

***Adopted Budget  
Fiscal Year 2017***

***Beacon Tradeport  
Community Development District***

***September 1, 2016***



**Beacon Tradeport**  
**Community Development District**

TABLE OF CONTENTS

General Fund

Budget

Page 1-2

Budget Narrative

Page 3-6

Debt Service Funds

Series 2012 Budget

Page 7

Amortization Schedule

Page 8

Series 2014 Budget

Page 9

Amortization Schedule

Page 10

# Beacon Tradeport

## Community Development District

## General Fund

<u>Description</u>	<u>Adopted Budget FY 2016</u>	<u>Actual Thru 7/31/2016</u>	<u>Projected Next 2 Months</u>	<u>Total Projected 9/30/2016</u>	<u>Adopted Budget FY 2017</u>
<b>Revenues</b>					
Special Assessments-On Roll	\$137,683	\$122,646	\$16,908	\$139,554	\$137,723
Special Assessments-Off Roll	\$105,369	\$105,369	\$0	\$105,369	\$132,483
Interest Income	\$500	\$2,827	\$100	\$2,927	\$500
Undesignated Fund Balance	\$92,771	\$149,740	\$0	\$149,740	\$56,279
<b>TOTAL REVENUES</b>	<b>\$336,323</b>	<b>\$380,583</b>	<b>\$17,008</b>	<b>\$397,591</b>	<b>\$326,986</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Engineering	\$32,500	\$26,647	\$5,329	\$31,977	\$32,500
Arbitrage	\$2,400	\$3,600	\$0	\$3,600	\$2,400
Attorney	\$30,000	\$44,139	\$8,828	\$52,967	\$30,000
Annual Audit	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Trustee Fees	\$19,000	\$19,000	\$0	\$19,000	\$19,000
Management Fees	\$50,810	\$42,342	\$8,468	\$50,810	\$50,810
Computer Time	\$1,000	\$833	\$167	\$1,000	\$1,000
Telephone	\$250	\$22	\$4	\$26	\$250
Postage	\$500	\$162	\$32	\$195	\$300
Printing & Binding	\$1,750	\$2,274	\$455	\$2,729	\$1,500
Rentals & Leases	\$2,400	\$2,000	\$400	\$2,400	\$2,400
Insurance	\$7,956	\$7,188	\$0	\$7,188	\$7,888
Legal Advertising	\$1,250	\$0	\$380	\$380	\$500
Other Current Charges	\$500	\$263	\$53	\$316	\$500
Real Estate Taxes	\$3,500	\$3,196	\$0	\$3,196	\$3,500
Office Supplies	\$500	\$157	\$31	\$188	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Capital Outlay	\$500	\$0	\$0	\$0	\$0
Website Design/Maintenance	\$3,000	\$2,500	\$500	\$3,000	\$3,000
Holiday Lighting	\$32,543	\$59,657	\$0	\$59,657	\$59,657
Contingencies	\$25,000	\$0	\$0	\$0	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$223,033</b>	<b>\$221,654</b>	<b>\$24,648</b>	<b>\$246,302</b>	<b>\$223,129</b>

# Beacon Tradeport

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2016</i>	<i>Actual Thru 7/31/2016</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/2016</i>	<i>Adopted Budget FY 2017</i>
<i>Drainage System</i>					
Lake Maintenance	\$10,650	\$13,771	\$1,090	\$14,860	\$15,000
Storm Drain Cleaning	\$6,800	\$0	\$0	\$0	\$6,800
Contingencies	\$1,500	\$0	\$0	\$0	\$1,500
<b>TOTAL DRAINAGE SYSTEM</b>	<b>\$18,950</b>	<b>\$13,771</b>	<b>\$1,090</b>	<b>\$14,860</b>	<b>\$23,300</b>
<i>Irrigation System</i>					
Electric	\$15,000	\$14,400	\$2,880	\$17,279	\$19,618
Repairs and Maintenance	\$3,500	\$0	\$0	\$0	\$3,500
Contingencies	\$2,440	\$0	\$0	\$0	\$2,440
Capital Outlay	\$5,000	\$6,470	\$0	\$6,470	\$5,000
<b>TOTAL IRRIGATION SYSTEM</b>	<b>\$25,940</b>	<b>\$20,870</b>	<b>\$2,880</b>	<b>\$23,749</b>	<b>\$30,558</b>
<i>Maintenance Reserves</i>					
Storm Drains	\$6,400	\$0	\$6,400	\$6,400	\$6,400
Undesignated Industrial Reserve	\$50,000	\$0	\$50,000	\$50,000	\$43,600
<b>TOTAL MAINTENANCE RESERVES</b>	<b>\$56,400</b>	<b>\$0</b>	<b>\$56,400</b>	<b>\$56,400</b>	<b>\$50,000</b>
<i>Commerical Area</i>					
Swap Agreement	\$12,000	\$0	\$0	\$0	\$0
<b>TOTAL COMMERCIAL AREA</b>	<b>\$12,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL EXPENDITURES</b>	<b>\$336,323</b>	<b>\$256,295</b>	<b>\$85,018</b>	<b>\$341,312</b>	<b>\$326,986</b>
<b>UNASSIGNED FUND BALANCE</b>	<b>\$0</b>	<b>\$124,289</b>	<b>(\$68,010)</b>	<b>\$56,279</b>	<b>\$0</b>

# **BEACON TRADEPORT**

## **COMMUNITY DEVELOPMENT DISTRICT**

ADOPTED GENERAL FUND BUDGET  
FISCAL YEAR 2017

### **REVENUES:**

#### **Special Assessments**

*The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.*

#### **Interest Income**

*The District will have all excess funds invested with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.*

### **EXPENDITURES:**

#### **Administrative:**

#### **Engineering Fees**

*The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.*

#### **Arbitrage**

*The District is required to annually have an arbitrage rebate calculation on the District's Series 2012A and 2014A Special Assessment Revenue Bonds. Currently the District has contracted Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.*

#### **Dissemination Agent**

*The District is required by the Security and Exchange Commission to comply with Rule 15(c) (2)-12(b) (5), which relates to additional reporting requirements for un-rated bond issues.*

#### **Attorney**

*The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.*

#### **Annual Audit**

*The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.*

#### **Trustee Fees**

*The District issued Series 2012A and 2014A Special Assessment Revenue Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.*

#### **Management Fees**

*The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida. These services are further outlined in Exhibit "A" of the Management Agreement.*

# **BEACON TRADEPORT** **COMMUNITY DEVELOPMENT DISTRICT**

ADOPTED GENERAL FUND BUDGET  
FISCAL YEAR 2017

## **Computer Time**

*The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-South Florida.*

## **Telephone**

*Telephone and fax machine.*

## **Postage**

*Mailing of agenda packages, overnight deliveries, correspondence, etc.*

## **Printing & Binding**

*Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.*

## **Insurance**

*The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.*

## **Legal Advertising**

*The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.*

## **Other Current Charges**

*Bank charges and any other miscellaneous expenses that are incurred during the year.*

## **Property Taxes**

*Property Taxes for property owned by the District.*

## **Office Supplies**

*Miscellaneous office supplies.*

## **Dues, Licenses & Subscriptions**

*The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.*

## **Capital Outlay**

*Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.*

## **Web Design / Maintenance**

*The District has contracted with Governmental Management Services-South Florida for the supervision and maintenance of Beacon Tradeport Community Development District's website.*

# **BEACON TRADEPORT** **COMMUNITY DEVELOPMENT DISTRICT**

ADOPTED GENERAL FUND BUDGET  
FISCAL YEAR 2017

## **Holiday Lighting**

*The District has contracted with CDI Enterprises to provide the holiday lighting throughout the District. The amount budgeted is the contracted amount for the 2015 Holiday Season.*

## **Contingencies**

*Unanticipated expenses that may occur during the fiscal year.*

## **Drainage System:**

### **Lake Maintenance**

*Monthly water management services to all the lakes throughout the District.*

### **Storm Drain Cleaning**

*Annual Storm Drain Cleaning for all Storm Drains throughout the District.*

## **Contingencies**

*Unanticipated expenses that may occur during the fiscal year to the Storm Drains.*

## **Irrigation System:**

### **Electric**

*The cost of electricity for Beacon Tradeport CDD for the irrigation pumps.*

### **Repairs and Maintenance**

*Unscheduled repairs and maintenance to the District's Irrigation System.*

### **Insurance**

*The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.*

## **Contingencies**

*Unanticipated expenses that may occur during the fiscal year to the Irrigation System.*

## **Capital Outlay**

*Represents any minor capital expenditures the District may need to make during the Fiscal Year.*

# **BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT**

ADOPTED GENERAL FUND BUDGET  
FISCAL YEAR 2017

## **Maintenance Reserves**

	<u>Total Required Reserves</u>	<u>Amount Reserved (Y/E 16)</u>	<u>Estimated Life (Years)</u>	<u>Remaining Life</u>	<u>Amount Per Year</u>
<u>Culvert Cleaning</u>	\$4,050.00	\$6,075.00	3	0	\$0.00
<u>Storm Drains</u>					
<u>Industrial Site</u>	\$9,525.00	\$11,949.92	0	0	\$0.00
<u>Commercial Site</u>	\$16,275.00	\$19,589.08	3	0	\$0.00
<u>Irrigation Pump Upgrade</u>	\$32,000.00	\$0.00	5	0	\$0.00
<u>Paving Outer Ring Roads</u>	\$171,930.00	\$147,195.63	7	0	\$0.00
<u>Paving Industrial Roads</u>	\$150,000.00	\$150,000.00	3	0	\$0.00
<u>Other Nonspecific Reserve</u>	\$19,200.00	\$70,400.00	3	0	\$6,400.00
<u>Undesignated Industrial Reserves</u>	\$0.00	\$250,000.00	0	0	\$43,600.00
<b>Total Maintenance Reserves</b>	<b>\$402,980.00</b>	<b>\$655,209.63</b>			<b>\$50,000.00</b>



**Beacon Tradeport**  
Community Development District

**Debt Service Fund**  
Series 2012 Special Assessment Refunding Bonds

<b>Description</b>	<b>Adopted Budget FY 2016</b>	<b>Actual Thru 7/31/2016</b>	<b>Projected Next 2 Months</b>	<b>Total Projected 9/30/2016</b>	<b>Adopted Budget FY 2017</b>
<b>Revenues</b>					
Special Assessments - Levy	\$1,305,050	\$1,155,300	\$168,335	\$1,323,635	\$1,219,177
Interest Income	\$0	\$1,987	\$100	\$2,087	\$0
Carry Forward Surplus <sup>(1)</sup>	\$327,294	\$335,558	\$0	\$335,558	\$440,764
<b>TOTAL REVENUES</b>	<b>\$1,632,344</b>	<b>\$1,492,846</b>	<b>\$168,435</b>	<b>\$1,661,280</b>	<b>\$1,659,941</b>
<b>Expenditures</b>					
<i>Series 2012</i>					
Interest - 11/01	\$155,258	\$155,258	\$0	\$155,258	\$141,699
Interest - 05/01	\$155,258	\$155,258	\$0	\$155,258	\$141,699
Principal - 05/01	\$910,000	\$910,000	\$0	\$910,000	\$935,000
<b>TOTAL EXPENDITURES</b>	<b>\$1,220,516</b>	<b>\$1,220,516</b>	<b>\$0</b>	<b>\$1,220,516</b>	<b>\$1,218,398</b>
<b>EXCESS REVENUES</b>	<b>\$411,828</b>	<b>\$272,330</b>	<b>\$168,435</b>	<b>\$440,764</b>	<b>\$441,543</b>
				11/17 Interest 2012A	<u>\$ 127,768</u>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement

**Beacon Tradeport  
Community Development District**

**Amortization Schedule  
2012 Special Assessment Refunding Bonds**

<u>YEAR</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>ANNUAL TOTAL</u>
05/01/16	\$ 10,420,000.00	2.98%	\$ 910,000.00	\$ 155,258.00	
11/01/16	\$ 9,510,000.00	2.98%	\$ -	\$ 141,699.00	\$ 1,206,957.00
05/01/17	\$ 9,510,000.00	2.98%	\$ 935,000.00	\$ 141,699.00	
11/01/17	\$ 8,575,000.00	2.98%	\$ -	\$ 127,767.50	\$ 1,204,466.50
05/01/18	\$ 8,575,000.00	2.98%	\$ 965,000.00	\$ 127,767.50	
11/01/18	\$ 7,610,000.00	2.98%	\$ -	\$ 113,389.00	\$ 1,206,156.50
05/01/19	\$ 7,610,000.00	2.98%	\$ 995,000.00	\$ 113,389.00	
11/01/19	\$ 6,615,000.00	2.98%	\$ -	\$ 98,563.50	\$ 1,206,952.50
05/01/20	\$ 6,615,000.00	2.98%	\$ 1,020,000.00	\$ 98,563.50	
11/01/20	\$ 5,595,000.00	2.98%	\$ -	\$ 83,365.50	\$ 1,201,929.00
05/01/21	\$ 5,595,000.00	2.98%	\$ 1,055,000.00	\$ 83,365.50	
11/01/21	\$ 4,540,000.00	2.98%	\$ -	\$ 67,646.00	\$ 1,206,011.50
05/01/22	\$ 4,540,000.00	2.98%	\$ 1,085,000.00	\$ 67,646.00	
11/01/22	\$ 3,455,000.00	2.98%	\$ -	\$ 51,479.50	\$ 1,204,125.50
05/01/23	\$ 3,455,000.00	2.98%	\$ 1,120,000.00	\$ 51,479.50	
11/01/23	\$ 2,335,000.00	2.98%	\$ -	\$ 34,791.50	\$ 1,206,271.00
05/01/24	\$ 2,335,000.00	2.98%	\$ 1,150,000.00	\$ 34,791.50	
11/01/24	\$ 1,185,000.00	2.98%	\$ -	\$ 17,656.50	\$ 1,202,448.00
05/01/25	\$ 1,185,000.00	2.98%	\$ 1,185,000.00	\$ 17,656.50	\$ 1,202,656.50
<b>Totals</b>			<b>\$ 10,420,000.00</b>	<b>\$ 1,627,974.00</b>	<b>\$ 12,047,974.00</b>

**Beacon Tradeport**  
Community Development District

*Debt Service Fund*  
*Series 2014 Special Assessment Refunding Bonds*

<b>Description</b>	<b>Adopted Budget FY 2016</b>	<b>Actual Thru 7/31/2016</b>	<b>Projected Next 2 Months</b>	<b>Total Projected 9/30/2016</b>	<b>Adopted Budget FY 2017</b>
<b>Revenues</b>					
Special Assessments - Levy	\$4,704,503	\$4,705,373	\$1,742	\$4,707,115	\$4,750,047
Interest Income	\$2,580	\$19,719	\$100	\$19,819	\$2,580
Carry Forward Surplus <sup>(1)</sup>	\$971,961	\$968,375	\$0	\$968,375	\$995,795
<b>TOTAL REVENUES</b>	<b>\$5,679,044</b>	<b>\$5,693,467</b>	<b>\$1,842</b>	<b>\$5,695,310</b>	<b>\$5,748,422</b>
<b>Expenditures</b>					
<i>Series 2014</i>					
Interest - 11/01	\$959,181	\$959,181	\$0	\$959,181	\$910,846
Interest - 05/01	\$948,755	\$945,334	\$0	\$945,334	\$895,995
Principal - 05/01	\$2,795,000	\$2,795,000	\$0	\$2,795,000	\$2,995,000
<b>TOTAL EXPENDITURES</b>	<b>\$4,702,936</b>	<b>\$4,699,515</b>	<b>\$0</b>	<b>\$4,699,515</b>	<b>\$4,801,841</b>
<b>EXCESS REVENUES</b>	<b>\$976,108</b>	<b>\$993,952</b>	<b>\$1,842</b>	<b>\$995,795</b>	<b>\$946,581</b>
				11/17 Interest 2014A	<u>\$ 859,052</u>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement

**Beacon Tradeport  
Community Development District**

**Amortization Schedule  
2014 Special Assessment Refunding Bonds**

<u>YEAR</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>ANNUAL TOTAL</u>
05/01/16	\$ 55,465,000.00	3.3835%	\$ 2,795,000.00	\$ 948,755.02	\$ -
11/01/16	\$ 52,670,000.00	3.3835%	\$ -	\$ 910,845.72	\$ 4,654,600.74
05/01/17	\$ 52,670,000.00	3.3835%	\$ 2,995,000.00	\$ 895,994.97	\$ -
11/01/17	\$ 49,675,000.00	3.3835%	\$ -	\$ 859,051.85	\$ 4,750,046.83
05/01/18	\$ 49,675,000.00	3.3835%	\$ 3,190,000.00	\$ 845,045.57	\$ -
11/01/18	\$ 46,485,000.00	3.3835%	\$ -	\$ 803,885.77	\$ 4,838,931.34
05/01/19	\$ 46,485,000.00	3.3835%	\$ 3,400,000.00	\$ 790,778.93	\$ -
11/01/19	\$ 43,085,000.00	3.3835%	\$ -	\$ 745,088.05	\$ 4,935,866.99
05/01/20	\$ 43,085,000.00	3.3835%	\$ 3,620,000.00	\$ 736,989.27	\$ -
11/01/20	\$ 39,465,000.00	3.3835%	\$ -	\$ 682,485.79	\$ 5,039,475.06
05/01/21	\$ 39,465,000.00	3.3835%	\$ 3,850,000.00	\$ 671,358.30	\$ -
11/01/21	\$ 35,615,000.00	3.3835%	\$ -	\$ 615,906.02	\$ 5,137,264.32
05/01/22	\$ 35,615,000.00	3.3835%	\$ 4,090,000.00	\$ 605,864.08	\$ -
11/01/22	\$ 31,525,000.00	3.3835%	\$ -	\$ 545,175.84	\$ 5,241,039.91
05/01/23	\$ 31,525,000.00	3.3835%	\$ 4,340,000.00	\$ 536,287.10	\$ -
11/01/23	\$ 27,185,000.00	3.3835%	\$ -	\$ 470,122.29	\$ 5,346,409.39
05/01/24	\$ 27,185,000.00	3.3835%	\$ 4,595,000.00	\$ 465,012.26	\$ -
11/01/24	\$ 22,590,000.00	3.3835%	\$ -	\$ 390,658.91	\$ 5,450,671.17
05/01/25	\$ 22,590,000.00	3.3835%	\$ 4,870,000.00	\$ 384,289.47	\$ -
11/01/25	\$ 17,720,000.00	3.3835%	\$ -	\$ 306,439.84	\$ 5,560,729.31
05/01/26	\$ 17,720,000.00	3.3835%	\$ 5,150,000.00	\$ 301,443.53	\$ -
11/01/26	\$ 12,570,000.00	3.3835%	\$ -	\$ 217,378.60	\$ 5,668,822.13
05/01/27	\$ 12,570,000.00	3.3835%	\$ 5,445,000.00	\$ 213,834.38	\$ -
11/01/27	\$ 7,125,000.00	3.3835%	\$ -	\$ 123,215.79	\$ 5,782,050.17
05/01/28	\$ 7,125,000.00	3.3835%	\$ 5,755,000.00	\$ 121,876.49	\$ -
11/01/28	\$ 1,370,000.00	3.3835%	\$ -	\$ 23,692.02	\$ 5,900,568.51
05/01/29	\$ 1,370,000.00	3.3835%	\$ 1,370,000.00	\$ 23,305.74	\$ 1,393,305.74
<b>Totals</b>			<b>\$ 55,465,000.00</b>	<b>\$ 14,234,781.59</b>	<b>\$ 69,699,781.59</b>