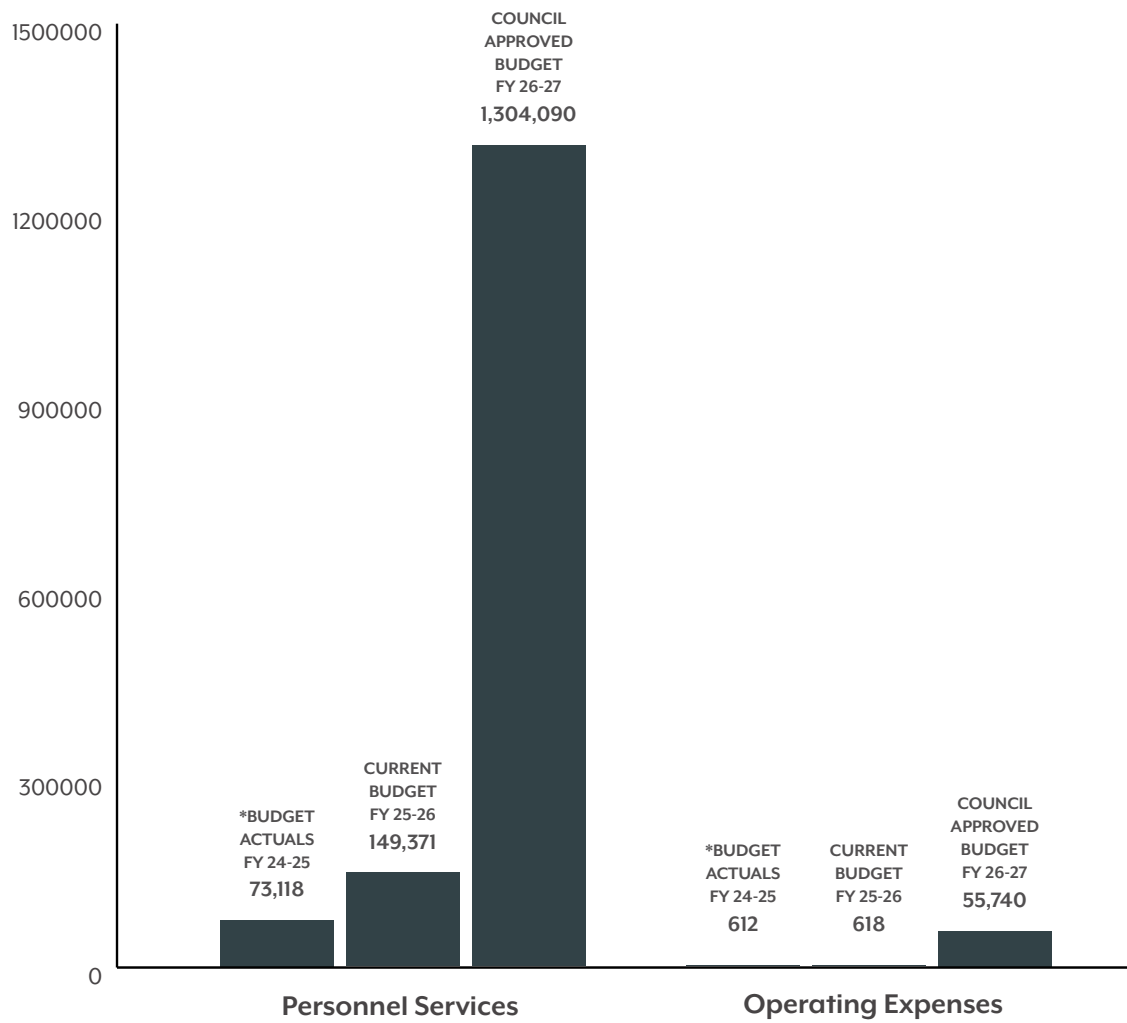
Community Protection Services

- Code compliance support.
- Public Service Aide operations.
- Park Ranger program administration.
- Elder affairs and community outreach initiatives.
- Quality-of-life enforcement programs.

Special Events and Public Safety Planning

- Event safety planning and coordination.
- Emergency preparedness for Town events.
- Interagency coordination and support.
- Public information and emergency communications.

PUBLIC SAFETY & EMERGENCY MANAGEMENT



FISCAL YEAR 2026-2027 STRATEGIC INITIATIVES

PUBLIC SAFETY INTEGRATION & ORGANIZATIONAL DEVELOPMENT

The Division will establish policies, procedures, performance standards, and organizational frameworks necessary to support the Town's new Public Protection model.

KEY OUTCOMES

- Unified public safety operations
- Improved organizational accountability
- Enhanced service coordination
- Sustainable long-term growth

EMERGENCY PREPAREDNESS & COMMUNITY RESILIENCE

The Division will strengthen the Town's preparedness capabilities through planning, training, exercises, and resilience initiatives.

KEY OUTCOMES

- Increased preparedness levels
- Faster emergency response and recovery
- Enhanced community resilience
- Improved operational continuity

KEY PROJECTS

- Continuity of Operations Plan implementation
- Hurricane preparedness program enhancements
- Emergency Operations Center procedures
- Recovery and damage assessment planning

PUBLIC SAFETY TECHNOLOGY MODERNIZATION

The Division will continue expanding and integrating public safety technologies to improve awareness, response capabilities, and operational efficiency.

KEY OUTCOMES

- Improved situational awareness
- Enhanced public safety operations
- Increased operational efficiency
- Stronger protection of Town assets and information

KEY PROJECTS

- Expansion of CCTV infrastructure
- Enhanced LPR capabilities
- Cybersecurity improvements
- Data governance and retention standards

COMMUNITY ENGAGEMENT & RESIDENT SERVICES

The Division will foster trust and transparency through proactive communication, outreach programs, and resident-focused services.

KEY OUTCOMES

- Increased resident engagement
- Improved customer service delivery
- Enhanced community trust
- Greater public awareness of emergency preparedness initiatives

PERFORMANCE MEASURES

Measures	FY 25-26 Actual	FY 26-27 Target
Emergency Preparedness Exercises Conducted	N/A	2
CCTV Cameras Managed	N/A	100% Operational
LPR Systems Operational	N/A	100% Operational
Code Compliance Cases Processed	N/A	100%

ORGANIZATIONAL STRUCTURE

Personnel Summary

Position	FY 2024-25	FY 2025-26	FY 2026-27
Public Safety Director	0	0	1
Assistant to Public Safety Director	0	0	1
Code Enforcement Police Corporal	0	0	1
Code Compliance Clerk	0	0	1
Public Service Aides	0	0	6
Park Rangers	0	0	2
Ocean Rescue - Full-Time	0	0	1
Ocean Rescue - Part-Time	0	0	2
Total	0	0	15



LOOKING AHEAD

The creation of the Public Safety & Emergency Management Department represents a significant evolution in how Golden Beach approaches public protection. By integrating emergency management, resilience, technology, ocean rescue, code compliance, and community protection services under one organizational framework, the Town is positioning itself to meet future challenges while maintaining its commitment to exceptional resident service.

As the Department enters its first year of operation, its focus will remain on building a resilient, responsive, and innovative public safety organization that protects the community, enhances quality of life, and supports the Town's long-term vision for excellence.

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
521-Public Safety & Emergency Management					
Personnel Services					
5211262	Public Safety Director	-	-	166,160	Public Safety Director
5211262	Assitant to Public Safety Director	-	-	-	
5211262	Code Enforcement Police Corporal	-	-	-	
572120	Ocean Rescue Full-Time	-	-	55,315	Ocean Rescue
572121	Ocean Rescue Part-Time	-	-	69,094	Ocean Rescue part- time
521130	Public Service Aide	-	-	304,542	Public Service Aids
5211262	Park Ranger	-	-	86,590	Park Rangers
5211262	Salary - Code Compliance	32,465	95,378	98,236	Code Compliance & Part-Time staff
5211402	Salaries - Overtime	-	7,400	7,400	Overtime
521156	Longevity	-	-	3,100	Longevity
5212102	FICA Taxes	-	7,296	59,902	Fica Taxes
5212302	Retirement Contribution- Town Pension	27,280	9,538	255,712	Retirement Contributions- Town Pension
5212302	Life, Health & Dental Insurance	11,057	24,359	166,259	Full cost of employee premium and half of family premium
5212402	Worker's Compensation	2,316	5,400	31,780	Estimate based on category rates for police and officer x payroll
Total Personnel Services		*73,118	149,371	1,304,090	
Operating Expenses					
5214702	Printing and Binding	240	242	626	Printing supplies
5215102	Office Supplies	372	376	531	Office supplies
5213162	Professional Services	-	-	52,991	Professional Services to assist in Code Violation department
5216402	Machinery & Equipment	-	-	1,592	Machinery & Equipment
Total Operating Expenses		*612	618	55,740	
521 DIVISION OF CODE ENFORCEMENT TOTALS		*73,730	149,989	1,359,830	



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LAW ENFORCEMENT TRUST FUND

MISSION

The Law Enforcement Trust Fund manages all forfeiture assets from the Police Department. Florida Statutes 932.701 through 932.707 authorize municipalities to seize assets, including cash, personal property, and real property used in violation of the Florida Contraband Forfeiture Act (FCFA). Under the FCFA, proceeds of forfeited funds in an agency's law enforcement trust fund must be used for police-related services. This is a special revenue fund used to account for specific revenues that are legally restricted to expenditure for a particular purpose. Oversight of this fund is primarily the function of the Police Department.

In addition to state-forfeited assets, the Department may receive funds through the U.S. Department of Justice and U.S. Department of the Treasury federal Equitable Sharing Program. As a condition of participation, the Department must submit an annual Equitable Sharing Agreement and Certification (ESAC) to the Money Laundering and Asset Recovery Section (MLARS) and the Treasury Executive Office for Asset Forfeiture (TEOAF), certifying the receipt and expenditure of shared funds in compliance with federal program requirements. The ESAC must be signed by both the head of the Police Department and the head of the governing body with budgetary authority over the Department, and submitted within two months following the close of the agency's fiscal year. Failure to timely file the ESAC, or noncompliance with equitable sharing use restrictions, may result in sanctions, suspension, or permanent loss of eligibility to receive future equitable sharing distributions.

Under no circumstance may funds be used for normal operating expenses, Section 932.7055, Florida Statutes, 2006.

The Town pledged \$1.3-million to the Civic Center Complex, of which \$600,000 has already been received and allocated towards this obligation.

The Town also pledged \$1.2-million to the Wellness Center Project.

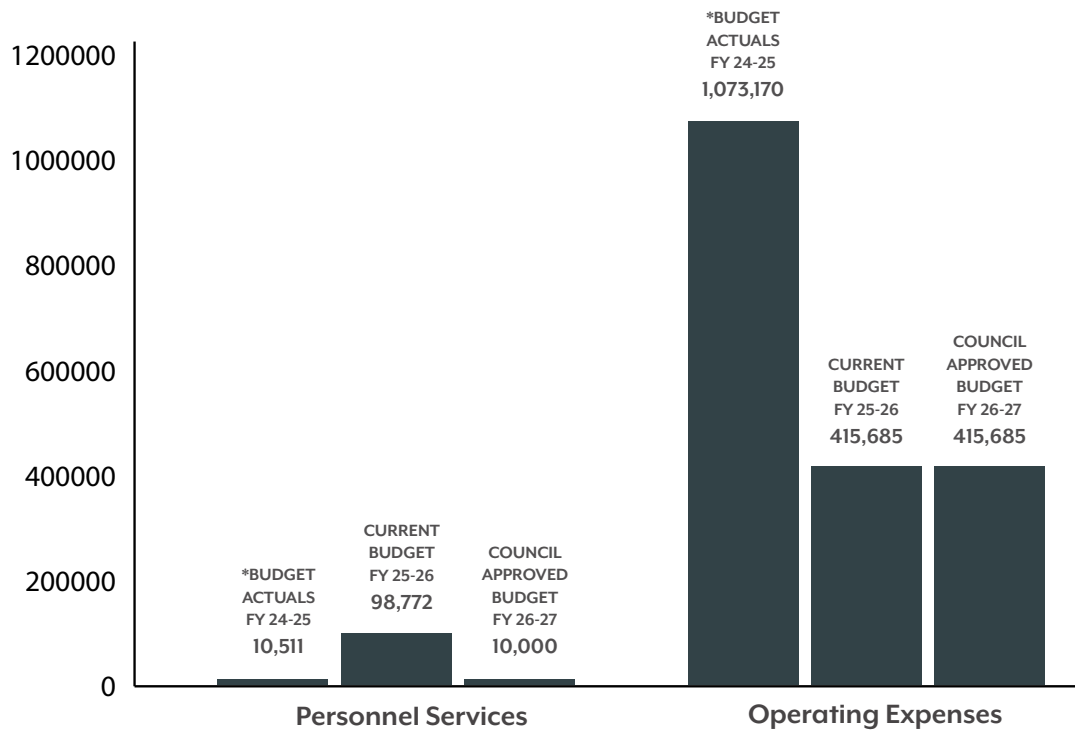
Current and future projects anticipated with these dollars include:

- Development of a Training Bureau for Police Development
- Deployment of new Vehicle Fleet

Budget Revenues

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
FUND 120	LAW ENFORCEMENT TRUST FUND				
351100	JUDGEMENTS AND FINES	-	-	-	
355100	FEDERAL FINES & FORFEITS	150,791	300,000	211,228	Federal Forfeits
355911	FEDERAL FINES & FORFEITS	-	195,457	195,457	Federal Forfeits
356911	STATE FINES & FORFEITS	2,585	15,000	15,000	State Forfeitures
361100	INTEREST ON INVESTMENTS	14,641	4,000	4,000	Interest on investments
361113	INTEREST INCOME	119	-	-	
369900	MISC. REVENUES	-	-	-	
381200	TRANSFER FROM FUND BALANCE	-	-	-	
120 LAW ENFORCEMENT TRUST FUND TOTALS		*168,136	514,457	425,685	

LAW ENFORCEMENT TRUST FUND



Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
120-Law Enforcement Trust Fund					
Personnel Expenses					
521125	Specialty Unit Salaries	5,559	69,091	-	
521140	Over Time	-	10,000	10,000	Overtime allowable by MLRS requirements
521210	FICA	-	5,285	-	
521230	Life, Health & Dental Insurance	1,810	12,068	-	
521240	Workers Comp	3,142	2,328	-	
521310	GF521 - Contract Salaries	-	-	-	
Total Personnel Services		*10,511	98,772	10,000	
Operating Expenses					
521640	Machinery & Equipment	377,612	260,000	260,000	Machinery & Equipment
521316	Professional Services	35,558	-	-	
521490	Other Current Charges	-	5,062	5,062	Expenses associated with police activities
521520	Operating Supplies	-	-	-	
521550	Police Training	-	-	-	
521581	Inter-Fund Transfer	660,000	150,623	150,623	Due to General Fund
	Restricted Reserves	-	-	-	
Total Operating Expenses		*1,073,170	415,685	415,685	
120 LAW ENFORCEMENT TRUST FUND TOTALS		*1,083,681	514,457	425,685	



RESIDENT LIFE





Resident Life

CREATING A COMMUNITY UNLIKE ANY OTHER

Resident Life serves as the primary connection between the Town of Golden Beach and its residents by fostering communication, enhancing community engagement, and delivering programs and services that enrich the quality of life for all ages. This section is responsible for coordinating resident communications, organizing community events and social programming, managing resident service requests, administering resident appreciation initiatives, and supporting resident engagement through innovative outreach.

During Fiscal Year 2026-2027, Resident Life will undertake one of its most significant initiatives to date with the opening and activation of the Town's new Wellness Center. This expansion will substantially broaden this section's responsibilities by introducing new recreational programming, facility operations, resident wellness initiatives, staffing, and customer service functions. Resources allocated within this budget support the personnel, programming, operational needs, communications, and equipment necessary to successfully launch and sustain these expanded services while maintaining the high level of service residents have come to expect.

Resident Life remains committed to providing exceptional customer service, strengthening neighborhood connections, and creating meaningful experiences that contribute to the Town's reputation as one of South Florida's premier residential communities.

MISSION

To enrich the lives of Golden Beach residents by providing exceptional services, premier recreational amenities, engaging programs, and responsive communication that promote community connection, wellness, and an extraordinary quality of life..

OVERVIEW

Resident Life oversees a comprehensive range of resident-focused services designed to support community engagement, wellness, recreation, and customer service excellence.

This section serves as the primary point of contact for many resident interactions and is responsible for planning, coordinating, and delivering programs, events, communications, and recreational experiences that contribute to the unique character of Golden Beach.

Through collaboration between the Resident Services Department and the Parks & Recreation Department, Resident Life ensures that residents receive timely information, access to high-quality amenities, and opportunities to participate in programs and activities that strengthen community bonds.

CORE SERVICE AREAS

Resident Services

Providing concierge-style customer service, resident communications, public information, special event coordination, and community outreach initiatives.

Parks, Recreation & Wellness

Managing parks, recreational facilities, beach amenities, wellness programming, recreational activities, and special events that promote healthy and active lifestyles.

Communications & Public Engagement

Developing and distributing resident communications through multiple platforms to ensure timely, accurate, and transparent information sharing.

Community Events & Programming

Planning and administering Town-sponsored events, seasonal celebrations, wellness initiatives, recreational programs, Wellness Center programming, and community activities that bring residents together.

Resident Relations

Enhancing the resident experience through personalized service, responsiveness, and continuous improvement of programs and amenities.

FISCAL YEAR 2026-2027 FOCUS AREAS

During Fiscal Year 2026-2027, Resident Life will continue advancing the Town Council's vision of providing a world-class residential experience through:

- Completion and activation of the Town's new Wellness Center.
- Completion of the Tweddle Park Redevelopment Project.
- Expansion of wellness, recreational, and educational programming.
- Enhancement of resident communications and engagement initiatives.
- Continued investment in premium beach and park amenities.
- Increased opportunities for resident participation and community involvement.
- Delivery of exceptional customer service and resident support.

ORGANIZATIONAL STRUCTURE

Resident Life operates under the direction of the Resident Services Director and consists of two complementary divisions:



RESIDENT SERVICES DEPARTMENT

Responsible for resident communications, customer service, community engagement, public information, special event coordination, and resident relations.



PARKS & RECREATION DEPARTMENT

Responsible for parks maintenance, recreational programming, wellness initiatives, facility management, beach amenities, and community recreation services.

Together, these departments work collaboratively to create a seamless, responsive, and engaging resident experience that reflects the Town's commitment to excellence.

BUDGET RESPONSIBILITY

For Fiscal Year 2026-2027, Resident Life is responsible for approximately \$2,935,242 in operating and capital expenditures dedicated to enhancing resident services, recreational amenities, wellness programming, community engagement, and quality-of-life initiatives throughout the Town.

This section's investment reflects the Town Council's continued commitment to providing exceptional services and maintaining Golden Beach as one of the premier residential communities in South Florida.





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SERVICE, PROGRESS & COMMUNITY



RESIDENT SERVICES DEPARTMENT

MISSION

The Resident Services Department is committed to enhancing the quality of life for Golden Beach residents by delivering exceptional customer service, concierge-level municipal services, wellness programming, recreational opportunities, community engagement, and responsive communication.

OVERVIEW

The Resident Services Department serves as the Town's primary provider of resident engagement, wellness programming, community communications, and concierge-level municipal services. The Department oversees operation of the Wellness Center, resident programming, community events, educational initiatives, and resident communications while serving as the primary liaison between residents and Town Hall.

Working collaboratively with every Town department, Resident Services develops programs that promote healthy lifestyles, strengthen neighborhood connections, encourage civic participation, and ensure every interaction with Town Hall reflects Golden Beach's commitment to exceptional service.

Fiscal Year 2026–2027 represents a transformational milestone with the opening of the Town's Wellness Center. This premier community amenity significantly expands the Department's responsibilities while creating new opportunities for wellness, recreation, education, and resident engagement.

As the Department continues to evolve, its mission remains unchanged: investing in people as intentionally as the Town invests in infrastructure, recognizing that exceptional communities are defined not only by outstanding public facilities, but by the quality of life they create for their residents.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

The Resident Services Department supports the Town Council's strategic priorities through:

Resident Experience

Deliver concierge-level customer service and personalized assistance.

Health & Wellness

Operate the Wellness Center while expanding fitness, wellness, and educational programming.

Community Engagement

Strengthen community connections through events, recreation, and volunteer opportunities.

Communication & Transparency

Provide timely, accurate, and meaningful resident communications.

CORE SERVICE AREAS

Wellness Center Operations

- Daily facility operations
- Membership administration
- Fitness programming
- Wellness education
- Facility scheduling
- Equipment oversight

Community Programming & Events

- Holiday celebrations
- Youth activities
- Senior programming
- Educational seminars
- Family events
- Special events

Resident Communications

- Town Magazine
- BuildingLink
- Resident Information Guide
- Website
- eBlasts
- Educational resources

Resident Concierge Services

- Resident assistance
- Case management
- New resident orientation
- Interdepartmental coordination
- Community partnerships

FISCAL YEAR 2025-2026 PERFORMANCE HIGHLIGHTS

The Law Enforcement Department continued its commitment to professional excellence, proactive policing, and community engagement through several significant accomplishments.

WELLNESS CENTER DEVELOPMENT

- Completed operational planning for the Wellness Center.
- Developed staffing plans, policies, procedures, and programming concepts.
- Prepared the facility for activation and resident services.

COMMUNITY ENGAGEMENT

- Hosted the Town's largest Halloween celebration.
- Produced the Town's largest New Year's Eve celebration.
- Expanded the Mayor's Speaker Series and community programming.

RESIDENT COMMUNICATIONS

- Redesigned the Town Magazine.
- Expanded BuildingLink resources.
- Enhanced resident education and digital communications.

FISCAL YEAR 2026-2027 STRATEGIC INITIATIVES

WELLNESS CENTER ACTIVATION

KEY OUTCOMES

- Successful facility opening
- Expanded wellness programming
- Outstanding resident experience
- Increased participation

EXPANDED RESIDENT PROGRAMMING

KEY OUTCOMES

- Additional youth, family and senior programs
- Educational seminars
- Community events
- Higher participation

RESIDENT COMMUNICATION ENHANCEMENT

KEY OUTCOMES

- Modernized publications
- Expanded BuildingLink
- Improved digital engagement
- Greater transparency

PERFORMANCE MEASURES

Measures	FY 24-25 Actual	FY 25-26 Estimated	FY 26-27 Target
Community Events	12	10	12
New Wellness Programs	N/A	N/A	YES
Building Links Enrollment	80%	90%	100%
Resident Satisfaction	96%	98%	99%

ORGANIZATIONAL STRUCTURE

Personnel Summary

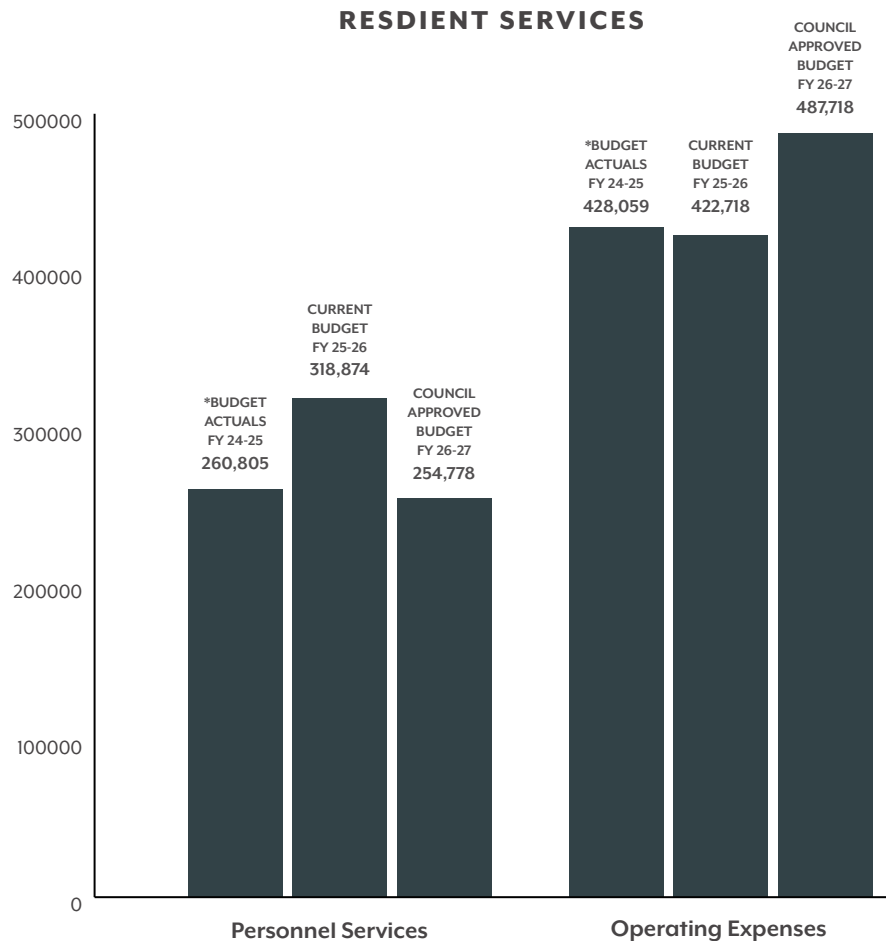
Position	FY 2024-25	FY 2025-26	FY 2026-27
Director	1	1	1
Receptionist	1	1	1
Wellness Coordinator	0	0	1
Wellness Attendants	0	0	2
Wellness Custodian	0	0	1
Total	2	2	6

LOOKING AHEAD

Fiscal Year 2026–2027 marks the beginning of a new era for resident services in Golden Beach. With the opening of the Wellness Center and continued expansion of concierge-level services, wellness programming, and community engagement initiatives, the Department will continue advancing the Town's commitment to providing one of the highest qualities of life in South Florida while delivering a resident experience that is second to none.

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
574-Resident Services					
Personnel Services					
574110	Resident Services Director	82,400	86,520	89,116	Resident Services Director
574120	Salary - General Employees	105,620	105,987	60,153	Assistant to the Resident Service Director and Resident Service Specialist moved from Town Manager's Dept.
574156	Longevity	500	500	500	Longevity Pay
574210	FICA Taxes	14,422	14,727	11,457	7.65% of salary
574220	Retirement Contribution- Town Pension	71,638	65,452	56,063	Estimate set by actuary based on 34% of Payroll
572230	Life, Health & Dental Insurance	44,596	44,962	36,926	Full cost of employee premium and half of family premium
513240	Worker's Compensation	711	726	563	Insurance Premium based on Classification
Total Personnel Services		*260,805	318,874	254,778	



Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
Operating Expenses					
574316	Professional Services	40,000	40,000	40,000	Non-contracted outside vendor services
574400	Travel & Per Diem	2,500	2,500	2,500	Travel expenses for seminars; fuel stipend
574410	Communication Services	1,000	1,000	1,000	Data plans; Wi-Fi cards
574471-15-006	Printing & Binding Town Magazine	35,000	35,000	35,000	Town Magazine
574510	Office Supplies	500	500	500	Paper, pens, etc.
574520	Operating Supplies	1,000	1,000	1,000	Software; coffee, water, Zee medical, etc.
574525	Uniforms	250	250	250	Uniforms
574540	Memberships	-	13,468	13,468	Building Links, Constant Contact & Adobe
574480	Promotional Activities	-	-	-	
574480	Resident Relations-Promotions	45,000	45,000	65,000	Welcome Home Program
574480	Special Event-Halloween 05-408	70,000	90,000	100,000	Costs Associated with Event
574480	Special Event- Food Trucks 00-401	18,000	18,000	20,000	Costs Associated with Event
574480	Special Event-New Year's Party 00-411	102,000	102,000	120,000	Costs Associated with Event
574480	Special Event-Valentine's Day 00-414	15,000	15,000	15,000	Costs Associated with Event
574480	Special Event-Pot Luck 00-405	10,000	10,000	10,000	Costs Associated with Event
574480	Special Event-Memorial Day 04-406	12,000	17,000	22,000	Costs Associated with Event
574480	Special Event-Veteran's Day 00-409	12,000	17,000	22,000	Costs Associated with Event
574480	Special Event-4th of July Day 08-996	4,500	5,000	10,000	Costs Associated with Event
574480	Special Event-Town Anniv. 14-001	10,000	10,000	10,000	Costs Associated with Event
574640	Machinery & Equipment	-	-	-	
Total Operating Expenses		*428,059	422,718	487,718	
574 RESIDENT SERVICES TOTALS		*688,864	741,592	742,496	



2025 WAYFINDING PROJECT

As part of the Civic Center Complex Masterplan the Town Council authorized the construction and installation of the Ocean Boulevard Wayfinding Signage, updating the entrance markers on the north and south ends of the Town on Ocean Boulevard. This effort aligned with the Town's broader vision of improving and reinforcing the character of the community's public spaces to have a uniform look and feel throughout the Town.





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PARKS & RECREATION DEPARTMENT

MISSION

The Parks and Recreation Department is dedicated to enhancing the quality of life for residents through the stewardship of Golden Beach's parks, recreational facilities, open spaces, and community programs. The Department strives to provide safe, attractive, and engaging recreational opportunities while promoting wellness, community connection, and environmental stewardship.

OVERVIEW

Parks and Recreation is responsible for the management, maintenance, and programming of the Town's parks, recreational facilities, beach amenities, and open spaces. The Department oversees nine park locations throughout the community and coordinates recreational programs, special events, resident activities, and wellness initiatives that contribute to Golden Beach's unique quality of life.

In addition to maintaining recreational assets, the Department plays a vital role in supporting community engagement through resident events, youth and senior programming, fitness opportunities, beach services, and recreational amenities. The Department also supports major capital initiatives that enhance recreational infrastructure and expand opportunities for residents of all ages.

Fiscal Year 2026-2027 represents a transformational period for the Department as the Town advances construction of the new Wellness Center and completes the reimagining of Tweddle Park, two projects that will significantly expand recreational opportunities for residents.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

The Parks and Recreation Department supports the Town Council's strategic priorities through:

Quality of Life Enhancement

Providing exceptional recreational amenities, programs, and facilities that enrich the lives of residents and visitors.

Community Engagement

Creating opportunities for residents to connect through events, programs, wellness initiatives, and recreational activities.

Capital Investment and Infrastructure

Supporting the planning, implementation, and activation of major recreational capital projects.

Environmental Stewardship

Maintaining attractive and sustainable parks, open spaces, and beach facilities that preserve Golden Beach's character and natural beauty.

CORE SERVICE AREAS

Parks and Facility Management

- Maintenance of Town parks, recreational facilities, and open spaces.
- Playground inspections and safety compliance.
- Beach pavilion and beach amenity management.
- Recreational equipment maintenance and replacement.

Recreation Programming

- Youth, adult, and senior recreation programs.
- Fitness and wellness programming.
- Seasonal events and community activities.
- Special interest classes and educational opportunities.

Community Events Support

- Staffing and operational support for Town-sponsored events.
- Coordination with Resident Services and other Town departments.
- Event setup, logistics, and resident assistance.

Beach and Outdoor Amenities

- Beach services and resident amenities.
- Recreational equipment and games.
- Outdoor wellness opportunities.
- Park Ranger oversight and customer service.

FISCAL YEAR 2025-2026 PERFORMANCE HIGHLIGHTS

The Parks and Recreation Department achieved several significant accomplishments that enhanced resident services, recreational opportunities, and community amenities.

ENHANCED RESIDENT AMENITIES

- Launched a complimentary beach towel service for residents utilizing Town beach facilities.
- Expanded resort-style beach amenities, including complimentary fresh fruit, refreshments, recreational games, and family-friendly activities.
- Continued the seasonal Food Truck Program, providing additional recreational opportunities and community gathering experiences.
- Installed a bicycle repair and wash station at the Beach Pavilion for resident use.

RECREATIONAL INFRASTRUCTURE IMPROVEMENTS

- Awarded the contract for procurement and installation of new playground equipment as part of the Tweddle Park Redevelopment Project.
- Repaired and replaced recreational equipment throughout the Town's parks and facilities.
- Established new standardized uniforms for Parks and Recreation personnel.

COMMUNITY SAFETY AND OVERSIGHT

- Expanded beach security and visibility through implementation of a dedicated beach patrol presence.
- Conducted ongoing playground safety inspections and facility assessments.
- Coordinated weekly water quality testing in partnership with the Florida Department of Health to ensure safe swimming conditions.

STRATEGIC PLANNING AND RESIDENT ENGAGEMENT

- Established the Wellness Center Advisory Committee to provide resident input and guidance during development of the Town's new Wellness Center.
- Established the Tweddle Park Advisory Committee to assist with planning and implementation of the park redevelopment project.
- Updated the Parks and Recreation Fee Schedule to ensure sustainability and cost recovery where appropriate.

FISCAL YEAR 2026-2027 STRATEGIC INITIATIVES

WELLNESS CENTER COMPLETION & ACTIVATION

The Department will support the completion, operational planning, and activation of the Town's new Wellness Center, which will provide expanded fitness, wellness, and recreational opportunities for residents.

KEY OUTCOMES

- Expanded wellness programming
- Increased recreational opportunities
- Improved resident health and wellness
- Enhanced community engagement

TWEDDLE PARK REDEVELOPMENT PROJECT

The Department will oversee completion of the reimagined Tweddle Park project and prepare the facility for public use.

KEY OUTCOMES

- Modernized recreational amenities
- Expanded family-friendly programming opportunities
- Enhanced resident experience
- Increased utilization of park facilities

PARKS & FACILITIES IMPROVEMENT PROGRAM

The Department will continue investing in recreational infrastructure through facility improvements, maintenance projects, and amenity enhancements.

KEY OUTCOMES

- Improved facility condition
- Enhanced user experience
- Increased accessibility and convenience

KEY PROJECTS

- Beach Pavilion roof replacement
- Beach Pavilion restroom renovations
- Evaluation of additional public restroom opportunities
- Ongoing park and playground improvements

NATIONAL ACCREDITATION & RECOGNITION INITIATIVES

The Department will pursue professional accreditation and national recognition opportunities that demonstrate excellence in parks and recreation services.

KEY OUTCOMES

- National recognition of Town services
- Enhanced operational standards
- Continuous organizational improvement
- Increased grant and partnership opportunities

KEY PROJECTS

- National Recreation and Park Association (NRPA) accreditation preparation
- Playful City USA designation application
- Tree City USA designation application

RECREATION PROGRAMMING EXPANSION

The Department will expand recreational offerings and resident participation through new classes, wellness programs, special events, and community activities.

KEY OUTCOMES

- Increased participation levels
- Expanded programming options
- Enhanced resident satisfaction
- Greater community engagement

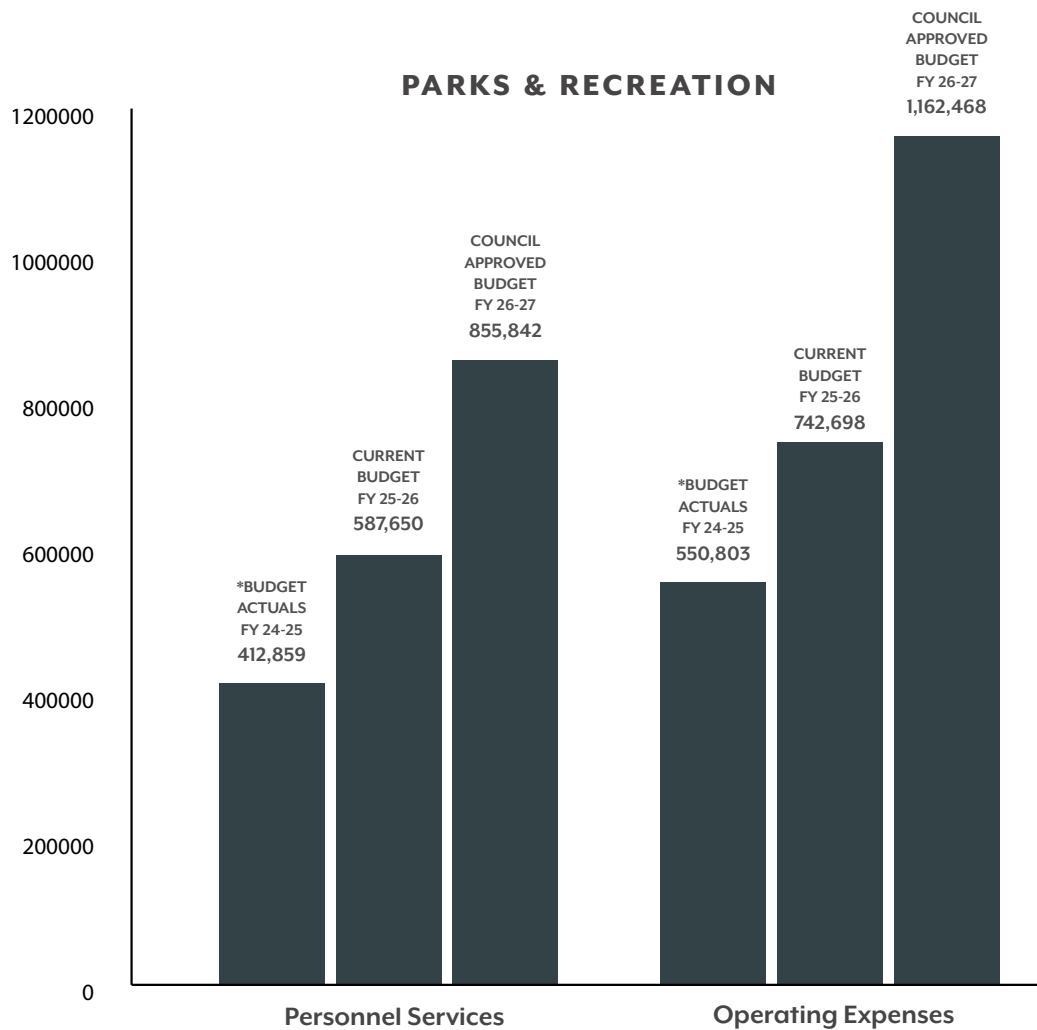
PERFORMANCE MEASURES

Measures	FY 24-25 Actual	FY 25-26 Estimated	FY 26-27 Target
Community Events Supported	12	10	12
Beach Water Quality Tests Conducted	52	52	52
Tweddle Park Completion	N/A	40%	100%
Wellness Center Completion	N/A	85%	100%

ORGANIZATIONAL STRUCTURE

Personnel Summary

Position	FY 2024-25	FY 2025-26	FY 2026-27
Parks & Recreation Lead	1	1	1
Parks Attendant – Full-Time	2	2	2
Recreation Staff Member / Trainer	1	1	0
Parks Attendant – Part-Time	3	1	1
Total	7	5	4



LOOKING AHEAD

Fiscal Year 2026-2027 will mark one of the most significant periods of growth in the history of the Town's Parks and Recreation system. With completion of the Wellness Center, redevelopment of Tweddle Park, and continued investment in resident-focused amenities and programming, the Division will continue enhancing Golden Beach's reputation as a premier coastal community offering exceptional recreational opportunities and an unparalleled quality of life for its residents.

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
572 - Wellness Center					
Personnel Services					
572120100	Salaries-Wellness Center	-	-	176,800	Salaries
572121100	Salaries-Contract Employee	-	-	-	
572210100	FICA Taxes	-	-	13,525	Fica Taxes
572140100	Salaries-Overtime	-	-	1,000	Overtime
572220100	Retirement Contribution-Town Pension	-	-	65,416	Estimate set by actuary based on 34% of Payroll
572230100	Life, Health & Dental Insurance	-	-	54,623	Full cost of employee premium and half of family premium
572240100	Worker's Compensation	-	-	667	Estimate based on category rates x payroll
Total Personnel Services				312,031	
Operating Expenses					
572314100	Contract Services-TKE	-	-	4,420	Maintenance Contract
572314100	Contract Services-AFA	-	-	2,000	Maintenance Contract
572314100	Contract Services - Exterminator	-	-	1,200	Maintenance Contract
572314100	Contract Services -A/C	-	-	4,750	Maintenance Contract
572410100	Communication Services	-	-	22,800	Data plans; Wi-Fi cards
572430100	Utilities - Electric	-	-	13,200	Wellness Center electric
572432100	Utilities - Water	-	-	8,532	Wellness Center water
572450100	Insurance	-	-	167,321	Wellness Center insurance
572462100	Repairs & Maint-Bldg.	-	-	-	Wellness Center building
572464100	Repairs & Maint-Equip	-	-	-	Wellness Center equipment
572480100	Pub Relations/Events/Ad	-	-	-	Wellness Center ad
572490100	Other Current Charges & Obligations	-	-	86,200	Wellness Center obligations
572520100	Operating Supplies	-	-	45,360	Wellness Center supplies
572640100	Machinery & Equipment	-	-	-	Wellness Center equipment
Total Operating Expenses				355,783	

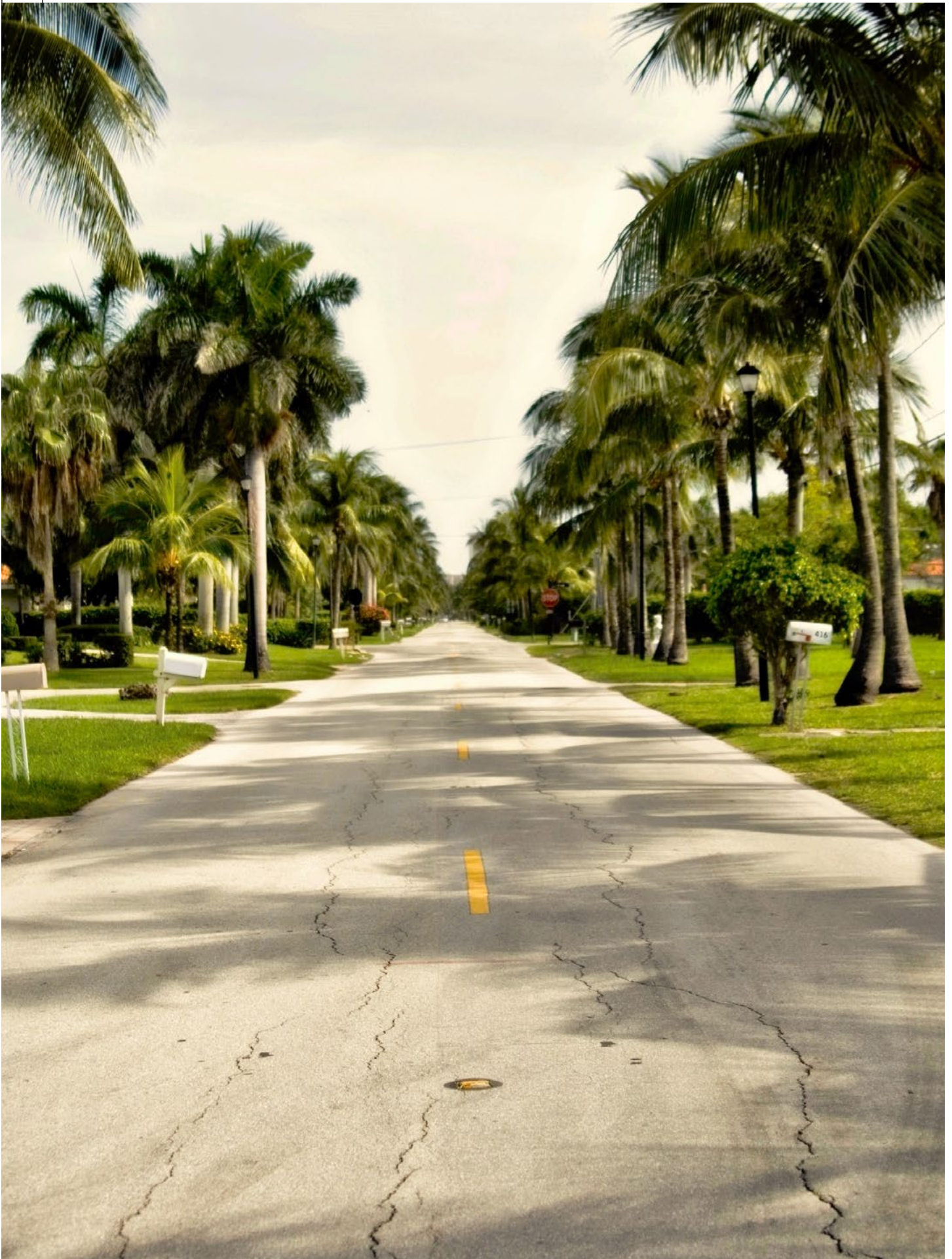
Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
572-Parks & Recreation					
Personnel Services					
572120	Salaries-Full Time Life Guard	48,721	51,157	-	Full time lifeguard moved to Public Safety & Emergency Management
572121	Salaries-Contract Employee	61,800	64,890	78,199	Gym Instructor
572136	PT Lifeguard	63,893	71,658	-	Weekend lifeguard- Moved to Public Safety
572125100	Beach Attendants	173,864	179,962	231,701	Two full time beach attendants and part-time beach attendants
572210	FICA Taxes	23,114	28,126	23,708	7.65% of compensation
572140	Salaries-Overtime	2,000	2,000	2,000	Special Events
572220	Retirement Contribution-Town Pension	58,198	109,433	113,821	Estimate set by actuary based on 34% of Payroll
572230	Life, Health & Dental Insurance	52,037	70,248	89,068	Full cost of employee premium and half of family premium
572240	Worker's Compensation	9,153	10,176	5,314	Estimate based on category rates x payroll
Total Personnel Services		*412,859	587,650	543,811	
Operating Expenses					
572344	Landscape Contract	-	-	-	
572344-03-008	Landscape Contract-Tweedle Park	83,088	95,551	109,884	Landscape Contract
572344-09-003	Landscape Contract-North Park	81,320	93,518	107,546	Landscape Contract
572344-09-004	Landscape Contract-South Park	83,088	95,551	109,884	Landscape Contract
572344-10-006	Landscape Contract-Singer Park	17,678	20,330	23,380	Landscape Contract
572344-10-007	Landscape Contract-Beach Pavilion	53,035	60,990	70,139	Landscape Contract
572344-16-001	Landscape Contract-Stand Dock Park	35,391	40,700	46,805	Landscape Contract
572430	Utilities - Electric	16,556	16,888	17,225	Park and Beach Pavilion
572432	Utilities - Water	93,820	95,696	97,610	Park, beach pavilion, & park sprinklers
572462	Repairs & Maint-Bldg.	30,000	30,000	30,000	Repair and maintenance of Tweedle Park and beach pavilion
572464	Repairs & Maint-Equip	60,000	60,000	60,000	Park & Beach repairs
572480	Pub Relations/Events/Ad	55,000	55,000	55,000	Activities at Beach & Youth Activities
572481	Teens Committee/Movie Nights	10,000	10,000	10,000	G.B. Youth Leadership Group expenses
572490	Other Current Charges & Obligations	41,624	42,040	42,461	Town wellness programs
572520	Operating Supplies	5,307	5,413	5,521	Travel expenses for seminars; fuel stipend
572640	Machinery & Equipment	20,812	21,020	21,230	Trash cans, dog litter equipment
Total Operating Expenses		*550,803	742,698	806,685	
572 WELLNESS CENTER AND PARKS & RECREATION TOTALS		*963,662	1,330,348	2,018,310	



BUILDING & ZONING





Building & Zoning

BUILDING OUR FUTURE WHILE PRESERVING OUR CHARACTER

Golden Beach is unlike any other community in South Florida. As one of the few municipalities comprised entirely of single-family residences, every home constructed, renovated, or improved directly shapes the character, appearance, and long-term value of our community.

The Building & Zoning Department serves as the steward of that vision.

The Department is responsible for overseeing every phase of residential development—from initial planning and zoning review through permitting, construction, inspections, and final occupancy. Whether assisting a resident with a home renovation, reviewing plans for a new residence, administering seawall improvements, or implementing the Town's Comprehensive Plan, the Department ensures that development occurs responsibly while protecting the qualities that make Golden Beach one of the most desirable residential communities in Florida.

OUR PHILOSOPHY IS SIMPLE

Provide exceptional customer service while maintaining uncompromising professional standards.

Rather than viewing permitting and development review as regulatory obstacles, the Town has adopted a concierge-style approach that emphasizes communication, responsiveness, and partnership. Residents, architects, engineers, contractors, and design professionals are provided direct access to staff who work collaboratively to navigate the development process, resolve issues efficiently, and deliver timely, predictable decisions.

At the same time, the Department remains committed to enforcing the Florida Building Code, the Town's Land Development Regulations, and the policies adopted by the Town Council. This balanced approach protects public safety, preserves neighborhood character, strengthens community resiliency, and safeguards the property values that residents have worked so hard to achieve.

The Department operates under the direction of the Assistant Town Manager, who also serves as the Town's Planning Official and oversees implementation of the Town's Comprehensive Plan. This integrated organizational structure ensures that day-to-day development decisions remain aligned with Golden Beach's long-term planning objectives, resiliency initiatives, infrastructure investments, and vision for the future.

As residential construction continues to evolve, the Department remains focused on modernizing permitting processes, improving customer service, embracing technology, and delivering efficient government without compromising the high standards that have become synonymous with development in Golden Beach.

DEPARTMENT RESPONSIBILITIES

*The Building & Zoning Department is responsible
for the following core functions:*



BUILDING SERVICES

Administration of residential permitting, construction plan review, inspections, contractor coordination, and project oversight.



ZONING ADMINISTRATION

Review of development proposals for compliance with zoning regulations, land development standards, architectural requirements, and Town policies.



SEAWALL ADMINISTRATION

Oversight of seawall construction, shoreline improvements, resiliency initiatives, and waterfront permitting.



COMPREHENSIVE PLANNING

Administration and implementation of the Town's Comprehensive Plan, future land use planning, resiliency planning, and coordination of required state, regional, and local planning initiatives.

FY 2026-2027 BUDGET

For Fiscal Year 2026-2027, the Building & Zoning Department is responsible for administering \$1,558,434 in departmental revenues and expenditures while continuing to provide the high level of personalized service, technical expertise, and professional oversight that residents have come to expect from the Town of Golden Beach.



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SERVICE, PROGRESS & COMMUNITY



BUILDING & ZONING

MISSION

The Building & Zoning Department is committed to protecting public safety, preserving the architectural character of Golden Beach, and delivering efficient, concierge-level development services through professional plan review, permitting, inspections, zoning administration, and long-range planning.

OVERVIEW

Every home constructed in Golden Beach represents a significant investment in the long-term character and value of the community. Through professional plan review, permitting, inspections, zoning administration, and comprehensive planning, the Department ensures development occurs responsibly while protecting property values and the Town's unique residential character.

Working collaboratively with residents, architects, engineers, contractors, and design professionals, the Department combines regulatory excellence with concierge-level customer service. Fiscal Year 2026–2027 continues the Department's modernization through digital permitting, improved transparency, and streamlined customer service.

DEVELOPMENT IN GOLDEN BEACH

Unlike most municipalities, Golden Beach is almost entirely residential. Every permit, zoning decision, and inspection directly impacts a neighborhood and the long-term value of surrounding homes. This unique responsibility requires balancing exceptional customer service with consistent enforcement of the Florida Building Code and the Town's Land Development Regulations.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

Protecting Property Values

Maintain high construction and architectural standards.

Customer Service Excellence

Provide responsive permitting, inspections, and concierge-level assistance.

Technology & Innovation

Expand digital permitting and online services.

Long-Range Planning

Support resilient growth through planning and code updates.

Community Engagement

Creating opportunities for residents to connect through events, programs, wellness initiatives, and recreational activities.

CORE SERVICE AREAS

Construction Services

- Permit administration
- Plan review
- Inspections
- Certificates of Occupancy
- Contractor registration

Zoning Administration

- Site plans
- Variances
- Building Advisory Board
- Comprehensive Planning

Coastal Development

- Seawalls
- Floodplain compliance
- Shoreline resilience

Development Services

- Customer assistance
- Digital permitting
- Records management

FISCAL YEAR 2025-2026 PERFORMANCE HIGHLIGHTS

CUSTOMER SERVICE

- Responded to 2,000+ inquiries.
- Processed 789 permit applications and contractor registrations.

CONSTRUCTION OVERSIGHT

- Completed approximately 1,500 inspections.
- Issued 14 Certificates of Occupancy/Completion.
- Issued six demolition permits.

PLANNING & TECHNOLOGY

- Processed 32 Building Advisory Board applications.
- Continued SmartGov implementation and digital records modernization.

BY THE NUMBERS

Metric	Value
Resident & Contractor Inquiries	2,000+
Applications Processed	789
Inspections	1,500
Contractor Registrations	228
BAB Applications	32
Certificates of Occupancy	14

FISCAL YEAR 2026-2027 STRATEGIC INITIATIVES

COMPLETE DIGITAL PERMITTING

KEY OUTCOMES

- Fully online permitting
- Resident dashboard
- Reduced processing times

BUILDING CONCIERGE PROGRAM

KEY OUTCOMES

- Personalized permit assistance
- Improved customer experience

ZONING MODERNIZATION

KEY OUTCOMES

- Code updates
- Public engagement
- Clearer regulations

PERFORMANCE TRANSPARENCY

KEY OUTCOMES

- Monthly KPIs
- Permit turnaround reporting
- Customer satisfaction metrics

PERFORMANCE MEASURES

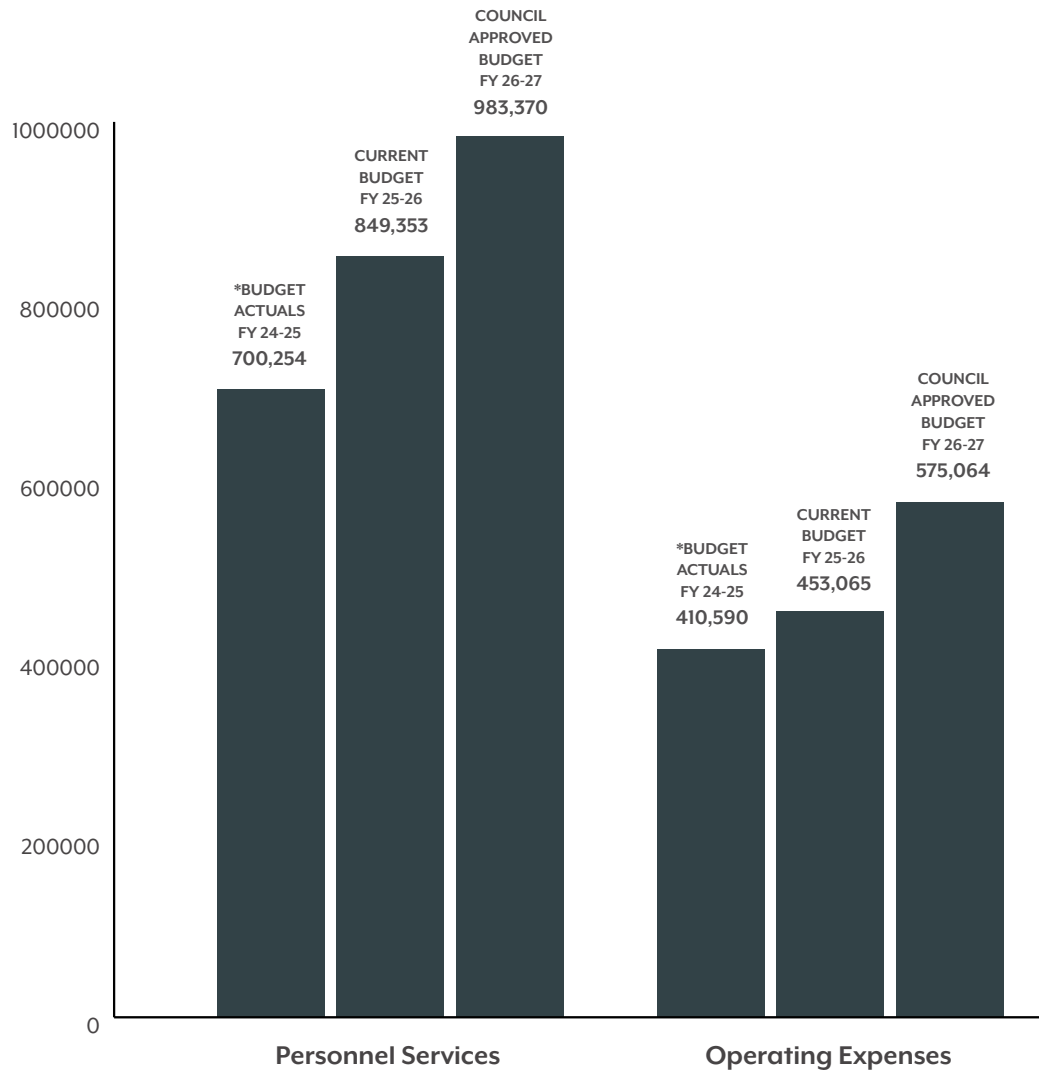
Measures	FY 24-25 Actual	FY 25-26 Estimated	FY 26-27 Target
Code of Ordinance Updates	50%	75%	100%
New Software Implementation	50%	75%	100%
Hirings of New Staff	Yes	Yes	Yes
Digitizing of All Records	N/A	50%	100%

ORGANIZATIONAL STRUCTURE

Personnel Summary

Position	FY 2024-25	FY 2025-26	FY 2026-27
Building Official	1	1	1
Building Department Manager	1	1	1
Building Inspector	1	1	1
Chief Mechanical Inspector	1	1	1
Chief Plumbing Inspector	1	1	1
Chief Electrical Inspector	1	1	1
Structural Plans Examiner	2	2	2
Landscape Architect	1	1	1
Zoning Reviewer	1	1	1
Senior Permit Clerk	1	1	1
Permit Clerk	1	1	1
File Clerk (PT)	1	0	1
Total	13	12	13

BUILDING & ZONING



LOOKING AHEAD

The Building & Zoning Department continues to evolve from a traditional regulatory agency into a modern development services organization focused on customer experience, technology, transparency, and predictable project delivery. Through digital permitting, concierge-level service, and proactive planning, the Department will continue protecting Golden Beach's unique residential character while making it easier for residents to invest in their homes.

Budget Appropriation Worksheet

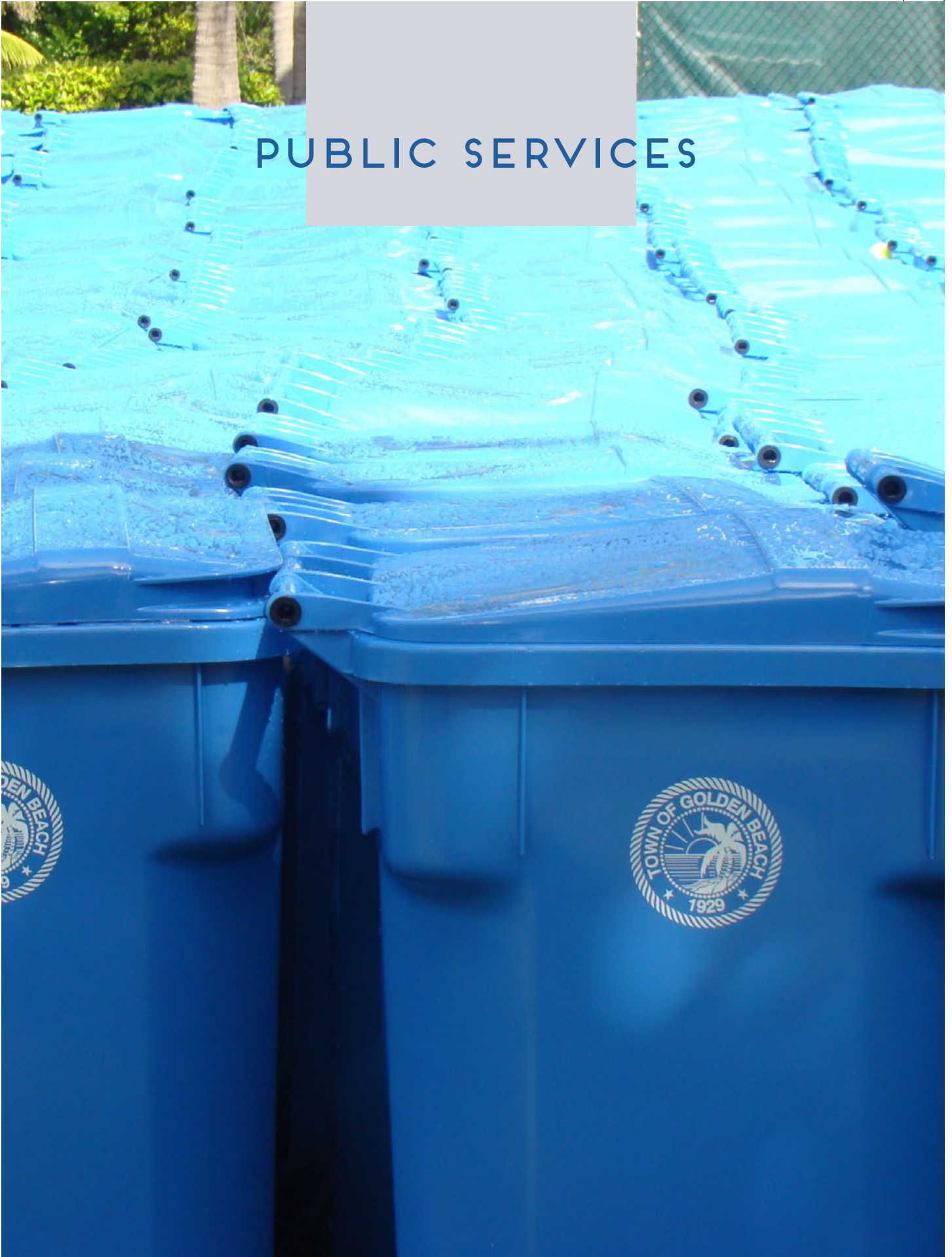
ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
524-Building & Zoning					
Personnel Services					
524110	Assistant Town Manager	156,908	157,000	168,920	Assistant Town Manager
524100	Director of Special Projects	90,222	91,794	94,548	Director of Special Projects
524110	Building Official	86,055	90,000	92,700	Building Official
524120	Salary - General Employees	168,782	184,738	230,651	Sr. Permit Clerk & Building Department Manager
524140	Salaries - Overtime	4,907	2,500	2,500	Special Projects
524156	Longevity	1,000	1,000	1,500	Longevity Pay
524210	FICA Taxes	37,553	47,645	52,681	7.65% of compensation
524220	Retirement Contribution- Town Pension	82,273	178,341	217,678	Estimate set by actuary based on 34% of Payroll
524230	Life, Health & Dental Insurance	69,045	90,437	115,973	Full cost of employee premium and half of family premium
524240	Worker's Compensation	3,509	5,898	6,219	Estimate based on category rates x payroll
Total Personnel Services		*700,254	849,353	983,370	

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
524-Building & Zoning					
Operating Expenses					
524316	Contract Services-Landscape Review	96,159	103,525	68,881	Landscape Architect (O'Leary)
524340	Contract Services - Computer	22,995	27,800	40,737	SmartGov Maintenance fee, Printer Service, Sweeping Services 3rd party review of building process
524341	Contract Services - Planner	7,750	12,021	82,523	Code Review
524345	Building Inspector	41,364	46,812	63,143	Structural Inspector \$45/hr. for a minimum 5 hours
524345100	Structural Plans Examiner	57,040	63,036	73,239	Structural Inspector \$125/hr.
524346	Consulting/ Engineering Svcs	4,315	8,466	30,723	Engineering and Consulting for Town related projects
524347	Chief Plumbing Inspector	34,599	39,810	63,097	Chief Plumbing Inspector
524348	Chief Mechanical Inspector	42,848	48,348	49,918	Chief Mechanical Inspector
524349	Chief Electrical Inspector	32,660	37,803	63,236	Chief Electrical Inspector
524400	Travel & Per Diem	8,909	8,998	2,654	Travel expenses for seminars; fuel stipend
524410	Communication Services	798	806	1,592	Phone & internet services
524420	Freight & Postage Services	19,524	19,719	5,838	Postage variance, Special Master Courier Service FedEx
524470	Printing & Binding	1,946	1,965	7,431	Imaging and Microfilming
524510	Office Supplies	2,654	2,681	2,123	Paper, pens, etc.
524520	Operating Supplies	19,967	20,366	4,969	Software; coffee, water, Zee medical, etc.
524540	Books, Pubs, Subs, Memberships	7,461	9,122	9,122	Continuing education seminars and Membership Fees, Granicus Bldg. Software
524640	Machinery & Equipment	1,769	1,787	5,838	Machinery & Equipment; iPads for Inspectors
Total Operating Expenses		*410,590	453,065	575,064	
524 BUILDING & ZONING TOTALS		*1,110,844	1,302,418	1,558,434	



PUBLIC SERVICES





Public Services

BUILDING A RESILIENT COMMUNITY FOR FUTURE GENERATIONS

The Public Services Section is responsible for preserving, maintaining, and enhancing the public infrastructure that supports the Town of Golden Beach. Through strategic planning, proactive maintenance, environmental stewardship, and resilient infrastructure investments, this section ensures that residents enjoy safe, reliable, and sustainable public facilities while protecting the Town's significant capital investments.

Working under the leadership of the Assistant Town Manager, Public Services oversees the planning, maintenance, operation, and long-term preservation of the Town's streets, public facilities, stormwater infrastructure, seawalls, and environmental resources. As Golden Beach continues investing in transformative capital improvements, the Department plays a vital role in protecting these assets and ensuring they continue serving the community for generations to come.

MISSION

To preserve and enhance the Town's public infrastructure through responsible asset management, environmental stewardship, resilient infrastructure planning, and operational excellence while protecting the health, safety, and quality of life of the Golden Beach community.

OVERVIEW

Public Services provides comprehensive oversight of the Town's infrastructure systems, public facilities, environmental initiatives, and maintenance operations. This section is responsible for maintaining municipal assets, supporting capital improvement projects, managing stormwater infrastructure, overseeing public works operations, and implementing resiliency initiatives that strengthen the Town's ability to adapt to future environmental challenges.

Over the past twenty years, Golden Beach has invested \$76 million in municipal infrastructure, public facilities, parks, transportation improvements, stormwater systems, and resiliency projects. Public Services serves as the steward of these investments by ensuring they are properly maintained, strategically managed, and continuously improved.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

Public Services supports the Town Council's strategic priorities through:

Infrastructure Preservation

Protecting and maintaining the Town's infrastructure through proactive maintenance, lifecycle planning, and responsible asset management.

Environmental Stewardship

Preserving the Town's natural resources while implementing sustainable practices and complying with environmental regulations.

Resiliency and Sustainability

Investing in stormwater management, seawall improvements, flood mitigation, and infrastructure projects that strengthen the Town's resilience to future environmental challenges.

Community Enhancement

Maintaining attractive public spaces, streetscapes, parks, and municipal facilities that preserve the unique character and beauty of Golden Beach.

Operational Excellence

Delivering responsive, efficient, and high-quality maintenance services while continuously improving organizational performance.

DEPARTMENTS

Public Services is comprised of the following departments and operational functions:



PUBLIC WORKS DEPARTMENT

Responsible for the operation and maintenance of the Town's public infrastructure, stormwater systems, rights-of-way, solid waste coordination, and daily field operations.



FACILITIES & STREETS MAINTENANCE DEPARTMENT

Responsible for maintaining municipal facilities, streets, sidewalks, bridges, service contracts, fleet support, and public infrastructure improvements.



STORMWATER UTILITY FUND

Responsible for funding and administering stormwater infrastructure improvements, seawall rehabilitation, flood mitigation initiatives, drainage system maintenance, and compliance with federal and state environmental regulations.

FISCAL YEAR 2026–2027 STRATEGIC FOCUS

During Fiscal Year 2026–2027, the Department will continue focusing on:

- Preserving the Town's \$76 million investment in public infrastructure through proactive maintenance and asset management.
- Supporting completion of the Wellness Center and Reimagined Tweddle Park projects.
- Advancing stormwater resiliency improvements and environmental sustainability initiatives.
- Continuing implementation of seawall rehabilitation and drainage improvements.
- Enhancing maintenance of public facilities, streetscapes, parks, and municipal assets.
- Supporting grant-funded infrastructure projects that improve long-term community resilience.
- Protecting the Town's natural environment through regulatory compliance and responsible environmental stewardship.

BUDGET RESPONSIBILITY

For Fiscal Year 2026–2027, Public Services is responsible for approximately \$3,799,012 in operating and capital expenditures supporting public works, facilities maintenance, stormwater management, environmental initiatives, infrastructure preservation, and resiliency improvements.

These investments ensure that Golden Beach's infrastructure remains safe, reliable, sustainable, and capable of supporting the community's needs today and well into the future.

PRESERVING THE FOUNDATION OF GOLDEN BEACH

Public Services plays a vital role in protecting the physical assets that define the Town of Golden Beach. Through strategic investment, responsible stewardship, and a commitment to operational excellence, this section preserves the infrastructure that supports everyday life while preparing the community for future growth, environmental challenges, and continued success.

As the Town approaches its Centennial, Public Services remains committed to safeguarding public investments, strengthening resiliency, and ensuring that Golden Beach continues to provide an exceptional quality of life for generations to come.





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PUBLIC WORKS DEPARTMENT

Preserving the Infrastructure That Supports Everyday Life

MISSION

The Public Works Department is committed to preserving and enhancing the Town's public infrastructure through operational excellence, environmental stewardship, preventative maintenance, and exceptional customer service. By maintaining the Town's roads, parks, public buildings, beaches, drainage systems, rights-of-way, and municipal facilities, the Division protects the investments made by the Town while ensuring Golden Beach remains one of the safest, cleanest, and most beautiful residential communities in Florida.

OVERVIEW

Much of what defines Golden Beach is experienced long before a resident enters Town Hall.

Residents travel on well-maintained roads, walk through beautifully landscaped parks, enjoy pristine beaches, utilize exceptional recreational facilities, and experience public spaces that are consistently maintained to the highest standards. Behind each of these experiences is the dedicated work of the Division of Public Works.

The Department serves as the Town's primary infrastructure maintenance and asset preservation organization, responsible for maintaining public buildings, roadways, sidewalks, parks, beaches, drainage systems, bridges, landscaping, rights-of-way, and countless other public assets that contribute to the quality of life enjoyed by our residents.

Public Works also serves as one of the Town's primary emergency support agencies. During hurricanes and other emergency events, the Department works alongside Community Safety & Security to prepare Town facilities, deploy emergency resources, clear debris, restore access, and assist in recovery operations.

Fiscal Year 2026–2027 represents an important transition for the Department. As Golden Beach continues expanding its public infrastructure through the completion of the Wellness Center, Tweddle Park redevelopment, and other capital improvements, the Department's mission increasingly focuses on long-term asset management and infrastructure preservation.

WHY PUBLIC WORKS MATTERS

Every resident experiences the work of Public Works every single day.

Whether driving down Ocean Boulevard, walking through a neighborhood park, visiting the Beach Pavilion, attending a Town event, or preparing for a hurricane, residents benefit from the work performed by this Division.

Although much of the Department's work occurs behind the scenes, its impact is visible throughout every corner of Golden Beach.

Every maintained roadway.

Every landscaped entrance.

Every clean park.

Every repaired sidewalk.

Every functioning drainage structure.

Every hurricane preparation.

Every public facility.

Together, these responsibilities preserve not only the Town's infrastructure, but also the exceptional quality of life that defines Golden Beach.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

Infrastructure Preservation

Maintaining the Town's roads, bridges, sidewalks, drainage systems, parks, municipal facilities, and public infrastructure to maximize asset life and protect taxpayer investment.

Community Beautification

Maintaining attractive public spaces through landscaping, litter removal, pressure cleaning, facility maintenance, and continuous beautification initiatives.

Environmental Stewardship

Protecting natural resources while maintaining compliance with local, state, and federal environmental regulations through responsible maintenance practices and stormwater management.

Operational Excellence

Providing dependable municipal services through preventative maintenance, staff development, equipment modernization, and continuous operational improvement.

Emergency Preparedness

Supporting the Town's emergency management program through hurricane preparation, debris removal, facility readiness, emergency logistics, and post-disaster recovery.

CORE SERVICE AREAS

Infrastructure Maintenance

- Roadway maintenance
- Sidewalk repair
- Bridge maintenance
- Public buildings
- Beach Pavilion
- Municipal facilities
- Drainage infrastructure

Parks & Grounds Maintenance

- Parks
- Beach maintenance
- Playground maintenance
- Open space maintenance
- Landscaping
- Irrigation systems

Environmental Services

- Residential waste coordination
- Recycling support
- NPDES compliance
- Stormwater management
- Mosquito control coordination
- Water quality support

Fleet & Equipment

- Municipal equipment maintenance
- Generator inspections
- Emergency equipment readiness
- Small equipment replacement
- Preventative maintenance

Resident Support Services

- Community event support
- Resident assistance
- Vacation assistance
- Document destruction events
- Special service requests

Emergency Operations

- Hurricane preparation
- Debris removal
- Flood response
- Emergency logistics
- Recovery operations

FISCAL YEAR 2025-2026 PERFORMANCE HIGHLIGHTS

INFRASTRUCTURE IMPROVEMENTS

- Completed maintenance and repairs throughout the Town's parks, sidewalks, bridges, and municipal facilities.
- Refurbished tennis, pickleball, basketball, and volleyball facilities.
- Improved drainage infrastructure supporting recreational amenities.
- Completed repairs to sidewalks, parking facilities, and public infrastructure.

COMMUNITY BEAUTIFICATION

- Maintained landscaping throughout Town rights-of-way and public spaces.
- Repainted public infrastructure including benches, curbs, fencing, and park furnishings.
- Expanded pressure cleaning of sidewalks, bridges, curbs, and public facilities.
- Continued enhancement of Town entrances and common areas.

PUBLIC FACILITIES

- Maintained Beach Pavilion facilities and public restrooms.
- Supported operation of municipal buildings and parks.
- Expanded sanitation and cleanliness initiatives throughout Town facilities.
- Continued routine inspections of generators and critical infrastructure.

EMERGENCY PREPAREDNESS

- Completed comprehensive hurricane preparations.
- Procured additional emergency response equipment.
- Maintained emergency generators and critical equipment.
- Supported Town-wide emergency readiness planning.

OPERATIONAL SUPPORT

- Supported all Town-sponsored events.
- Assisted installation of public safety technology infrastructure.
- Expanded employee training and operational coordination.
- Continued customer service improvements for residents.

FISCAL YEAR 2026-2027 STRATEGIC INITIATIVES

INFRASTRUCTURE ASSET MANAGEMENT PROGRAM

The Division will continue transitioning from reactive maintenance toward comprehensive lifecycle management of the Town's growing inventory of public infrastructure.

KEY OUTCOMES

- Extended asset life
- Reduced emergency repairs
- Improved maintenance planning
- Lower long-term costs

OPERATIONAL MODERNIZATION

Continue investing in employee training, specialized equipment, and operational technology.

KEY OUTCOMES

- Improved productivity
- Enhanced customer service
- Increased employee safety
- Greater operational efficiency

ENVIRONMENTAL STEWARDSHIP

Strengthen environmental compliance while supporting sustainability and resiliency initiatives.

KEY OUTCOMES

- Regulatory compliance
- Improved environmental quality
- Enhanced resiliency
- Sustainable maintenance practices

BY THE NUMBERS

Metric	Value
Parks & Public Spaces Maintained	9
Days Per Week Operations	7
Hurricane Readiness	100%
Community Events Supported	18+
Infrastructure Maintenance	365 Days Per Year

PERFORMANCE MEASURES

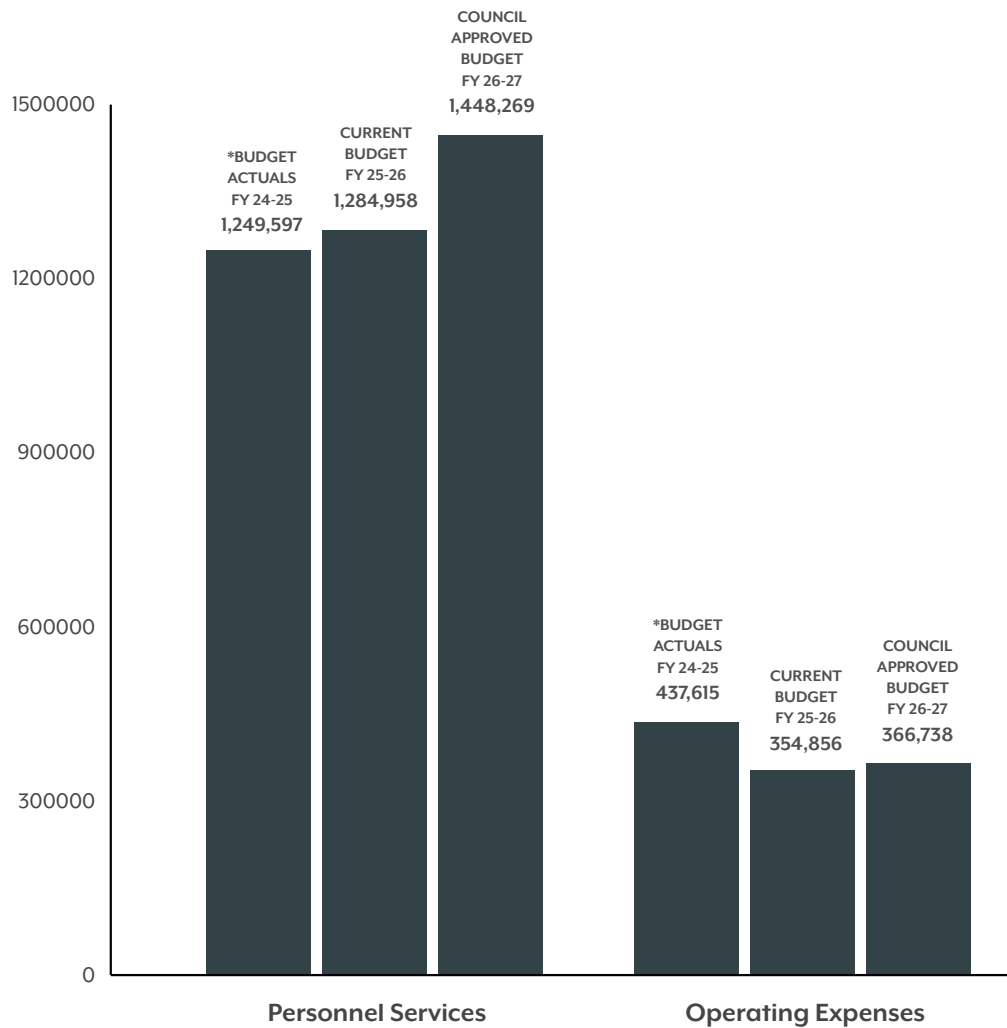
Measures	FY 24-25 Actual	FY 25-26 Estimated	FY 26-27 Target
Parks Maintained	9	9	9
Public Facilities Maintained	100%	100%	100%
Hurricane Readiness	100%	100%	100%
Preventative Maintenance Completion	85%	90%	95%

ORGANIZATIONAL STRUCTURE

Personnel Summary

Position	FY 2024-25	FY 2025-26	FY 2026-27
Public Works Director	1	1	1
Municipal Service Workers (Full-Time)	10	10	10
Municipal Service Workers (Part-Time)	1	1	1
Custodians	3	3	3
Total	15	15	15
Contract Personnel (As Needed)	Up to 5	Up to 5	Up to 5

PUBLIC WORKS



LOOKING AHEAD

Over the past twenty years, Golden Beach has invested more than \$76 million in public infrastructure. Roads, parks, municipal facilities, drainage systems, recreational amenities, beaches, and public spaces now represent one of the Town's most valuable assets.

The next chapter in Golden Beach's history is no longer focused solely on constructing new infrastructure—it is equally focused on preserving what has already been built.

Through preventative maintenance, operational excellence, infrastructure stewardship, and exceptional customer service, the Public Works Department will continue protecting those investments while ensuring that future generations inherit the same high-quality public facilities enjoyed by residents today.

Our commitment is simple: preserve today's investment so it continues serving tomorrow's residents.

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
539-Public Works					
Personnel Services					
539110	Public Works Director	91,469	96,043	98,924	Salary
5391121	Public Works Assistant Director	74,798	78,538	80,894	Salary
539120	Salary - General Employees	458,926	526,863	639,660	Employee salaries and Incentive Pay for CDL driver's licenses (\$50 a pay period) 5% crew leader incentive
539140	Salaries - Overtime	20,000	20,000	20,000	Time worked in excess of 40 hours
539156	Longevity	3,300	3,300	3,800	Longevity Pay
539210	FICA Taxes	48,080	48,080	56,200	7.65% of compensation
539220	Retirement Contribution- Town Pension	229,140	239,613	261,619	Estimate set by actuary based on 34% of Payroll
539230	Life, Health & Dental Insurance	160,682	183,440	195,863	Full cost of employee premium and half of family premium
539240	Worker's Compensation	84,230	89,081	91,309	Estimate based on category rates x payroll
Total Personnel Services		*1,249,597	1,284,958	1,448,269	

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
539-Public Works					
Operating Expenses					
539340	Contract Services	40,000	40,000	40,000	Uniform Service cleaning & Contract Labor for Trash Days
539400	Travel & Per Diem	4,000	4,000	4,000	Travel & Per Diem Public Works Director and Facilities & General Maintenance Director; Seminars (APWA)
539410	Communication Services	1,561	1,577	1,592	Wireless phone expenses of Public Works Director and Facilities & General Maintenance Director
539430	Utilities - Electric	33,113	33,775	34,451	Pump Stations, Sprinklers, etc.
539432	Utilities - Water	38,632	39,404	40,192	Sprinklers
539434	Utilities - Waste Disposal	77,263	78,808	80,385	Solid waste disposal fees
539437	Utilities - Recycling	-	-	-	
539440	Rentals & Leases	5,203	5,255	5,308	Leases and Misc. Rentals
539462	Repairs & Maint - Bldg.	5,203	5,255	5,308	Repairs To Town Facilities
539463	Repairs & Maint - Vehicles	18,731	18,918	19,107	Garbage Truck, Trash Truck, Tractor & Public Works Trucks, Fleet Maintenance
539464	Repairs & Maint - Equipment	2,081	2,102	2,123	Lawnmowers, sprinkler repair, maintenance of gardening equipment
539467	Landscaping & Maintenance	10,406	10,510	10,615	Plants, Sod, Mulch etc.
539470	Printing & Binding	1,041	1,051	1,062	Door Hangers & Flyers
539510	Office Supplies	520	526	531	Paper, pens, etc.
539520	Operating Supplies	21,226	21,651	22,084	Medical, cleaning supplies, maintenance supplies, minor tools & equip., safety shoes, safety vests, goggles, keys, landscaping tools, fire extinguishers, etc.
539521	Gas & Oil	33,051	39,661	47,594	Public Works Fleet & Two take home vehicles
539525	Uniforms-Shoes	2,339	2,363	2,386	Safety Shoes
539640	Machinery & Equipment	50,000	50,000	50,000	New Backhoe and Replace Pick-Up Truck
Total Operating Expenses		*332,619	335,058	344,370	
539 PUBLIC WORKS TOTALS		*1,687,212	1,639,814	1,815,007	



2020

CIVIC CENTER

GROUNDBREAKING CEREMONY

On February 18, 2020 the Town Council authorized the Mayor, Town Attorney and Town Manager to negotiate a contract with Gerrits Construction, Inc. to construct the Town's New \$5-million+ Civic Center building. This project brought to life a new Civic Center Complex for our residents, employees and guests, while providing facilities, amenities and elements the Town has long needed. The Civic Center opened in May of 2024





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FACILITIES & STREETS MAINTENANCE DEPARTMENT

MISSION

The Facilities & Streets Maintenance Department is committed to preserving, protecting, and enhancing the Town's public infrastructure through proactive maintenance, strategic asset management, and responsible stewardship. The Department works to ensure that Golden Beach's streets, bridges, public facilities, parks, stormwater infrastructure, and public spaces remain safe, resilient, attractive, and reflective of the Town's commitment to excellence.

OVERVIEW

The Facilities & Streets Maintenance Department serves as the steward of the Town's public infrastructure and municipal assets. Responsible for maintaining roadways, sidewalks, bridges, public facilities, drainage systems, streetscapes, signage, parks, and other public improvements, the Department ensures that residents enjoy a safe, reliable, and well-maintained community every day.

Beyond routine maintenance, the Department plays a critical role in protecting one of the Town's greatest investments. Over the past two decades, the Town of Golden Beach has invested \$76 million in public infrastructure, resiliency projects, recreational amenities, municipal facilities, transportation improvements, and community enhancements. Preserving these assets through preventative maintenance, lifecycle planning, and strategic reinvestment is essential to protecting taxpayer investments and maintaining the exceptional quality of life residents expect.

As major projects such as the Civic Center Complex, Wellness Center, Reimagined Tweddle Park, roadway improvements, and resiliency initiatives continue to expand the Town's infrastructure portfolio, the Department's role has evolved from traditional maintenance to comprehensive asset management. Through proactive inspections, scheduled maintenance, infrastructure rehabilitation, and support of capital improvement projects, the Department helps maximize the useful life of public assets while reducing long-term replacement costs.

Fiscal Year 2026-2027 will continue this focus by advancing infrastructure preservation, improving resiliency, enhancing public facilities, and ensuring that the Town's significant capital investments continue to serve residents for generations to come.

WHY FACILITIES & STREETS MAINTENANCE MATTERS

Infrastructure represents one of the Town's largest public investments.

Every roadway resurfaced, bridge maintained, sidewalk repaired, drainage system inspected, and public facility preserved helps protect both public safety and property values.

As Golden Beach continues investing in new public facilities and infrastructure, maintaining those investments becomes equally as important as constructing them.

The Department's work ensures that the infrastructure built over the past twenty years continues serving residents for decades to come.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

The Facilities & Streets Maintenance Department supports the Town Council's strategic priorities through:

Asset Stewardship

Protecting and preserving \$76 million in public infrastructure investments through proactive maintenance, lifecycle management, and responsible stewardship of Town assets.

Infrastructure Preservation

Maintaining streets, bridges, sidewalks, drainage systems, municipal facilities, and public spaces to maximize service life and minimize long-term capital replacement costs.

Community Beautification

Maintaining attractive streetscapes, landscaping, parks, public facilities, monuments, and signage that preserve the character and appearance of Golden Beach.

Resiliency and Sustainability

Supporting stormwater improvements, sea level rise mitigation, infrastructure resiliency initiatives, and sustainable maintenance practices that prepare the Town for future challenges.

Operational Excellence

Delivering responsive, efficient, and high-quality maintenance services that enhance resident satisfaction while maximizing operational efficiency.

CORE SERVICE AREAS

Streets & Transportation Infrastructure

- Roadway maintenance
- Sidewalks
- Curbs and gutters
- Bridges
- Pavement restoration
- Streetscape improvements

Municipal Facilities

- Public buildings
- Civic Center support
- Municipal infrastructure
- Facility improvements
- Building maintenance

Stormwater Infrastructure

- Pump stations
- Outfalls
- Drainage systems
- Flood mitigation
- Infrastructure inspections

Streetscape & Beautification

- Wayfinding
- Monument signage
- Landscaping coordination
- Public amenities
- Decorative improvements

Capital Project Coordination

- Infrastructure project oversight
- Contractor coordination
- Grant-funded improvements
- Utility coordination



2025

WELLNESS CENTER
GROUNDBREAKING CEREMONY

On May 20, 2025 the Town held the groundbreaking ceremony for the long awaited start to the construction of the Town's state-of-the art Wellness Center building. The construction of the wellness marks the culmination of the Town's Capital Improvement Projects Program. The facility provides a space for residents to to workout and recreate together. The center is scheduled to open at the end of 2026



TOWN OF GOLDEN BEACH
WELLNESS CENTER GROUNDBREAKING

FISCAL YEAR 2025-2026 PERFORMANCE HIGHLIGHTS

INFRASTRUCTURE IMPROVEMENTS

- Completed renovation of the Public Works & Police Auxiliary Building.
- Replaced more than 930 linear feet of curbs and gutters.
- Coordinated roadway restoration projects with FDOT.
- Milled and resurfaced Massini Avenue.
- Completed seal coating of North Parkway.

RECREATION & PUBLIC FACILITIES

- Supported construction of the Wellness Center.
- Completed installation of the Bocce Court at North Park.
- Completed installation of the Putting Green at South Park.
- Improved Loggia Beach Park furnishings.
- Upgraded park sound systems.

STREETSCAPE IMPROVEMENTS

- Replaced damaged Town signage.
- Enhanced landscaping along Massini Avenue.
- Continued review of AIA lighting improvements.
- Maintained Town-wide street lighting and roadway fixtures.

INFRASTRUCTURE MAINTENANCE

- Maintained pump stations and stormwater infrastructure.
- Maintained Town facilities and municipal buildings.
- Supported maintenance of Public Works equipment.
- Maintained Town-wide mailboxes and public amenities.

FISCAL YEAR 2026-2027 STRATEGIC INITIATIVES

WELLNESS CENTER COMPLETION

Support final construction and infrastructure improvements associated with the Wellness Center campus.

KEY OUTCOMES

- Successful project completion
- Safe public access
- Improved infrastructure integration

INFRASTRUCTURE PRESERVATION PROGRAM

Continue preventative maintenance of roads, sidewalks, bridges, drainage systems, and municipal facilities.

KEY OUTCOMES

- Reduced lifecycle costs
- Improved infrastructure condition
- Increased public safety

STREETSCAPE ENHANCEMENT INITIATIVE

Continue improving wayfinding, monument signage, public lighting, landscaping, and roadway aesthetics.

KEY OUTCOMES

- Enhanced community identity
- Improved resident experience
- Increased property values

RESILIENCY & STORMWATER IMPROVEMENTS

Continue implementing resiliency initiatives, drainage improvements, and infrastructure recommendations.

KEY OUTCOMES

- Increased flood protection
- Improved drainage
- Greater climate resiliency

BY THE NUMBERS

Performance Indicator	FY 2026–2027
Roadway Infrastructure Maintained	Townwide
Curbs & Gutters Maintained	100%
Pump Stations Maintained	100%
Public Facilities Supported	100%
Goal	Preserve Every Public Asset

PERFORMANCE MEASURES

Measures	FY 24-25 Actual	FY 25-26 Estimated	FY 26-27 Target
Roadway Projects	5	6	8
Sidewalk Inspections	Quarterly	Quarterly	Quarterly
Pump Station Inspections	Monthly	Monthly	Monthly
Facility Assessments	100%	100%	100%
Infrastructure Projects Supported	8	8	10

ORGANIZATIONAL STRUCTURE

Personnel Summary

Position	FY 2024-25	FY 2025-26	FY 2026-27
Special Projects Director	0	0	1
Facilities & Street Maintenance Manager	1	1	1
Facilities & Streets Maintenance Lead	1	1	1
Total	2	2	3

LOOKING AHEAD

As Golden Beach enters the next phase of its evolution, the Facilities & Streets Maintenance Department will continue shifting from a traditional maintenance operation toward a comprehensive infrastructure asset management program.

The Town has invested tens of millions of dollars in roads, drainage systems, public buildings, streetscapes, recreational facilities, and municipal infrastructure. Preserving those investments through proactive maintenance, thoughtful planning, and operational excellence is now one of the Department's most important responsibilities.

By maintaining the infrastructure that supports everyday life, the Department ensures that Golden Beach remains safe, resilient, attractive, and prepared to meet the needs of future generations.

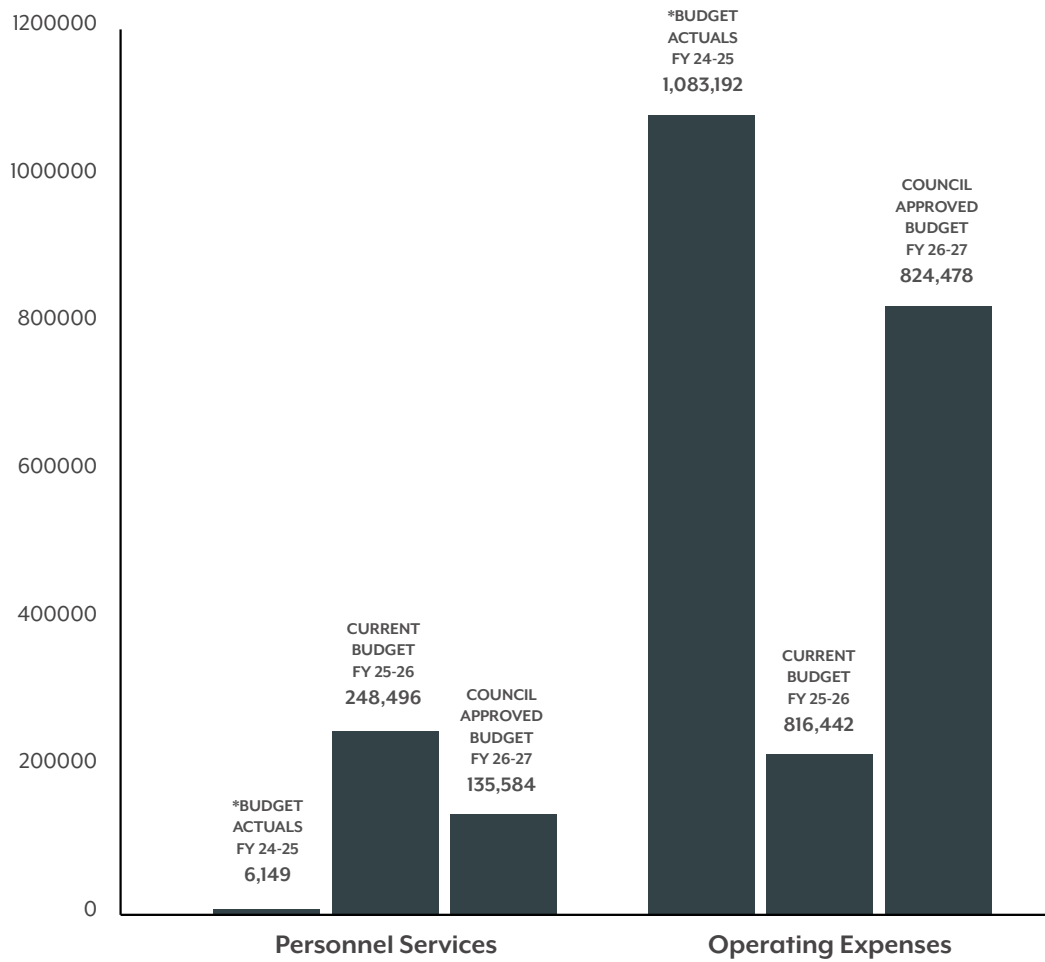
Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
541 -Facilities & Street Maintenance					
Personnel Services					
541112	Facilities & General Maintenance Staff Salaries	153,000	160,650	78,950	Salary
541156	Longevity	1,000	1,000	-	Longevity Pay
541210	FICA Taxes	11,705	12,290	6,040	7.65% of salary
541220	Retirement Contribution- Town Pension	-	54,621	29,211	Estimate set by actuary based on 34% of Payroll
541230	Life, Health & Dental Insurance	-	12,199	13,741	
541240	Worker's Compensation	7,368	7,736	7,642	Estimate based on category rates x payroll
Total Personnel Services		*6,149	248,496	135,584	

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
541 -Facilities & Street Maintenance					
Operating Expenses					
541340	Contract Services Holiday Lights	-	50,000	50,000	Holiday Lights
541344	Contract Srvs - Median Maintenance	355,749	355,749	355,749	Median Maintenance
541344-13-002	Contract Srvs - Median Maintenance- Substation	31,623	31,623	31,623	Median Maintenance-Substation
541344-18-002	Contract Srvs - Median Maintenance -Stand Entrance	6,943	6,943	6,943	Median Maintenance-Stand
541344-18-005	Contract Srvs - AIA Corridor	23,805	27,376	31,482	Enhancements as part of the AIA Corridor Beautification project
541430	Utilities - Electric	110,136	112,338	114,585	Power to the street sprinkler timers & Lights
541430-10-012	Utilities - Electric -Ocean Blvd.	-	-	-	Water use greenway and medians
541430-10-014	Utilities - Electric- Center Island	-	-	-	Street Signs, Light Poles
541432	Utilities - Water	69,537	70,928	72,346	South Island Drive Milling Resurfacing
541461	Repair & Maintenance - Lights & Poles	26,223	26,485	26,750	Strand & AIA
541465	Repair & Maintenance - Streets	100,000	100,000	100,000	Landscape & Maintenance
541466	Repair & Maintenance - Fountains	5,000	5,000	5,000	Fountain Maintenance
541467	Landscape & Maintenance	30,000	30,000	30,000	Landscape & Maintenance
541520	Operating Supplies	-	-	-	
541521	Roads & Streets- Fuel	-	-	-	
541640	Machinery & Equipment	-	-	-	
Total Operating Expenses		*1,083,192	816,442	824,478	
410 FACILITIES & STREET MAINTENANCE		*1,089,341	1,064,938	960,062	

FACILITIES & STREETS MAINTENANCE





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SERVICE, PROGRESS & COMMUNITY



STORMWATER UTILITY FUND

MISSION

The Stormwater Utility Fund is a proprietary fund used to account for operations that are financed and operated in a manner similar to private business enterprises. The Stormwater Utility is supported by user fees, which may only be used for the management, maintenance, and improvement of the Town of Golden Beach's stormwater system.

Fees collected through the Stormwater Utility Fee are deposited into a separate Stormwater Utility Fund dedicated to the maintenance of existing catch basins, stormwater drains, and the Town's Intracoastal waterways.

As a proprietary fund, the Stormwater Utility Fund focuses on the determination of operating income, changes in net assets, financial position, and cash flows. Oversight of this fund is primarily the responsibility of the Town Manager, with the assistance of the Town's engineer of record.

OVERVIEW

The following objectives describe the anticipated accomplishments for this fund as they relate to the Town Council's goals and objectives.

As a relatively low-lying Town situated between the Intracoastal Waterway and the Atlantic Ocean, Golden Beach is highly prone to tidal flooding. The Town's existing stormwater infrastructure is aging, limited, and undersized compared to modern collection and disposal systems. Together, these factors make standing, brackish water a common occurrence even during normal rainfall, and contribute to flooding during more severe weather events.

The Town's stormwater system, completed in 2012, is designed to control flooding caused by both rainfall runoff and tidal surge. The system uses inlets and culverts to collect and direct stormwater runoff to pumping stations, which discharge into the Intracoastal Waterway. In coordination with federal, state, and local requirements, the system also provides pre-treatment of stormwater to reduce pollutants prior to discharge. Rather than a well system, which is difficult to remove and repair, sediment boxes have been — and will continue to be — installed to collect stormwater, capture sediment, and allow clean water to discharge.

The current Stormwater Utility Fee is \$150 per Equivalent Residential Unit (ERU) per month, approved via Resolution 2963.24. In Fiscal Year 2023/2024, the Town Council approved raising the fee from \$50 to \$150 per ERU — the first increase in 11 years. This increase is necessary to cover the costs of operating and maintaining the stormwater system and to relieve the General Fund of an obligation it is not statutorily required to bear. By statute, the Stormwater Fund must be self-sufficient and cannot continue to rely on the General Fund for its operations.

In past years, the Stormwater Fund repeatedly borrowed from the General Fund to meet its obligations, and this balance grew annually to \$2,578,238 as of the FY2025 audit. As of the current date, the fund's shorter-term DEP loan (previously secured by electric franchise fees) has been paid in full, substantially reducing annual debt service and freeing up cash flow. Combined with the FY2026 full-year impact of the fee increase, the Fund now budgets an annual repayment of \$41,440 to the General Fund and \$310,297 in dedicated reserves, marking the start of a structured path toward resolving the interfund balance.

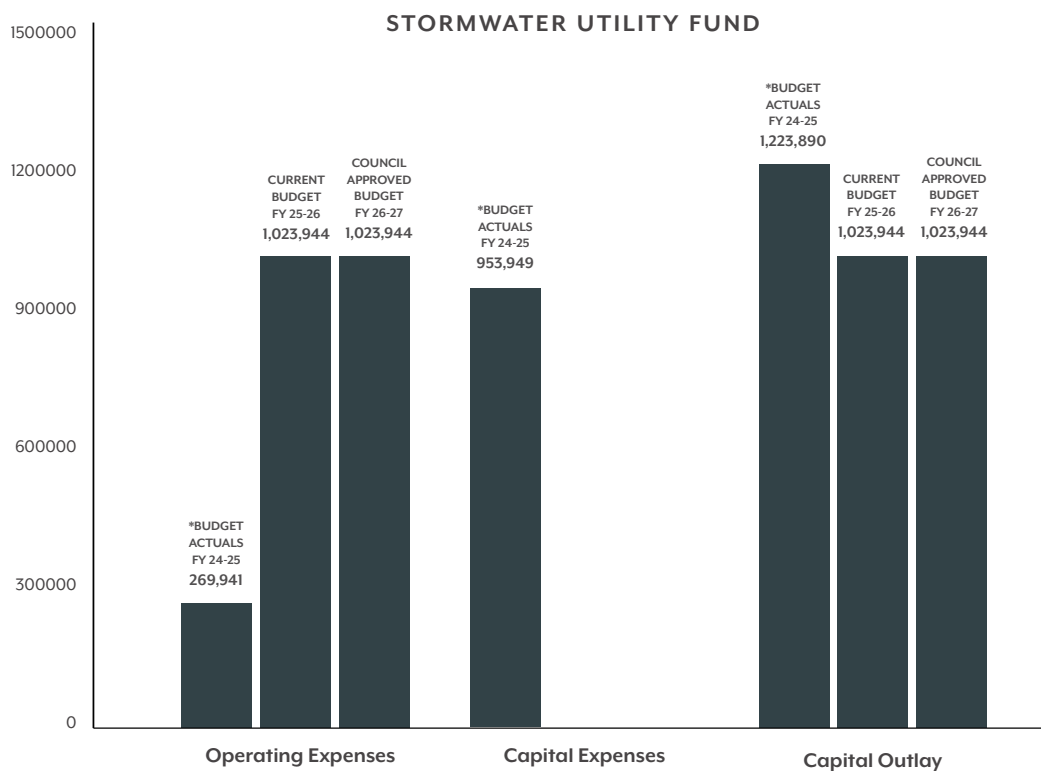
As a proactive measure, the Town Council also approved Resolution No. 3076.26, authorizing the Mayor and Town Manager to take corrective action to restore stormwater system energizing capabilities during emergency events, up to \$50,000 per occurrence.

LONG-TERM LIABILITIES

As of the current date, the Stormwater Utility Fund's remaining long-term debt consists solely of the DEP State Revolving Fund loan (SRF SW13110) originated in July 2020 for the center island drainage system, secured by net Stormwater Utility Fee revenues, and maturing October 2042. The Fund's other DEP loan, previously secured by electric franchise fees, has been paid in full.

Remaining FY2026 budgeted debt service on the SRF loan totals \$48,834 (\$48,374 principal, \$460 interest) — down sharply from the \$210,549 in combined debt service reflected in the FY2025 audited schedule, since that figure included the now-retired loan.

The Stormwater Fund also budgets an annual intergovernmental repayment of \$41,440 to the General Fund (line 538911) to begin paying down the fund's outstanding interfund balance, previously reported at \$2,578,238 as of the FY2025 audit.



The FY2026 budget reflects the full-year impact of the \$150 per ERU Stormwater Utility Fee, combined with the payoff of the Fund's shorter-term SRF loan. Together, these factors reduce annual debt service by roughly 77% while increasing total fund revenue by approximately 19% over FY2025 actuals — producing a debt service coverage ratio of approximately 21.0x, a substantial improvement from 4.1x in FY2025. This strengthened coverage directly supports the Fund's ability to begin systematically repaying its long-term obligation to the General Fund through the newly budgeted \$41,440 annual intergovernmental repayment, while also building dedicated reserves of \$310,297 for future capital needs.

PROJECTED FEE REVENUE AND DEBT SERVICE COVERAGE

	FY2025 Actual	FY2026 Adopted Budget
Stormwater Utility Fee Revenue (\$150/ERU, Reso. 2963.24)	\$527,280	\$712,800
Electric Franchise Fee	\$137,677*	\$150,000
Electric Utility Tax	\$179,855*	\$150,000
Local Option Gas Tax	\$10,286	\$10,044
Investment/Interest Income	\$6,690	\$1,100
Total Revenue	\$861,788	\$1,023,944
Operating Expenses (engineering, contracts, repairs, admin, etc.)	\$394,445	\$562,671
Debt Service (SRF Loan – Principal & Interest)	\$210,793	\$48,834
Depreciation	\$136,138	\$460
General Fund Debt Repayment	—	\$41,440
Stormwater Reserves	—	\$310,297
Total Expenditures	—	\$1,023,944
Debt Service Coverage Ratio (Total Revenue ÷ Debt Service)	4.1x	21.0x

*Franchise fee and utility tax figures for FY2025 reflect budget-basis reporting from the 410 Fund schedule; figures may differ slightly from GAAP-basis amounts reported in the audited financial statements due to timing and classification differences.

Budget Revenues

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
Fund 410 Stormwater Utility Fund					
329200	Stormwater utility fees	527,280	712,800	712,800	\$150 Per Month ERU (Equivalent Residential Unit) per month approved by Resolution 2963.24
312410	New local option gas tax	10,286	10,044	10,044	Estimate provided by State of Florida Dept of Revenue
323100	Electricity - franchise	137,677	150,000	150,000	Municipal Franchise fee on sale of electric power. Based on our share which is 6% of 90% of net revenue less license fee.
314100	Utility tax - electric	179,855	150,000	150,000	Estimate based on avg monthly revenue x 12 months adjusted for possible changes in fuel charges by FPL
331500	Fema - federal grant	-	-	-	
334350	State grant-sewer/wastewater	-	-	-	State Grant Award
361100	Interest on investments	1,085	1,000	1,000	Interest
361113	Interest income	5,605	100	100	Interest
381121	Stormwater fund balance	-	-	-	
389300	S.F.W.M.D. Grant proceeds	-	-	-	
334361	State revolving loan	-	-	-	
386100	As budgeted by Resolution No. 2935.24	-	-	-	
381230	Stormwater fund balance	-	-	-	
410 STORMWATER UTILITY FUND TOTALS		*861,788	1,023,944	1,023,944	

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
410-Stormwater Utility Fund					
Operating Expenses					
538313	Engineering Fees	74,000	74,000	74,000	Engineering
538313-22-004	Engineering Fees - Re-Imagine Tweddle Park	128,080	128,080	128,080	Engineering
538313	Owner's Representative & Town Civil Engineer (Civil-Civic Center Project)	80,000	80,000	80,000	SEC & Shenandoah-Hydraulic Jet Vac Truck services
538314	Contract wit GEN SEV	15,000	15,000	15,000	Pump Station Maintenance Service Contract
538314	Contract for Vactor Truck Services	120,000	120,000	120,000	Hydraulic Jet Vac Truck service
538316	Contract with Pump Station Maintenance	24,000	24,000	24,000	Contract Maintenance
538343	Administration Fees - NMB W & S	8,000	8,000	8,000	NMB Fees
538460	Repairs & Pump Station Maintenance	70,000	70,000	70,000	Repairs & Maintenance
538496	NPDES Stormwater Permit	5,000	5,000	5,000	County
538520	Fuel Services	50,000	50,000	50,000	Fuel services to generators
538537	Stormwater Administrative Charges	144,171	144,171	48,833	Administrative Fees
538590	Depreciation Expenses	53,461	53,461	460	Based on Year End Audit
538634-22-004	Stormwater Renovations - Pump Station #1	953,949	-	-	
538719	Principle Pmt Stormwater Project	183,834	183,834	48,374	SRF SWI3110
538726	Interest Pmt Stormwater Project	26,958	26,958	460	SRF Loan
538910	Stormwater Reserves	-	-	310,297	Reserves
538930	Contingency	87,491	-	-	
538910	Fund Balance In Reserve	-	41,440	41,440	Due to General Fund
538911	Intergovernmental GF Debt Repayment	7,070	-	-	41,440
Total Operating Expenses		*1,223,890	1,023,944	1,023,944	

410 STORMWATER UTILITY FUND TOTALS

***1,223,890 1,023,944 1,023,944**



2026

TWEEDLE PARK

On May 20, 2026 the Town Council awarded the contract for the final playground design to Miracle of South Florida, Inc. for the Reimagined Tweedle Park project. The final playground design provides two playground areas, a playground design for children ages two (2) to five (5) and the playground design for children ages five (5) to thirteen (13). This final element is the culmination of several months of collaborative planning and refinement associated with the Reimagined Tweedle Park initiative. The park is scheduled to reopen some time in 2027.



FISCAL HEALTH





Fiscal Health

SAFEGUARDING THE TOWN'S FINANCIAL FUTURE

Fiscal Health serves as the financial steward of the Town of Golden Beach, ensuring the responsible management of public resources while maintaining the long-term fiscal stability that residents have come to expect. Through prudent financial planning, sound investment practices, effective risk management, and transparent budgeting, the Department supports the Town Council's commitment to maintaining exceptional municipal services while protecting taxpayer investments.

This section provides centralized oversight of the Town's financial operations and is responsible for managing the resources necessary to support all municipal programs, services, capital projects, and strategic initiatives. Through disciplined fiscal management and long-range financial planning, Fiscal Health helps ensure that Golden Beach remains financially strong, resilient, and well-positioned for the future.

MISSION

To provide responsible financial stewardship through sound budgeting, strategic planning, transparent reporting, prudent investment management, and effective internal controls that protect public resources and support the Town's long-term financial sustainability.

OVERVIEW

Fiscal Health serves as the Town's centralized financial management organization and is responsible for overseeing budgeting, accounting, financial reporting, debt management, treasury functions, procurement, risk management, asset management, and financial planning activities.

This section combines the Finance Department and Debt Service Fund under a unified organizational structure designed to strengthen accountability, improve operational efficiency, and enhance financial oversight. By integrating these functions, the Department provides a comprehensive approach to managing the Town's revenues, expenditures, investments, liabilities, and long-term financial obligations.

In addition to day-to-day financial operations, Fiscal Health plays a critical role in supporting major capital investments, maintaining strong financial reserves, safeguarding public assets, and ensuring compliance with governmental accounting and reporting standards.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

Fiscal Health supports the Town Council's strategic priorities through:

Financial Sustainability

Maintaining the Town's long-term financial stability through responsible budgeting, forecasting, and fiscal planning.

Transparency and Accountability

Providing accurate financial reporting, strong internal controls, and transparent management of public resources.

Operational Excellence

Supporting efficient and effective delivery of municipal services through sound financial management and resource allocation.

Strategic Investment

Managing investments, debt obligations, capital financing, and reserves to support the Town's long-term goals and infrastructure needs.

CORE SERVICE AREAS

Financial Management

- Accounting and financial reporting.
- Budget development and administration.
- Revenue and expenditure monitoring.
- Internal controls and compliance.

Treasury and Investment Management

- Cash management.
- Investment portfolio oversight.
- Banking and treasury services.
- Liquidity management.

Debt and Capital Financing

- Debt service administration.
- Capital project financing.
- Bond compliance and reporting.
- Long-range financial planning.

Risk and Asset Management

- Insurance administration.
- Risk management programs.
- Fleet management.
- Asset inventory and tracking.

Procurement and Administrative Support

- Purchasing and procurement services.
- Vendor management.
- Contract administration support.
- Inventory and stores management.

Technology and Operational Support

- Financial software systems.
- Information technology coordination.
- Licensing administration.
- Enterprise resource management support.

FISCAL YEAR 2026–2027 STRATEGIC FOCUS

During Fiscal Year 2026-2027, Fiscal Health will focus on:

- Maintaining the Town's strong financial position and reserve levels.
- Supporting completion of major capital projects, including the Wellness Center and Tweddle Park Redevelopment Project.
- Enhancing financial reporting and transparency initiatives.
- Strengthening investment and cash management strategies.
- Improving procurement and asset management processes.
- Supporting implementation of technology solutions that improve operational efficiency.
- Managing debt obligations responsibly while preserving long-term financial flexibility.
- Ensuring compliance with all governmental accounting, auditing, and financial reporting standards.

DEPARTMENTS

Fiscal Health is comprised of the following functions:



FINANCE DEPARTMENT

Responsible for accounting, budgeting, financial reporting, treasury management, payroll support, procurement, and financial planning activities.



DEBT SERVICE FUND

Responsible for administration of debt obligations, bond compliance, repayment schedules, and financing strategies that support the Town's capital improvement program.

Together, these functions provide the financial framework necessary to support municipal operations, capital investments, and long-term fiscal sustainability.

BUDGET RESPONSIBILITY

For Fiscal Year 2026-2027, Fiscal Health is responsible for approximately \$1,995,821 in operating expenditures dedicated to financial management, debt administration, procurement, asset management, risk management, and technology support functions.

These investments ensure the Town maintains strong financial controls, responsible stewardship of public funds, and the resources necessary to support exceptional municipal services.

BUILDING FINANCIAL STRENGTH FOR TOMORROW

Fiscal Health plays a vital role in preserving the financial stability that has become a hallmark of the Town of Golden Beach. Through disciplined fiscal management, prudent planning, transparent reporting, and responsible stewardship of public resources, this section helps ensure that today's decisions continue to support the community's success for generations to come.

As the Town advances significant capital investments and strategic initiatives, Fiscal Health remains committed to protecting the Town's financial future while maintaining the highest standards of accountability, transparency, and fiscal responsibility.



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FINANCE DEPARTMENT

MISSION

The Finance Department is committed to providing sound financial stewardship, transparent reporting, responsible fiscal management, and strategic financial planning that support the Town Council's vision and ensure the long-term financial sustainability of the Town of Golden Beach.

Through accurate accounting, prudent investment management, effective internal controls, and innovative financial solutions, the Department safeguards public resources while supporting the delivery of exceptional municipal services.

OVERVIEW

The Finance Department serves as the financial management center of the Town and is responsible for overseeing all accounting, budgeting, treasury, investment, debt administration, procurement, payroll support, financial reporting, and asset management functions.

The Department provides critical financial information and strategic guidance to the Town Council, Town Manager, department directors, residents, auditors, bond rating agencies, and regulatory agencies. Through collaboration with financial advisors, bond counsel, underwriters, and auditors, the Department develops and implements financial strategies that support the Town's operational and capital priorities.

The Department maintains the Town's financial records in accordance with Generally Accepted Accounting Principles (GAAP), Governmental Accounting Standards Board (GASB) requirements, and applicable federal, state, and local regulations.

Fiscal Year 2026-2027 marks a significant transition as the Department completes implementation of the Town's new financial management software platform, expands digital services, strengthens internal controls, and advances its goal of becoming a fully paperless operation.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

The Finance Department supports the Town Council's strategic priorities through:

Financial Sustainability

Maintaining balanced budgets, strong reserve levels, and long-range financial planning strategies that preserve the Town's financial stability.

Transparency and Accountability

Providing accurate, timely, and transparent financial reporting while maintaining strong internal controls and regulatory compliance.

Operational Excellence

Supporting all Town departments through efficient financial management, procurement services, payroll administration, and budget oversight.

Technology and Innovation

Leveraging modern financial management systems and digital solutions to improve efficiency, reporting, and customer service.

CORE SERVICE AREAS

Financial Management

- General accounting and financial reporting.
- Accounts payable and accounts receivable.
- Monthly and annual financial statements.
- Budget monitoring and performance reporting.

Budget Development and Administration

- Annual operating and capital budget preparation.
- Multi-year financial forecasting.
- Budget performance monitoring.
- Capital project accounting and reporting.

Treasury and Investment Management

- Cash management and liquidity planning.
- Investment portfolio oversight.
- Banking relationships and treasury services.
- Revenue monitoring and collection.

Debt and Compliance Management

- Debt service administration.
- Bond compliance and continuing disclosure reporting.
- Grant accounting and reporting.
- GASB compliance and financial reporting standards.

Procurement and Asset Management

- Purchasing and procurement support.
- Capital asset tracking and inventory management.
- Contract administration support.
- Fixed asset reporting and depreciation schedules.

Risk Management and Insurance

- Insurance administration.
- Risk management coordination.
- Pension administration support.
- Financial oversight of Town-wide insurance programs.

FISCAL YEAR 2025-2026 PERFORMANCE HIGHLIGHTS

The Finance Department achieved several significant accomplishments during FY 2025-2026 that enhanced financial management, technology, operational efficiency, and internal controls.

FINANCIAL REPORTING AND COMPLIANCE

- Completed timely filing of the Town's Annual Financial Report with the State of Florida.
- Successfully completed the annual audit process and filed all required audit reports.
- Maintained compliance with continuing disclosure requirements and grant reporting obligations.
- Completed all required quarterly and annual reporting for transportation and infrastructure funding programs.

TECHNOLOGY MODERNIZATION

- Implemented ClearGov budgeting and personnel planning software.
- Initiated implementation of the Town's new accounting software platform.
- Upgraded computer systems, scanners, and remote-work technology infrastructure.
- Expanded digital recordkeeping and electronic document management systems.

PAPERLESS GOVERNMENT INITIATIVES

- Successfully implemented significant components of the Town's go-green initiative.
- Established electronic invoice submission and vendor communication processes.
- Expanded digital records storage and financial document accessibility.
- Improved financial workflow automation and reporting efficiency.

OPERATIONAL IMPROVEMENTS

- Successfully onboarded a new full-time Finance Clerk position.
- Strengthened segregation of duties and internal control procedures.
- Improved vendor enrollment and payment processing systems.
- Successfully closed out multiple FEMA-funded projects.
- Enhanced grant tracking and financial reporting capabilities.

FISCAL YEAR 2026-2027 STRATEGIC INITIATIVES

COMPLETION OF FINANCIAL SOFTWARE MODERNIZATION

The Department will complete implementation of the Town's new accounting software system and fully integrate all financial workflows into the platform.

KEY OUTCOMES

- Increased operational efficiency
- Enhanced financial reporting
- Improved internal controls
- Greater data accessibility and accuracy

DIGITAL TRANSFORMATION & PAPERLESS OPERATIONS

The Department will continue transitioning financial operations to fully electronic workflows.

KEY OUTCOMES

- Reduced paper consumption
- Improved accessibility of records
- Increased processing efficiency
- Enhanced transparency and accountability

KEY PROJECTS

- Digital invoice processing
- Electronic approvals and workflows
- Expanded document management capabilities
- Paperless records retention

RESIDENT PAYMENT PORTAL & CUSTOMER SERVICE ENHANCEMENTS

The Department will implement electronic payment capabilities and expand online self-service options for residents.

KEY OUTCOMES

- Improved customer experience
- Faster revenue collection
- Reduced manual processing
- Enhanced payment convenience

FINANCIAL CONTROLS & RISK MANAGEMENT ENHANCEMENT

The Department will continue strengthening internal controls and financial oversight systems.

KEY OUTCOMES

- Stronger financial accountability
- Reduced organizational risk
- Improved compliance
- Enhanced operational integrity

KEY PROJECTS

- Enhanced audit trail capabilities.
- Expanded segregation of duties.
- Fixed asset management improvements.
- Pension records management system implementation

LONG-TERM FINANCIAL PLANNING & FORECASTING

The Department will continue utilizing ClearGov and other planning tools to support long-term financial sustainability.

KEY OUTCOMES

- Improved forecasting capabilities
- Enhanced budget transparency
- Better capital planning
- Data-driven financial decision-making

PERFORMANCE MEASURES

Measures	FY 24-25 Actual	FY 25-26 Estimated	FY 26-27 Target
Annual Audit Completion	On Time	On Time	On Time
Monthly Financial Reports Issued	12	12	12
Accounts Payable Processed Within Standard	98%	99%	99%
Paperless Financial Records	70%	90%	100%
Budget Transparency Platform Utilization	Implemented	Expanded	Fully Integrated

ORGANIZATIONAL STRUCTURE

Personnel Summary

Position	FY 2024-25	FY 2025-26	FY 2026-27
Finance Director	1	1	1
Accountant	1	1	1
Finance Clerk	0	1	1
Part-Time Staff Member	1	1	0
Total	3	4	3



LOOKING AHEAD

The Finance Department remains focused on providing responsible stewardship of public resources while continuing to modernize financial operations, strengthen internal controls, and improve transparency. Through strategic planning, technology investments, and sound financial management, the Department will continue supporting the Town's long-term financial health and its ability to provide exceptional services to residents.

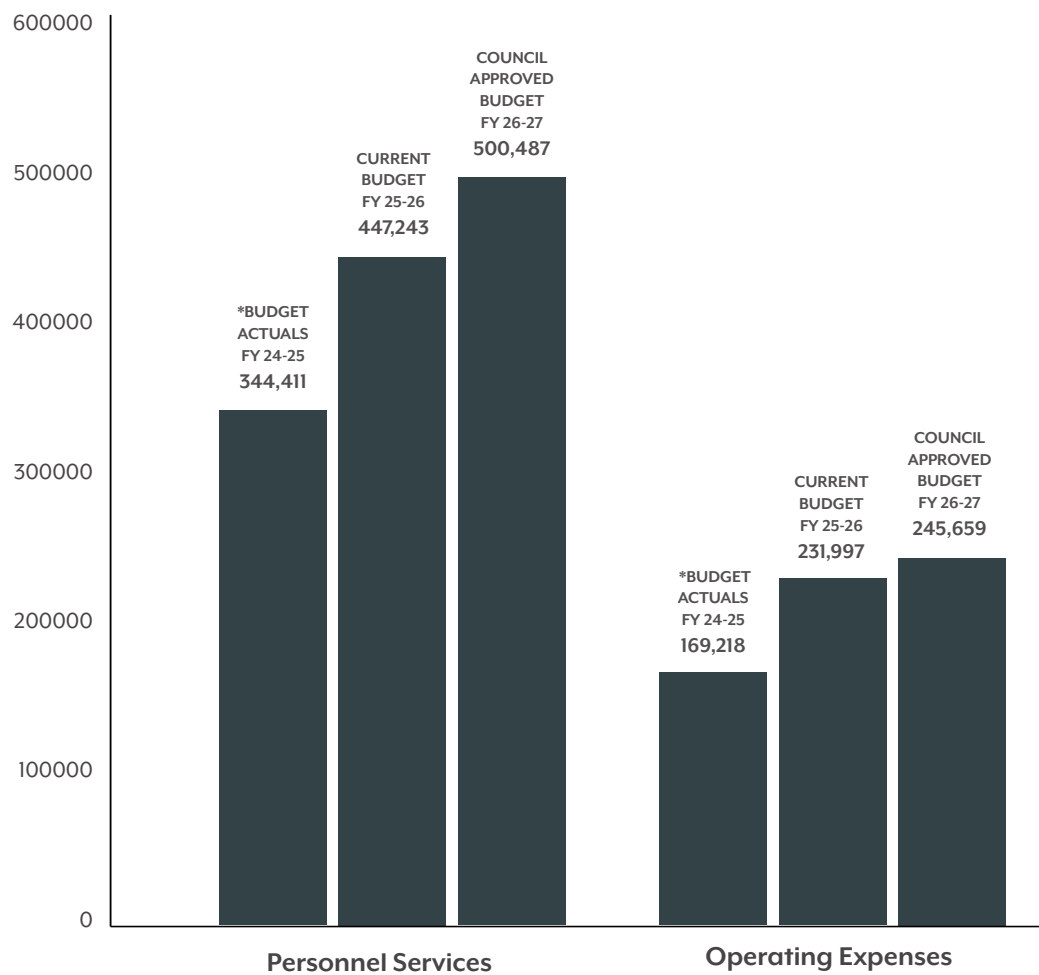
As the Town advances significant capital investments and organizational initiatives, the Finance Department will remain committed to maintaining the strong fiscal foundation that has positioned Golden Beach as one of South Florida's most financially stable communities.

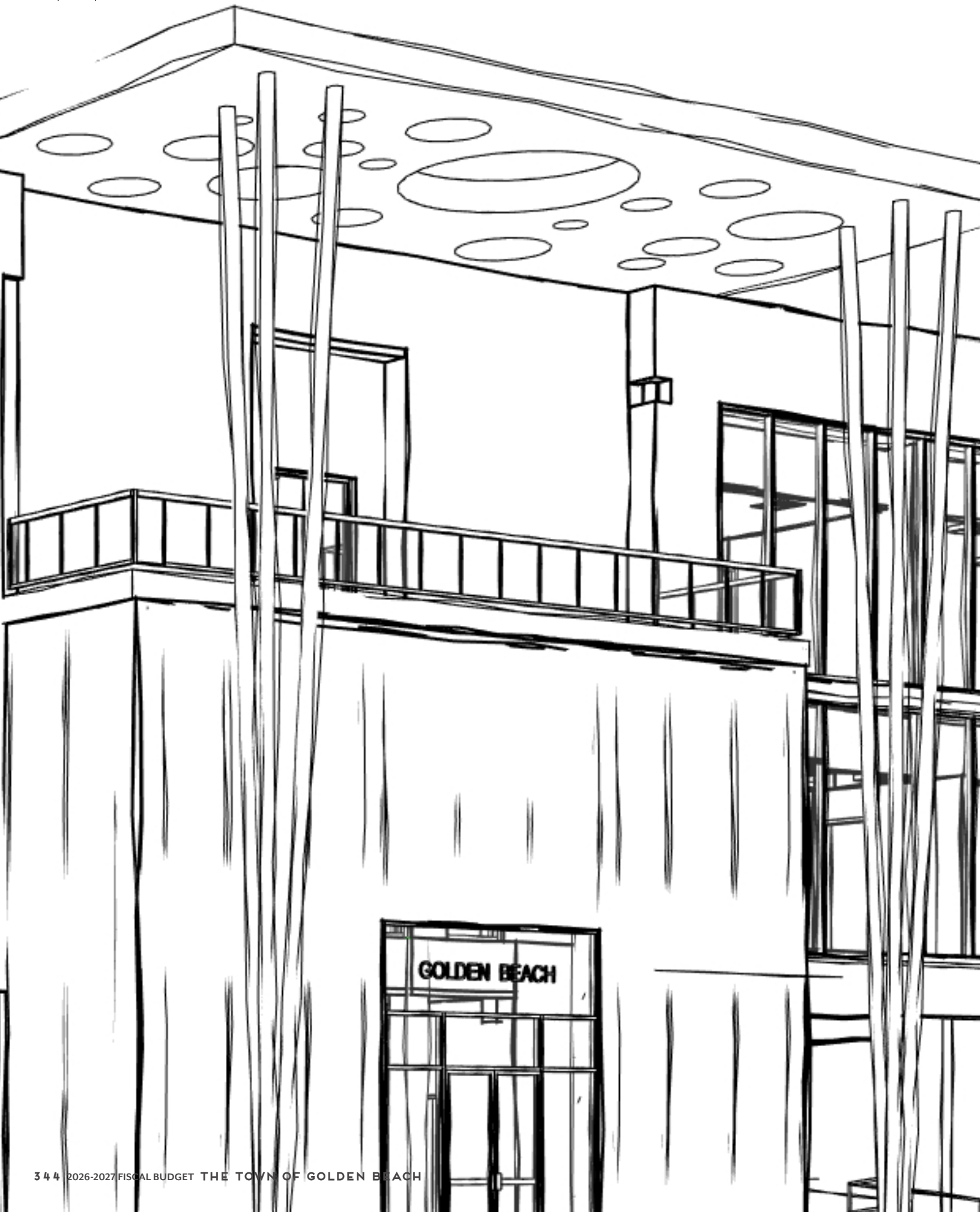
Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
513-Finance Dept					
Personnel Services					
513110	Finance Director	131,213	165,000	169,950	Finance Director Salary
513120	Salary - General Employees	120,098	81,113	135,046	Full Time Staff
513121	Salary - Contract Employee	-	57,330	-	Part Time Staff
513140	Overtime	1,000	1,000	1,000	Payment for time worked in excess of 40 hours per week
513156	Longevity	1,000	1,000	1,000	Longevity Pay
513210	FICA	19,302	22,525	23,409	7.65% of Salary
513220	Retirement Contribution- Town Pension	79,596	80,618	113,218	Town Pension Plan
513230	Life, Health & Dental Insurance	41,432	37,551	55,714	Full cost of employee premium and half of family premium
513240	Workers Compensation	947	1,106	1,150	Code 8010 (gross salary multiplied by current rate of .00377)
513250	Unemployment	-	-	-	
Total Personnel Services		*344,411	447,243	500,487	
Operating Expenses					
513310	Professional Services	20,812	21,020	21,230	Payroll Services
513320	Accounting & Auditing	72,130	82,852	93,680	Audit & and Single Audit
513400	Travel & Per Diem	2,185	2,207	2,229	Travel costs, per diem, meals, conferences, and travel expenses; fuel stipend
513410	Communication Services	1,561	1,577	1,592	Cell Phone, Wireless Card, Postage
513420	Freight & Postage Services	520	526	531	Postage, and courier charges
513470	Printing & Binding	4,527	4,572	4,618	Operating & Capital Budget Books
513510	Office Supplies	1,665	1,682	1,698	Copy paper and file folders
513520	Operating Supplies	3,776	3,776	3,776	Printer Supplies and technical support
513540	Books, Pub, Subscrip, Memberships	2,081	107,652	107,652	Seminars & Training, FGFOA, GFOA, Aclarian Acct Software
513640	Machinery & Equipment	3,642	6,135	8,652	As needed for upgrades
Total Operating Expenses		*169,218	231,997	245,659	

513 FINANCE DEPT TOTALS *513,629 679,240 746,146

FINANCE





DEBT SERVICE FUND

MISSION

The Debt Service Fund provides for the administration, tracking, and repayment of the Town's long-term debt obligations. The Fund ensures that sufficient resources are available to meet all principal, interest, and related debt service requirements while supporting the Town's commitment to responsible fiscal management and long-term financial sustainability.

Through disciplined debt management practices, the Fund allows the Town to finance significant infrastructure, resiliency, and quality-of-life projects while maintaining stable operations and preserving financial flexibility.

OVERVIEW

The Debt Service Fund is responsible for accounting for and administering the Town's outstanding debt obligations, excluding debt associated with the Stormwater Utility Fund. The Fund accumulates and distributes resources necessary to meet scheduled principal and interest payments, monitors compliance with bond covenants and financing agreements, and supports the Town's long-range capital financing strategies.

The Town utilizes debt strategically to finance major infrastructure investments that provide long-term benefits to residents while spreading costs over the useful life of the assets being constructed or improved.

As of Fiscal Year 2026-2027, the Town's debt portfolio consists primarily of General Obligation Bonds, Revenue Notes, and State Revolving Fund financing used to support major capital improvement projects, including the Civic Center Complex, stormwater infrastructure improvements, the Wellness Center, Tweddle Park Redevelopment, and other community enhancements.

ALIGNMENT WITH TOWN COUNCIL STRATEGIC PRIORITIES

The Debt Service Fund supports the Town Council's strategic priorities through:

Financial Sustainability

Maintaining responsible debt levels and ensuring long-term affordability of capital investments.

Infrastructure Investment

Providing financing mechanisms necessary to support major community infrastructure projects and public facilities.

Fiscal Stewardship

Ensuring debt obligations are managed efficiently, transparently, and in accordance with applicable laws and financing agreements.

Long-Term Planning

Supporting multi-year capital planning efforts and preserving the Town's ability to address future infrastructure needs.

FISCAL YEAR 2025-2026 PERFORMANCE HIGHLIGHTS

DEBT MANAGEMENT AND FINANCIAL STEWARDSHIP

- Successfully retired one State Revolving Fund loan obligation.
- Maintained compliance with all debt service payment schedules and financing agreements.
- Continued support of major capital projects financed through General Obligation Bonds and Revenue Notes.
- Maintained transparent debt reporting and financial disclosure practices.
- Coordinated with financial advisors, bond counsel, auditors, and rating agencies regarding debt administration and compliance requirements.

OUTSTANDING DEBT PORTFOLIO

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2016

Issued in 2016, the General Obligation Refunding Bonds refinanced the Town's previously outstanding Series 2008 General Obligation Bonds, reducing long-term borrowing costs and improving debt management flexibility.

Outstanding Balance (June 24, 2026): \$8,045,000

CAPITAL IMPROVEMENT REVENUE NOTE, SERIES 2019

The Capital Improvement Revenue Note was issued to finance construction and furnishing of the Town's Civic Center Complex and related public facility improvements.

Outstanding Balance (June 24, 2026): \$2,888,888.89

STATE REVOLVING FUND (SRF) LOAN PROGRAM

The Town previously entered into two financing agreements through the Florida Department of Environmental Protection's State Revolving Fund Program.

During Fiscal Year 2025-2026, the Town successfully retired its first SRF loan, resulting in a remaining balance of \$0 on that obligation. The Town continues repayment of the second SRF loan, which financed construction of the Center Island Stormwater Drainage Project.

Outstanding Balance (June 24, 2026): \$777,473.24

GENERAL OBLIGATION BOND, SERIES 2022

In August 2022, Golden Beach voters overwhelmingly approved a \$7 million General Obligation Bond referendum supporting several transformative community projects, including:

- Construction of the Town's Wellness Center.
- Redevelopment of Tweddle Park.
- Improvements to the Historic Beach Pavilion.
- AIA corridor enhancements.

Construction activities associated with these projects continue to advance and represent one of the most significant quality-of-life investments in the Town's history.

FISCAL YEAR 2026-2027 STRATEGIC INITIATIVES

RESPONSIBLE DEBT ADMINISTRATION

Continue timely repayment of all debt obligations while maintaining compliance with financing agreements and bond covenants.

KEY OUTCOMES

- Continued financial stability
- Strong debt compliance
- Positive financial reputation
- Preservation of investor confidence

CAPITAL PROJECT FINANCING OVERSIGHT

Monitor expenditures and financing associated with major capital projects funded through bond proceeds and other financing mechanisms.

KEY OUTCOMES

- Efficient use of financing resources
- Successful project delivery
- Enhanced accountability and transparency
- Long-term asset value creation

LONG-RANGE DEBT PLANNING

Evaluate future financing needs and debt capacity in support of the Town's Capital Improvement Program.

KEY OUTCOMES

- Sustainable debt management
- Strategic infrastructure investment
- Preservation of financial flexibility
- Improved capital planning

PERFORMANCE MEASURES

Measures	FY 24-25 Actual	FY 25-26 Estimated	FY 26-27 Target
Debt Service Payments Made On Time	100%	100%	100%
Bond Covenant Compliance	100%	100%	100%
Continuing Disclosure Filings Completed	100%	100%	100%
Annual Debt Reporting Compliance	100%	100%	100%
Outstanding Debt Monitored Quarterly	100%	100%	100%

DEBT PORTFOLIO SUMMARY

Debt Instrument	Outstanding Balance
General Obligation Refunding Bonds, Series 2016	\$8,045,000
Capital Improvement Revenue Note, Series 2019	\$2,888,888.89
State Revolving Fund Loan	\$777,473.24
General Obligation Bond, Series 2022*	Included in bond program financing
Total Outstanding Debt	\$18,711,362.13

LOOKING AHEAD

The Debt Service Fund remains an important component of the Town's long-term financial strategy. Through responsible debt management, disciplined financial oversight, and strategic capital financing, the Fund supports the infrastructure investments and community enhancements that contribute to Golden Beach's exceptional quality of life.

As major projects such as the Wellness Center and Tweddle Park continue toward completion, the Town remains committed to maintaining prudent debt levels, preserving financial flexibility, and ensuring that future generations benefit from the investments being made today.

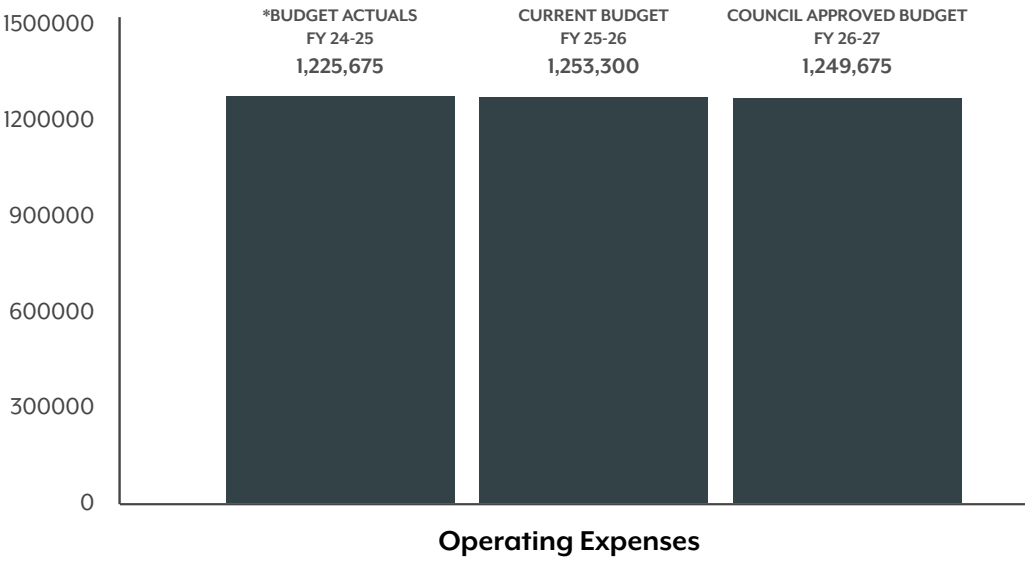
Budget Revenues

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
FUND 210	DEBT SERVICE FUND				
311101	VOTED DEBT SERVICE (AD-VALOREM)	1,339,863	1,189,472	1,022,168	Current Year Gross Taxable Value 2,246,276,118 X Proposed Millage Rate of .4790 We are to budget only 95% of the ad valorem
389195	TRANSFER FROM S/A II	-	-	-	
381200	TRANSFER FROM GENERAL FUND	-	-	-	
381210	LETF FUNDS	-	-	-	
381220	FUND-330 CAPITAL FUND	-	-	-	
381230	TRANSFER FROM 210 FUND (Fund Balance)	-	63,828	227,507	Transfer from fund balance
210 DEBT SERVICE FUND TOTALS		*1,339,863	1,253,300	1,249,675	

Budget Appropriation Worksheet

ACCOUNT NO.	ACCOUNT DESCRIPTION	*BUDGET ACTUALS FY 24-25	CURRENT BUDGET FY 25-26	COUNCIL APPROVED BUDGET FY 26-27	DESCRIPTION OF ITEM & JUSTIFICATION
210-Debt Service Fund					
Operating Expenses					
519710	General Obligation Bond Payment Principal	535,000	560,000	585,000	Debt Service for the \$12.39 General Obligation Bond Refunding
519720	General Obligation Bond Payment Interest	720,675	693,300	664,675	Debt Service for the \$12.39 General Obligation Bond Refunding
519910	Reserved for Fund Balance Growth	-	-	-	
Total Operating Expenses		*1,255,675	1,253,300	1,249,675	
210 DEBT SERVICE TOTALS		*1,255,675	1,253,300	1,249,675	

DEBT SERVICE FUND



BOND DEBT SERVICE

Town of Golden Beach, Florida
General Obligation Bonds, Series 2022

Dated Date 10/21/2022
Delivery Date 10/21/2022

Period Ending	Principal	Coupon	Interest	Debt Service
09/30/2023			157,163.89	157,163.89
09/30/2024			353,618.76	353,618.76
09/30/2025			353,618.76	353,618.76
09/30/2026			353,618.76	353,618.76
09/30/2027			353,618.76	353,618.76
09/30/2028			353,618.76	353,618.76
09/30/2029			353,618.76	353,618.76
09/30/2030			353,618.76	353,618.76
09/30/2031			353,618.76	353,618.76
09/30/2032			353,618.76	353,618.76
09/30/2033			353,618.76	353,618.76
09/30/2034			353,618.76	353,618.76
09/30/2035			353,618.76	353,618.76
09/30/2036			353,618.76	353,618.76
09/30/2037			353,618.76	353,618.76
09/30/2038			353,618.76	353,618.76
09/30/2039	360,000	4.250%	353,618.76	713,618.76
09/30/2040	375,000	4.250%	338,318.76	713,318.76
09/30/2041	395,000	4.375%	322,381.26	717,381.26
09/30/2042	410,000	4.500%	305,100.00	715,100.00
09/30/2043	430,000	5.250%	286,650.00	716,650.00
09/30/2044	450,000	5.250%	264,075.00	714,075.00
09/30/2045	475,000	5.250%	240,450.00	715,450.00
09/30/2046	500,000	5.250%	215,512.50	715,512.50
09/30/2047	525,000	5.250%	189,262.50	714,262.50
09/30/2048	555,000	5.250%	161,700.00	716,700.00
09/30/2049	585,000	5.250%	132,562.50	717,562.50
09/30/2050	615,000	5.250%	101,850.00	716,850.00
09/30/2051	645,000	5.250%	69,562.50	714,562.50
09/30/2052	680,000	5.250%	35,700.00	715,700.00
	7,000,000		8,478,189.07	15,478,189.07

AGGREGATE DEBT SERVICE

Town of Golden Beach, Florida General Obligation Bonds, Series 2022

Period Ending	General Obligation Bonds, Series 2022	Series 2016	Aggregate Debt Service
09/30/2023	157,163.89	903,056.26	1,060,220.15
09/30/2024	353,618.76	903,181.26	1,256,800.02
09/30/2025	353,618.76	902,056.26	1,255,675.02
09/30/2026	353,618.76	899,681.26	1,253,300.02
09/30/2027	353,618.76	896,056.26	1,249,675.02
09/30/2028	353,618.76	897,281.26	1,250,900.02
09/30/2029	353,618.76	893,365.63	1,246,984.39
09/30/2030	353,618.76	897,631.25	1,251,250.01
09/30/2031	353,618.76	894,937.50	1,248,556.26
09/30/2032	353,618.76	890,706.25	1,244,325.01
09/30/2033	353,618.76	894,700.00	1,248,318.76
09/30/2034	353,618.76	891,300.00	1,244,918.76
09/30/2035	353,618.76	890,900.00	1,244,518.76
09/30/2036	353,618.76	889,300.00	1,242,918.76
09/30/2037	353,618.76	886,500.00	1,240,118.76
09/30/2038	353,618.76	887,400.00	1,241,018.76
09/30/2039	713,618.76		713,618.76
09/30/2040	713,318.76		713,318.76
09/30/2041	717,381.26		717,381.26
09/30/2042	715,100.00		715,100.00
09/30/2043	716,650.00		716,650.00
09/30/2044	714,075.00		714,075.00
09/30/2045	715,450.00		715,450.00
09/30/2046	715,512.50		715,512.50
09/30/2047	714,262.50		714,262.50
09/30/2048	716,700.00		716,700.00
09/30/2049	717,562.50		717,562.50
09/30/2050	716,850.00		716,850.00
09/30/2051	714,562.50		714,562.50
09/30/2052	715,700.00		715,700.00
	15,478,189.07	14,318,053.19	29,796,242.26





of

SERVICE, PROGRESS & COMMUNITY



Preserving the Investment We Have Made

PLANNING FOR THE NEXT GENERATION OF INFRASTRUCTURE

For nearly twenty years, the Town of Golden Beach has focused on one primary objective—building the community our residents envisioned. Through disciplined financial management, long-range planning, and strategic investments, the Town has delivered nearly \$95 million in capital improvements without compromising the financial stability of the organization. From roads, sidewalks, underground utilities, and stormwater improvements to parks, public safety facilities, the Civic Center Complex, the Wellness Center, beach amenities, landscaping, lighting, and technology infrastructure, these investments have transformed Golden Beach into one of South Florida's premier residential communities.

AS WE PREPARE FOR THE FUTURE, OUR CHALLENGE IS BEGINNING TO CHANGE.

The focus over the next twenty years will not simply be constructing new facilities, but preserving the significant investment that has already been made. Every public asset has a useful life. Roads must eventually be resurfaced. Sidewalks and curbs require replacement. Street lighting reaches the end of its service life. Parks and recreational facilities require continual upgrades. Buildings need new roofs, air conditioning systems, elevators, generators, and mechanical equipment. Landscaping matures and must be renewed. In a coastal environment, salt air, severe weather, and daily use accelerate the deterioration of virtually every public improvement we own.

The Town has reached a point where maintaining our public infrastructure will require the same level of planning and financial discipline that was necessary to build it.

Historically, our financial strategy has been to leverage bond financing, existing revenues, grants, and prudent fiscal management to construct new public facilities. That strategy has served our community exceptionally well. However, the Town's operating revenues and traditional property tax structure were never intended to fund the long-term replacement of nearly \$95 million in municipal infrastructure. As these assets continue to age, relying solely on annual operating revenues will become increasingly difficult without affecting the level of municipal services our residents expect.

For this reason, I believe the Council should begin a community discussion regarding the creation of a long-term Infrastructure Maintenance Program. The purpose of such a program would be to establish a dedicated funding source that is reserved exclusively for the repair, replacement, and preservation of the Town's public assets. Rather than waiting until infrastructure reaches the point of failure, the Town should begin building reserves over time so that future replacement costs can be addressed in a planned and fiscally responsible manner.

There are several funding strategies available to accomplish this objective. One option would be the creation of a dedicated municipal infrastructure maintenance assessment, similar in concept to the Town's existing Hotwire assessment, that would provide a stable and predictable source of revenue specifically for maintaining public infrastructure. Another option would be to dedicate a portion of future millage revenues or adopt a maintenance millage designed solely for infrastructure preservation. Other municipalities, including Miami Beach, have recognized that aging public infrastructure requires recurring funding beyond traditional operating revenues and have adopted dedicated revenue strategies to address these long-term obligations. While no recommendation is being made at this time regarding the specific funding mechanism, I believe it is appropriate that this discussion begin now, while our infrastructure is still in relatively good condition and before significant replacement needs arise.

Beginning this conversation today provides the Town with the opportunity to plan rather than react. It allows future Councils to develop a sustainable funding strategy that protects the investments already made, avoids large one-time expenditures, and ensures that the facilities our residents enjoy today remain in excellent condition for future generations.

The investments of the past twenty years have built Golden Beach into the community we enjoy today. The responsibility of the next twenty years will be preserving that legacy. Establishing a dedicated infrastructure maintenance funding strategy is, in my opinion, one of the most important financial discussions the Town should undertake as we prepare for the future.

Infrastructure Replacement Planning Guide

ESTIMATED REPLACEMENT CYCLES & LONG-TERM FUNDING NEEDS

Golden Beach has invested nearly \$95 million in public infrastructure over the past two decades. As these assets mature, the Town must begin planning not only for routine maintenance, but also for their eventual replacement. Unlike many municipalities that replace infrastructure only after failure, Golden Beach has adopted a philosophy of proactively renewing public assets to maintain the highest quality of service, preserve community appearance, and protect property values.

The following planning guide illustrates the types of infrastructure that will require periodic reinvestment over time and provides planning-level cost estimates that can be refined through future engineering studies and annual budget development.

Infrastructure Asset	Golden Beach Planning Replacement Cycle	Estimated Replacement Cost
Entire Roadway System (A1A, Golden Beach Drive & Island Streets)	10 Years	\$1.8–2.2 Million
Sidewalk Network Repairs & Replacement	20 Years	\$750,000
Curbs & Gutters	20 Years	\$500,000
Decorative Street Lighting	20 Years	\$200,000
Traffic & Pedestrian Safety Signage	15 Years	\$100,000
Irrigation Systems	15 Years	\$300,000
Community Landscaping Renewal	Continuous	\$250,000–500,000
Municipal Building Roofs	25 Years	\$800,000–1.2 Million
HVAC Systems (Town Facilities)	15–20 Years	\$500,000
Emergency Generators	20 Years	\$350,000
Elevator Systems	20–25 Years	\$200,000
Civic Center Interior Renovations	20 Years	\$500,000
Wellness Center Equipment & Interior Refresh	10 Years	\$300,000
Parks & Playground Equipment	10–15 Years	\$500,000
Basketball, Pickleball & Athletic Courts	10 Years	\$300,000
Beach Pavilion Improvements	15 Years	\$300,000
Marine Facilities & Boat Infrastructure	15–20 Years	\$400,000
Security Cameras, Access Control & Technology	7–10 Years	\$500,000
Computer & Network Infrastructure	5–7 Years	\$250,000
Public Works Equipment Replacement	10–15 Years	\$750,000
Fleet Vehicles	7–10 Years	\$1.5 Million

PLANNING FOR THE FUTURE

None of these replacement costs should come as a surprise. Every one of these assets has a predictable lifecycle, and every year that passes brings the Town closer to the point where replacement becomes necessary.

Historically, Golden Beach has excelled at planning for growth and capital construction. The next phase of our financial planning must focus on preserving the assets we have already built.

This planning guide demonstrates why a long-term infrastructure funding strategy should become one of the Town's highest financial priorities. Whether through a dedicated infrastructure maintenance assessment, a maintenance millage allocation, annual transfers to an Infrastructure Replacement Reserve, or a combination of funding sources, establishing a recurring source of revenue will allow the Town to replace aging infrastructure in a planned, predictable, and fiscally responsible manner.

By beginning to accumulate replacement reserves today, Golden Beach can avoid significant one-time financial impacts in the future, maintain the exceptional level of service our residents expect, and preserve the public investments that have transformed our community over the past twenty years.

The infrastructure we have built represents one of the Town's greatest assets. Protecting that investment through proactive replacement planning will ensure that future generations inherit a community that is every bit as beautiful, functional, and resilient as the one we enjoy today.

Golden Beach 20-Year Infrastructure Replacement Reserve Plan

A LONG-TERM STRATEGY FOR PRESERVING OUR COMMUNITY

PURPOSE

Over the past two decades, the Town of Golden Beach has invested approximately \$95 million in public infrastructure that has transformed our community and enhanced the quality of life for every resident. As these public assets mature, the Town must begin transitioning from a philosophy centered on construction to one centered on preservation.

The purpose of this Infrastructure Replacement Reserve Plan is to identify the Town's major public assets, establish anticipated replacement cycles based on Golden Beach's service standards, estimate long-term replacement costs, and determine the annual reserve contributions necessary to fund these future obligations responsibly.

Rather than waiting for infrastructure to fail or relying on debt to replace aging assets, this strategy encourages setting aside funds annually so that future replacements can occur in a predictable and fiscally responsible manner.

GUIDING PRINCIPLES

The Town's infrastructure replacement program should be guided by the following principles:

- Preserve community appearance, safety, and property values through proactive replacement rather than deferred maintenance.
- Replace assets before significant deterioration affects service quality.
- Build financial reserves gradually to avoid large one-time tax increases or future borrowing.
- Ensure that each generation contributes fairly toward the infrastructure from which it benefits.
- Maintain Golden Beach's tradition of exceptional municipal services and first-class public facilities.

Asset Category	Estimated Replacement Value	Planned Replacement Cycle	Recommended Annual Reserve
Roadway System (AIA, Golden Beach Drive & Island Streets)	\$2,000,000	10 Years	\$200,000
Sidewalk System	\$750,000	20 Years	\$37,500
Curbs & Gutters	\$500,000	20 Years	\$25,000
Decorative Street Lighting	\$200,000	20 Years	\$10,000
Traffic Signs & Safety Devices	\$100,000	15 Years	\$6,700
Landscaping Renewal	\$500,000	10 Years	\$50,000
Irrigation Infrastructure	\$300,000	15 Years	\$20,000
Municipal Building Roofs	\$1,000,000	25 Years	\$40,000
HVAC Systems	\$500,000	15 Years	\$33,300
Emergency Generators	\$350,000	20 Years	\$17,500
Elevators	\$200,000	20 Years	\$10,000
Civic Center Interior Renewal	\$500,000	20 Years	\$25,000
Wellness Center Equipment & Interior Improvements	\$300,000	10 Years	\$30,000
Parks & Playground Equipment	\$500,000	15 Years	\$33,300
Athletic Courts (Basketball, Pickleball & Padel)	\$300,000	10 Years	\$30,000
Beach Pavilion Improvements	\$300,000	15 Years	\$20,000
Marine Facilities & Docks	\$400,000	20 Years	\$20,000
CCTV, LPR, Access Control & Security Technology	\$500,000	7 Years	\$71,400
Information Technology & Network Infrastructure	\$250,000	5 Years	\$50,000
Public Works Equipment	\$750,000	12 Years	\$62,500
Municipal Fleet Replacement	\$1,500,000	10 Years	\$150,000

ESTIMATED ANNUAL INFRASTRUCTURE RESERVE REQUIREMENT

Based upon current planning assumptions, the Town should consider building an Infrastructure Replacement Reserve with annual contributions of approximately:

\$940,000 PER YEAR

This amount should be refined as engineering studies, asset inventories, inflation factors, and replacement schedules are updated over time. The reserve should be reviewed annually as part of the budget process and adjusted to reflect changes in construction costs and the Town's evolving infrastructure portfolio.

POTENTIAL FUNDING STRATEGIES

Option 1
*Infrastructure Maintenance
Assessment*

Establish a municipal assessment similar in concept to the Town's existing utility-related assessments. Revenue would be restricted exclusively for infrastructure replacement and could not be used for general operating expenses.

Option 2
*Dedicated Infrastructure
Millage*

Allocate a portion of the Town's ad valorem tax rate specifically for infrastructure preservation. This would provide a transparent, recurring funding source that grows with taxable value while ensuring funds remain dedicated to long-term capital replacement.

Option 3
*Annual General Fund
Transfers*

Continue using General Fund revenues to make annual transfers into a restricted Infrastructure Replacement Reserve. This option provides flexibility but is more susceptible to annual budget pressures and changing fiscal priorities.

Option 4
*Hybrid Funding Model
(Recommended for
Evaluation)*

Combine a modest dedicated assessment or millage allocation with annual General Fund contributions. This approach diversifies revenue sources, reduces reliance on any single funding mechanism, and provides greater long-term financial stability.

LOOKING AHEAD

We (Golden Beach) have spent the last twenty years building one of the finest municipal infrastructures in South Florida. The next twenty years should focus on preserving that investment with the same level of planning, discipline, and fiscal responsibility that made it possible.

The Town's infrastructure represents far more than streets, parks, and buildings—it represents the community's investment in its future. Establishing a dedicated Infrastructure Replacement Reserve will ensure that these public assets continue to serve residents at the highest standard while protecting property values, reducing long-term financial risk, and avoiding the cycle of deferred maintenance experienced by many municipalities.

As part of future budget discussions, I believe the Council should begin evaluating a dedicated funding strategy that allows us to preserve our roads, parks, buildings, public safety facilities, technology, landscaping, and other municipal assets without placing undue pressure on future operating budgets.

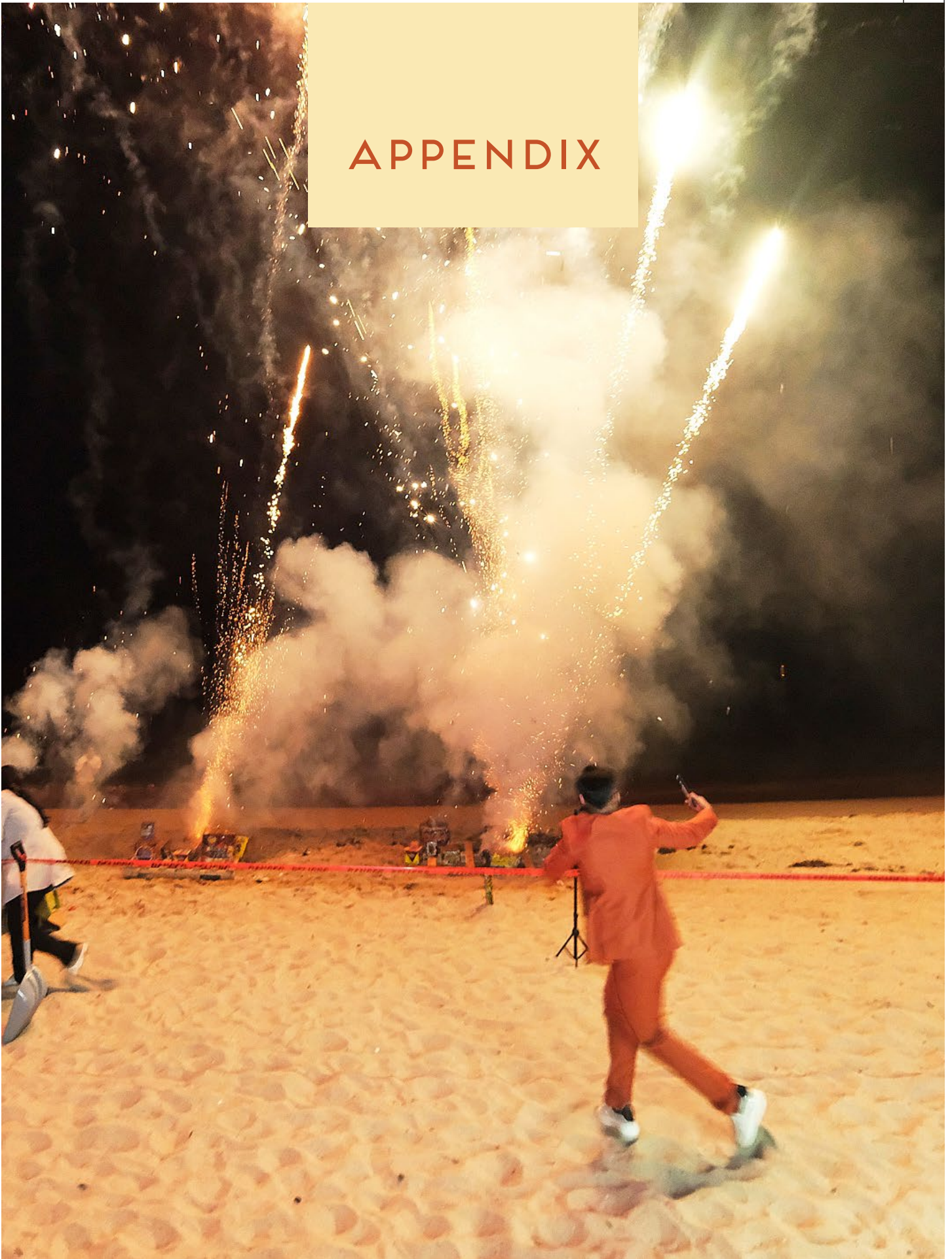
Building our community has been the defining accomplishment of the past two decades.

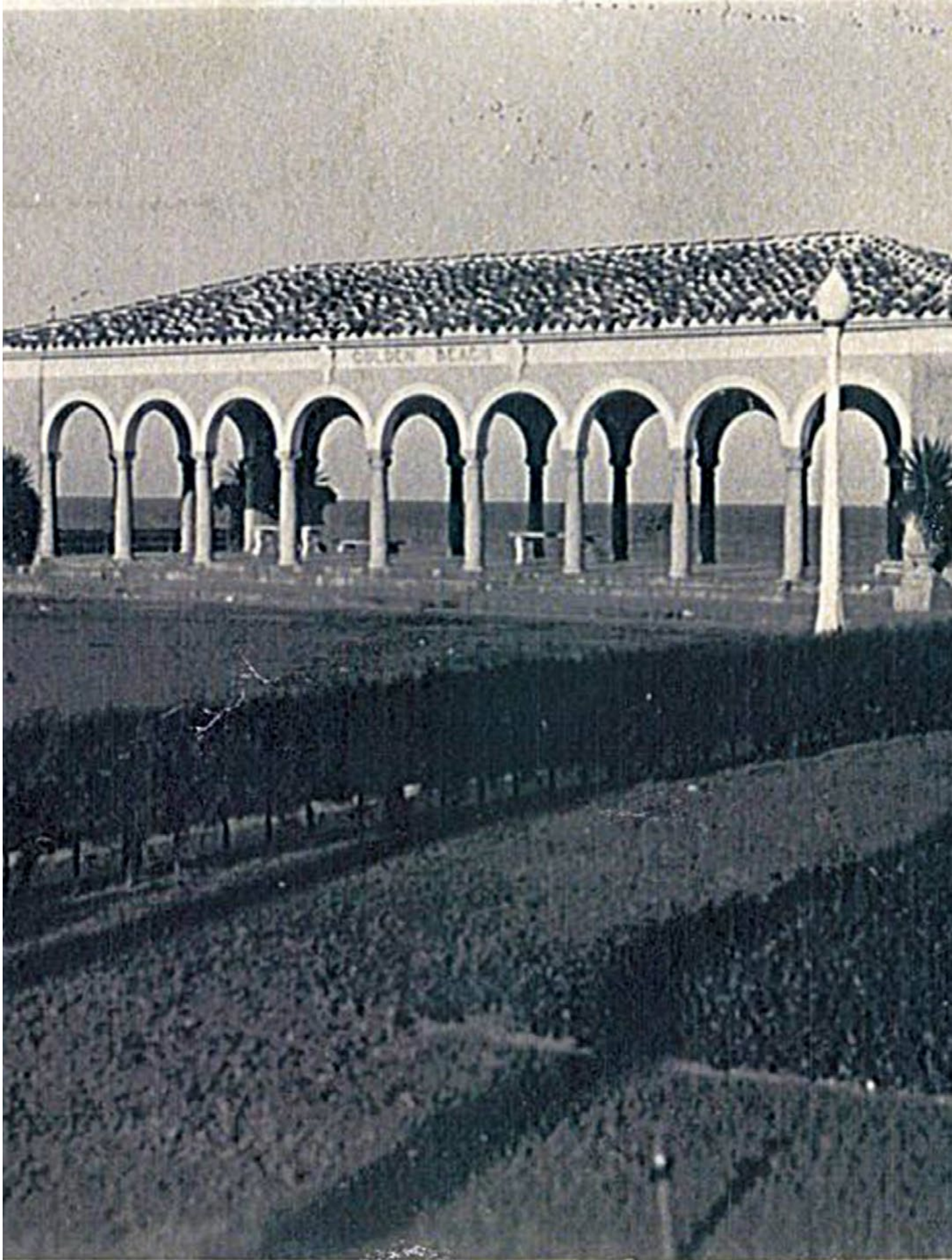
Preserving that community should become the defining financial priority of the next two decades.

By beginning this conversation today, we ensure that future generations inherit the same level of excellence that residents enjoy today.



APPENDIX





GLOSSARY OF TERMS

Accrual Basis of Accounting	A basis of accounting in which transactions are recognized at the time they are incurred, as opposed to when cash is received or spent.
Ad Valorem Taxes (Property Tax)	Taxes paid on the fair market value of land, building and business inventory and equipment. Used to fund general operations and debt service. Also see "Millage Rate".
Appropriation	Money allocated by the Town Council for a specific purpose.
Assessed Valuation	The just or fair market value of land, buildings, and business inventory and equipment as determined on an annual basis by the Property Appraiser in accordance with State law.
Bond Funds (General Obligation)	Proceeds from the sale of bonds for use in capital improvements project construction.
Budget	A balanced fiscal plan of programs, services, and construction projects funded within available revenues, bounded within a specific period of time, usually twelve months. A balanced budget is a fiscal plan in which the sum of estimated net revenues and appropriated fund balances is equal to appropriations. Florida State Statute 166.241 (2) requires that the amount available from taxation and other sources, including amounts carried over from prior fiscal years, must equal the total appropriations for expenditures and reserves.
Civic Center	The new Town Hall Building, housing the Town's Administrative offices, Police Command offices, the Landfall Team Bunker, and Council Chambers.
Civic Center Complex Masterplan	The term used to describe the area of Town where the following buildings and areas are located: the Civic Center, most of the Town's recreational and event offerings, Tweddle Park, and house the Town's Wellness Center.
Debt Service	Scheduled payment of principal and interest on outstanding bonds.
Defeased (Defeasance)	A provision that voids a bond or loan when the borrower sets aside cash or bonds sufficient enough to service the borrower's debt.
EMMA	Electronic Municipal Market Access. The program the Town employs to file financial disclosures for bond holders as required by the Municipal Securities Rulemaking Board (MSRB).

Fiscal Year	The fiscal year for the Town of Golden Beach begins on October 1st and ends on September 30th.
Fund	A group of appropriations treated as an entity to meet legal requirements.
Fund Balance	The equity or net worth of a general or trust fund resulting from the residual or excess earnings over expenditures from the operations of the agency. These funds, similar to retained earnings of proprietary funds, may be appropriated directly to operating expenditures in order to support the fund.
GFOA	Government Finance Officers Association is the professional association of state/provincial and local finance officers in the United States and Canada, and has served the public finance profession since 1906. Members are dedicated to the sound management of governmental financial resources.
Homestead Exemption	Every U.S. citizen or legal resident that has legal or equitable title to real property in the State of Florida and who resides thereon and in good faith makes it their permanent home as of January 1st, is entitled to this exemption of \$25,000 on the assessed value of a home.
Local Government ½ Cent Sales Tax	The value of ½ cent of the State sales tax, which is returned to the county of collection and shared by the county and its constituent cities on the basis of population.
Millage Rate	One mill equals \$1.00 of tax for each \$1,000 of property value. The millage rate is the total number of mills of tax assessed against this value, establishing a reserve for early payment, delinquencies and equalization.
MSRB	The Municipal Securities Rulemaking Board requires that the Town file through EMMA the financial disclosures for bond holders.
Obligations	Amounts which a government may be legally required to meet out of its resources. They include not only actual liabilities, but also encumbrances not yet paid.
Operating Budget	The Town's financial plan which outlines proposed expenditures for the coming fiscal year and estimates the revenues which will be used to finance them.
Operating Expenditures	All costs associated with the general operation of a given department. These costs include Professional Services, Repair/Maintenance Supplies, Office Supplies, Memberships, etc.
Operating Revenue	Funds that the government receives as income to pay for ongoing operations. It includes taxes, fees from specific services, interest earning, and grant revenues. Operating revenues are used to pay for day to day services.

Prior Year Encumbrances	Outstanding obligations to purchase goods and/or services which existed at fiscal year-end, reserved in fund balance or retained earnings of all applicable funds, and re-appropriated at the beginning of the consecutive fiscal year.
Property Taxes	Taxes paid on the assessed or “just” value of land, buildings, business inventory or equipment.
Revenue	Income derived from taxes, fees, and charges. In the broader sense, “revenue” refers to all government income, regardless of source, used to fund services.
Rolled-Back Millage Rate	That millage rate which will provide the same property tax levy as was levied during the previous fiscal year, exclusive of levies on new construction, additions to structures, deletions and property added due to geographic boundary changes.
State Revenue Sharing	Funds distributed by formula to local governments with few or no limits on the purposes for which funds may be used.
YTD	Year to date

All Staff Directory By Department

Town Manager

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Eric Garcia	Administrative Assistant to the TM	EGarcia@goldenbeach.us

Town Attorney

Stephen Helfman	Town Attorney	SHelfman@wsh-law.com
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Derek Cardoza	Municipal Service Worker	
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Johnny Lucien	Municipal Service Worker	
Jose Hernandez Pinero	Municipal Service Worker	
Keniel Jackson	Municipal Service Worker	
Lloyd Ruddison	Municipal Service Worker	
Reynaldo Mundle	Municipal Service Worker	
Ronald Leigh	Municipal Service Worker	
Armando Perez Morales	Municipal Service Worker	
Alex Hudson	Municipal Service Worker	
Carlos Vina Pinero	Municipal Service Worker	
Jerome Scott	Part-Time Municipal Service Worker	
Lourdes Velasquez	Custodian	
Lorena Rojas Gonzalez	Custodian	
Robdani Gollo	Custodian	

All Staff Directory By Department

Community Safety & Security

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All Staff Directory By Department

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20 YEARS





The Town of
GOLDEN BEACH
FLORIDA

26/27 FISCAL BUDGET



of
SERVICE, PROGRESS & COMMUNITY