

**BEACON TRADEPORT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET-GOVERNMENTAL FUNDS**  
December 31, 2015

	<u>Major Funds</u>			<u>Totals</u> <u>Governmental</u> <u>Funds</u>
	<u>General</u>	<u>Debt Service</u> <u>Fund</u>	<u>Capital Projects</u> <u>Fund</u>	
<b><u>ASSETS:</u></b>				
Cash - Checking	\$227,216	---	---	\$227,216
Due From Other Funds	\$3,736	\$79,744	---	\$83,480
<b><u>Investments:</u></b>				
State Board - Operating	\$68,791	---	---	\$68,791
State Board - Reserves	\$610,137	---	---	\$610,137
State Board - Settlement	---	\$1,965,463	---	\$1,965,463
<b><u>SERIES 2012A</u></b>				
Reserve	---	\$604,030	---	\$604,030
Revenue	---	\$1,046,181	---	\$1,046,181
Bond Redemption	---	\$727	---	\$727
Cost of Issuance	---	---	\$6,178	\$6,178
<b><u>SERIES 2014A</u></b>				
Reserve	---	\$2,522,713	---	\$2,522,713
Revenue	---	\$4,691,574	---	\$4,691,574
Construction	---	---	\$9,340	\$9,340
<b>Total Assets</b>	<u><u>\$909,881</u></u>	<u><u>\$10,910,432</u></u>	<u><u>\$15,519</u></u>	<u><u>\$11,835,831</u></u>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$44,226	---	---	\$44,226
Due To Other Funds	\$79,744	---	\$3,736	\$83,480
<b>Total Liabilities</b>	<u><u>\$123,970</u></u>	<u><u>\$0</u></u>	<u><u>\$3,736</u></u>	<u><u>\$127,706</u></u>
<b><u>FUND BALANCES:</u></b>				
<b>Restricted for:</b>				
Debt Service	---	\$10,910,432	---	\$10,910,432
Capital Projects	---	---	\$11,782	\$11,782
<b>Assigned to:</b>				
Current Year's Expenditures	\$92,771	---	---	\$92,771
Maintenance Reserves	\$610,137	---	---	\$610,137
Unassigned	\$83,003	---	---	\$83,003
<b>Total Fund Balances</b>	<u><u>\$785,911</u></u>	<u><u>\$10,910,432</u></u>	<u><u>\$11,782</u></u>	<u><u>\$11,708,125</u></u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<u><u>\$909,881</u></u>	<u><u>\$10,910,432</u></u>	<u><u>\$15,519</u></u>	<u><u>\$11,835,831</u></u>

**BEACON TRADEPORT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending December 31, 2015

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/2015	ACTUAL THRU 12/31/2015	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments-On Roll	\$137,683	\$101,623	\$101,623	\$0
Special Assessments-Off Roll	\$105,369	\$105,369	\$105,369	\$0
Interest Income	\$500	\$125	\$507	\$382
<b>TOTAL REVENUES</b>	<b>\$243,552</b>	<b>\$207,117</b>	<b>\$207,499</b>	<b>\$382</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Engineering	\$32,500	\$8,125	\$9,265	(\$1,140)
Arbitrage	\$2,400	\$1,200	\$1,200	\$0
Attorney	\$30,000	\$7,500	\$7,940	(\$440)
Annual Audit	\$7,500	\$2,500	\$2,500	\$0
Trustee Fees	\$19,000	\$8,836	\$8,836	\$0
Management Fees	\$50,810	\$12,703	\$12,703	\$0
Computer Time	\$1,000	\$250	\$250	(\$0)
Telephone	\$250	\$63	\$6	\$57
Postage	\$500	\$125	\$113	\$12
Printing & Binding	\$1,750	\$438	\$1,886	(\$1,448)
Rentals & Leases	\$2,400	\$600	\$600	(\$0)
Insurance	\$7,956	\$7,956	\$7,188	\$768
Legal Advertising	\$1,250	\$313	\$0	\$313
Other Current Charges	\$500	\$125	\$23	\$102
Real Estate Taxes	\$3,500	\$3,500	\$3,196	\$304
Office Supplies	\$500	\$125	\$87	\$38
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$500	\$125	\$0	\$125
Website Design/Maintenance	\$3,000	\$750	\$750	\$0
Holiday Lighting	\$32,543	\$32,543	\$59,657	(\$27,114)
Contingencies	\$25,000	\$6,250	\$0	\$6,250
<b>TOTAL ADMINISTRATIVE</b>	<b>\$223,033</b>	<b>\$94,199</b>	<b>\$116,373</b>	<b>(\$22,174)</b>
<b><u>DRAINAGE SYSTEM:</u></b>				
Lake Maintenance	\$10,650	\$2,663	\$9,957	(\$7,294)
Storm Drain Cleaning	\$6,800	\$1,700	\$0	\$1,700
Contingencies	\$1,500	\$375	\$0	\$375
<b>TOTAL DRAINAGE SYSTEM</b>	<b>\$18,950</b>	<b>\$4,738</b>	<b>\$9,957</b>	<b>(\$5,219)</b>

**BEACON TRADEPORT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending December 31, 2015

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/2015	ACTUAL THRU 12/31/2015	VARIANCE
<b><u>IRRIGATION SYSTEM:</u></b>				
Electric	\$15,000	\$3,750	\$4,485	(\$735)
Repairs and Maintenance	\$3,500	\$875	\$0	\$875
Contingencies	\$2,440	\$610	\$0	\$610
Capital Outlay	\$5,000	\$1,250	\$0	\$1,250
<b>TOTAL IRRIGATION SYSTEM</b>	<b>\$25,940</b>	<b>\$6,485</b>	<b>\$4,485</b>	<b>\$2,000</b>
<b><u>MAINTENANCE RESERVES:</u></b>				
Storm Drains	\$6,400	\$1,600	\$0	\$1,600
Paving Industrial Roads	\$50,000	\$12,500	\$0	\$12,500
<b>TOTAL MAINTENANCE RESERVES</b>	<b>\$56,400</b>	<b>\$14,100</b>	<b>\$0</b>	<b>\$14,100</b>
<b><u>Commerical Area</u></b>				
Swap Agreement	\$12,000	\$3,000	\$0	\$3,000
<b>TOTAL MAINTENANCE RESERVES</b>	<b>\$12,000</b>	<b>\$3,000</b>	<b>\$0</b>	<b>\$3,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$336,323</b>	<b>\$122,521</b>	<b>\$130,815</b>	<b>(\$8,294)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$92,770)</b>		<b>\$76,684</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$92,771</b>		<b>\$709,227</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$785,911</b>	

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

**SERIES 2012**

**DEBT SERVICE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
 For the Period Ending December 31, 2015

	ADOPTED BUDGET	PRORATED THRU 12/31/2015	ACTUAL THRU 12/31/2015	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$193	\$193
Special Assessments	\$1,305,050	\$946,295	\$946,295	\$0
<b>TOTAL REVENUES</b>	<b>\$1,305,050</b>	<b>\$946,295</b>	<b>\$946,488</b>	<b>\$193</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>SERIES 2012</u></b>				
Interest - 11/01	\$155,258	\$155,258	\$155,258	\$0
Interest - 5/01	\$155,258	\$0	\$0	\$0
Principal - 5/01	\$910,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,220,516</b>	<b>\$155,258</b>	<b>\$155,258</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$84,534</b>		<b>\$791,230</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$327,294</b>		<b>\$939,423</b>	
<b>FUND BALANCE - Ending</b>	<b>\$411,828</b>		<b>\$1,730,654</b>	

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

**SERIES 2014**

**DEBT SERVICE FUND**

*Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending December 31, 2015*

	ADOPTED BUDGET	PRORATED THRU 12/31/2015	ACTUAL THRU 12/31/2015	VARIANCE
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**REVENUES:**

Interest Income	\$2,580	\$645	\$1,845	\$1,200
Special Assessments	\$4,704,503	\$4,682,448	\$4,682,448	\$0
<b>TOTAL REVENUES</b>	<b>\$4,707,083</b>	<b>\$4,683,093</b>	<b>\$4,684,294</b>	<b>\$1,200</b>

**EXPENDITURES:**

**SERIES 2014**

Interest - 11/01	\$959,181	\$959,181	\$959,181	(\$0)
Interest - 5/01	\$948,755	\$0	\$0	\$0
Principal - 5/01	\$2,795,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$4,702,936</b>	<b>\$959,181</b>	<b>\$959,181</b>	<b>(\$0)</b>

**EXCESS REVENUES (EXPENDITURES)**

<b>\$4,147</b>	<b>\$3,725,113</b>
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**FUND BALANCE - Beginning**

\$971,961	\$5,454,665
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**FUND BALANCE - Ending**

<u>\$976,108</u>	<u>\$9,179,778</u>
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**Beacon Tradeport**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Long Term Debt Report**  
**FY 2016**

<i>Series 2012A, Special Assessment Refunding Bonds (Industrial)</i>		
Interest Rate;	2.980%	
Maturity Date:	5/1/2025	
Bonds outstanding - 9/30/2015		\$10,420,000.00
Less:	May 1, 2016 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$10,420,000.00</b>
<i>Series 2014A, Special Assessment Refunding Bonds (Commercial)</i>		
Interest Rate;	3.3835%	
Maturity Date:	5/1/2028	
Bonds outstanding - 9/30/2015		\$55,465,000.00
Less:	May 1, 2016 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$55,465,000.00</b>
<b>Total Current Bonds Outstanding</b>		<b>\$65,885,000.00</b>

# BEACON TRADEPORT

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2012

#### CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending December 31, 2015

	ADOPTED BUDGET	PRORATED THRU 12/31/2015	ACTUAL THRU 12/31/2015	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$1	\$1
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1</b>	<b>\$1</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES AND USES</u></b>				
Interfund Transfer	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$1</b>	
FUND BALANCE - Beginning			\$2,440	
FUND BALANCE - Ending			<u>\$2,442</u>	

**BEACON TRADEPORT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2014**  
**CAPITAL PROJECTS FUND**

*Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending December 31, 2015*

	ADOPTED BUDGET	PRORATED THRU 12/31/2015	ACTUAL THRU 12/31/2015	VARIANCE
<b><u>REVENUES:</u></b>				
<i>Interest Income</i>	\$0	\$0	\$1	\$1
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1</b>	<b>\$1</b>
<b><u>EXPENDITURES:</u></b>				
<i>Cost of Issuance</i>	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$1</b>	
<i>FUND BALANCE - Beginning</i>			\$9,340	
<i>FUND BALANCE - Ending</i>			<u>\$9,340</u>	