



Beacon Tradeport
Community Development District

www.beacontradeportcdd.com

Pete Marrero, Chairman

Philip Procacci, Vice Chairman

Madelyn Bello, Assistant Secretary

Brett Houston, Assistant Secretary

Al Lara, Assistant Secretary

January 26, 2017



Beacon Tradeport

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

January 19, 2017

**Board of Supervisors
Beacon Tradeport
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Beacon Tradeport Community Development District** will be held on **January 26, 2017 at 10:00 a.m. at the Dolphin Mall Management Office, 11401 N. W. 12th Street, Miami, Florida 33172.** Following is the advance agenda:

Segment I:

1. Roll Call
2. Approval of the Minutes of the November 3, 2016 Meeting
3. Staff Reports
 - A. Attorney
 - B. Engineer - Presentation and Options for the Drainage System in the Commercial Area
 - C. Manager

Segment II: Workshop

- ~Update and Discussion of Status of Projects and Road Improvements
- ~Discussion of the Timetable for the New Issuances

Segment III:

4. Authorization or Approvals Requiring Board Action for Items Discussed During Workshop
5. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statement
6. Supervisors Requests and Audience Comments
7. Adjournment

A copy of the minutes from the November 3, 2016 meeting is enclosed for your review.

The financials are enclosed also for your review. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any other support documentation will be provided under separate cover as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,


Luis Hernandez

Manager

cc: Dennis Lyles Juan Alvarez Kevin Mulshine Rhonda Mossing
Bruce Giles-Klein Mark Parish Robert Gang

**MINUTES OF MEETING
BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Beacon Tradeport Community Development District was held on November 3, 2016 at 10:00 a.m. at the Dolphin Mall Management Office, 11401 NW 12th Street, Miami, Florida.

Present and constituting a quorum were:

Pete Marrero	Chairman
Phil Procacci	Vice Chairman
Brett Houston	Assistant Secretary
Madelyn Bello	Assistant Secretary
Al Lara	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Ginger Wald	District Counsel
Juan Alvarez	District Engineer

Segment I:

FIRST ORDER OF BUSINESS

Oath of Office for Newly Elected Supervisors at the Landowners Election (*Seats #1, #2, #4*)

Mr. Hernandez, being a Notary Public of the State of Florida administered the oath of office to Mr. Houston, Mr. Marrero, and Mr. Lara. The signed oaths will become part of the public record.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Hernandez called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2017-01 Canvassing and Certifying the Results of the Landowners Election

Mr. Hernandez: Since all of the supervisors that were elected at the landowners meeting today have already served on the board before, there are many items and

explanations that typically I would provide, but I am going to skip and want the record to reflect that is only because the supervisors have previously served and are familiar with these items. While you are all filling out your oaths, if nothing has changed from the information we have in our records, you can indicate that and put the date. I will take care of the bottom portion as a notary. So now we have taken care of the oaths, based on the order that they were elected, Pete is in Seat #1, Brett is in Seat #2, and Al is in Seat #4. Under Organizational Matters, the first item is to consider Resolution #2017-01 Canvassing and Certifying the Results of the Landowners Election. As I indicated at the landowners meeting, Mr. Marrero received 143 votes, Mr. Houston received 143 votes, and Mr. Lara received 141 votes, meaning Mr. Marrero and Mr. Houston will serve four year terms and Mr. Lara will be serving a two year term. With those indications, a motion to approve Resolution #2017-01, which includes all of the results that I just read on the record for the district as a result of the landowners election, would be in order.

On MOTION by Ms. Bello seconded by Mr. Procacci with all in favor Resolution #2017-01 Canvassing and Certifying the Results of the Landowners Election was approved.

B. Consideration of Resolution #2017-02 Electing Officers

Mr. Hernandez: Next we have Consideration of Resolution #2017-02 Electing Officers. At this point the board has two options, either you can revise entirely the slate of officers, or you can keep the slate the same as we had prior to the landowners election. We had Pete as Chairman, Phil as Vice Chairman, and the remainder of the supervisors as Assistant Secretaries. At this point what needs to be provided is the slate of officers as to how the board wants to elect them, so that is for you to define at this time. It is appropriate for the record and so everybody is comfortable to know that all supervisors have the same powers. The only reason to have a Chairman and Vice Chairman is that those two individuals will have to sign documents that have previously been approved by the board. Typically Pete is available, so it would be good to keep him as one of them, but it is up to the board.

Mr. Procacci: Same slate.

Mr. Houston: That is fine.

Mr. Hernandez: Okay. With those indications and for clarity of the record then the Chairman will continue to be Pete Marrero, Vice Chairman will be Phil Procacci, Treasurer is Patti Powers from GMS, I am your Secretary, and the Assistant Secretaries will be Madelyn, Al, and Brett, and also from my office we recommend to appoint Rich Hans as an Assistant Secretary in the event I am not in town and something needs to be executed with the county. With those indications being made, a motion to elect the slate of officers as I just said by approving Resolution #2017-02 would be in order.

On MOTION by Mr. Procacci seconded by Ms. Bello with all in favor Resolution #2017-02 Electing Officers was approved; and the board retained the same slate of officers as read into the record by the District Manager.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the
October 6, 2016 Meeting**

Mr. Hernandez: Next is Approval of the Minutes of the October 6, 2016 Meeting. This would be the time to make any changes, corrections, additions, or deletions. If there are none, a motion to approve them would be in order.

On MOTION by Mr. Marrero seconded by Mr. Lara with all in favor the Minutes of the October 6, 2016 Meeting were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Agreement with
Alvarez Engineers, Inc. for
Special Projects**

Mr. Hernandez: Moving forward, next we have Consideration of Agreement with Alvarez Engineers, Inc. for Special Projects. As the board remembers, in observance of precaution, the district has advertised for the new project and as a result of that process, Mr. Alvarez was appointed to be the engineer for that project and as a result of that, you have an agreement the district will be entering into that will allow Mr. Alvarez to assist the district once again with this project. So at this point a motion to

ratify the agreement would be in order since it has already been approved, and by ratifying it, all you will be accepting that a copy of the fully executed document will be part of the record of today's meeting.

On MOTION by Mr. Houston seconded by Mr. Marrero with all in favor the agreement with Alvarez Engineers, Inc. for special projects was ratified.

A. Work Authorization No. 1 for Offsite Roads

B. Work Authorization No. 2 for Improvements to the Outer Ring Roads

Mr. Hernandez: The next item that we have is Work Authorization No. 1. Juan, if you could please discuss that with us?

Mr. Alvarez: Yes. Now that the district's roadway projects agreement has been approved, if you refer to Section 2 of that agreement, it says that each task will be authorized in writing so you have in your books Task Work Orders #1 and #2. Task Work Order #1 is behind tab A, and that is for the design and permitting of portions of 14th Street, 110th Avenue and 17th Street. This proposal was presented to the board before and is identical to what was presented before. So that is Work Order #1. Work Order #2 would be behind tab B, which is the design and permitting of the outer ring road improvements. This was also presented previously and I think approved, but now it is a formality made into Work Order #2. There is a third work order, which is not in your books, but I want to give it to you because based on meetings we had with the county, it was apparent that a traffic study for 110th Avenue, 17th Street, and 14th Street was going to be needed. I contacted Caltran Engineering, who had done a traffic study before, and they submitted a proposal to me. They are proposing to work under my firm for the CDD and their proposal is Exhibit A under Work Order #3. If it is acceptable to you, I would like to have that also approved. I think with these we have all of the consultants working with us on these projects.

Ms. Wald: So he is going to be your sub and we are not going to be retaining him directly?

Mr. Alvarez: Correct. All of the consultants will be working directly for me.

Ms. Wald: Okay. That is fine.

Mr. Houston: A little background, we met with the county and they suggested we do a traffic study, which we didn't think of before. So that is how that came up. He is doing a traffic study and it will back up how we design the road.

Mr. Marrero: That makes sense.

Mr. Hernandez: I completely agree.

Mr. Houston: In fact, the implications are that our three lanes, if the traffic study showed something different might be five lanes. That is how he put it, but we don't think it is going to be five lanes. We are pretty sure it is going to be three, but he needs a traffic study to say okay, three lanes is sufficient. So that is how it sort of came up. He needs back up on our roadway design.

Mr. Procacci: Better off finding that out now.

Mr. Houston: Yes. We are trying to get ahead of everything that could come up now because we have a very tight timeframe to get this road finished.

Ms. Wald: Okay. I would approve each work authorization individually like the agreement is written.

Mr. Hernandez: So based on that, unless anyone needs any further discussion of these items, let's consider Work Authorization No. 1 for offsite roads in the amount of \$439,347 as-presented.

On MOTION by Mr. Houston seconded by Mr. Marrero with all in favor Work Authorization No. 1 was approved in the amount of \$439,347 for the offsite roads.

Mr. Hernandez: The next one would be Work Authorization No. 2 in the amount of \$48,250 for improvements to the outer ring roads.

On MOTION by Mr. Procacci seconded by Mr. Marrero with all in favor Work Authorization No. 2 was approved in the amount of \$48,250 for improvements to the outer ring roads.

Mr. Hernandez: And the last one would be Work Authorization No. 3 in the amount of \$9,700 for the traffic study and unless anyone has any further discussion, a motion to approve it would be in order.

On MOTION by Mr. Marrero seconded by Mr. Houston with all in favor Work Authorization No. 3 was approved in the amount of \$9,700 for the traffic study.

Mr. Hernandez: Anything else you need to present, Juan?

Mr. Alvarez: That is it for the roadway project. Now we can discuss the pump station. That was approved at the last meeting, to replace the pump station and to buy an additional pump that the contractor is going to keep in his shop.

Mr. Hernandez: Correct, as a contingent plan in the event that one of those pumps is damaged.

Mr. Alvarez: And also he needs to replace or add another eight inch pipe so that it will function properly. So District Counsel prepared a small project agreement that has been accepted by Research Irrigation and I have it here with their signatures and I would like to ask the board to consider approving it.

Mr. Hernandez: What we will do, since it has already been previously approved, what we are going to do is ratify the small project agreement with Research Irrigation, and by doing so a copy of the fully executed document will become part of the district's records. So the recommendation at this point would be for a motion to ratify the small project agreement with Research Irrigation as part of the district's records.

On MOTION by Mr. Marrero seconded by Mr. Procacci with all in favor the small project agreement with Research Irrigation was ratified.

Mr. Hernandez: Anything else that you have, Juan?

Mr. Alvarez: Well now that contract has been approved, he is also negotiating a contract with the Dolphin Mall for their pump stations and the two projects are going to be done at the same time.

Mr. Hernandez: Perfect.

Mr. Marrero: Do we have a timetable at this point of when we would expect the project to start?

Mr. Alvarez: I think within 90 days. It is in the agreement, but the starting date would be contingent on whenever the Dolphin Mall wants. If you are going to delay your project for a while, then we will also.

Mr. Marrero: No, we want to move forward as soon as possible.

Mr. Alvarez: Okay. Then once he has the contract with the Dolphin Mall, then we can set the begin date.

Mr. Marrero: Perfect. I want to make sure we get moving and want them to get with you directly because I just approved it not too long ago. It should be very close to execution. Then we can give them the go ahead and have them start.

Mr. Hernandez: Perfect. I am going to be needing that, Juan, when we are done, to get it executed by the district and I will give you a copy. Anything else you need to present for the board's consideration at this point, Juan?

Mr. Alvarez: No, I think that is all I have unless anyone has any questions.

Segment II: Workshop

~Update and Discussion of Status of Projects and Road Improvements

At this time, the board entered into the workshop to discuss the items related to the projects and road improvements. The traffic study would be completed by the middle of the month so that Miami-Dade County could review it and approve the plans the district was proposing.

Segment III:

SIXTH ORDER OF BUSINESS

Authorization or Approvals Requiring Board Action for Items Discussed During Workshop

Mr. Hernandez: Back on the regular meeting record. There are no items that would require any type of motion or action from the board at this point from the workshop so we can move forward.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Manager

Mr. Hernandez: As Manager I just need to remind the board that we have meetings that have been said, not necessarily because we need to have them, just in the event that we need to have them. The next meeting we have scheduled would be November 17th, but at this point unless anything crazy were to happen, at least from staff, we don't know of anything that would require us to have it. So it is extremely likely the November 17th meeting will be cancelled. At the same time, we also have meetings on December 1st and December 22nd. Typically in the past unless it is necessary, we haven't had any meetings in December. The only items we have that could potentially raise a reason to have a meeting would be coming from Juan, so keep me posted because we do have those options, and if required the board can be here, but other than that, there is no intention to have a meeting just because one is scheduled. With that explanation being provided, unless anyone has any questions, I will move on.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Mr. Hernandez: The next item for the board's consideration is the Financial Reports, which is Section VIII of your agenda. Tab A contains the check register and tab B has the balance sheet and income statement. Unless anyone has any questions, a motion to approve the financials would be in order at this time.

On MOTION by Mr. Houston seconded by Mr. Lara with all in favor the check register and the balance sheet and income statement were approved.

November 3, 2016

Beacon Tradeport CDD

NINTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Hernandez: And last but not least, unless anyone has any other business to discuss, a motion to adjourn the meeting would be in order.

On MOTION by Ms. Bello seconded by Mr. Procacci with all in favor the meeting was adjourned.

Secretary Assistant Secretary

Chairman/ Vice Chairman

Beacon Tradeport Community Development District

Check Run Summary

January 26, 2017

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<u>GENERAL FUND</u>		
12/14/2016	1685-1690	\$5,611,849.85
12/21/2016	1691-1693	\$94,977.31
1/17/2017	1694-1700	\$37,173.77
Total		<u><u>\$5,744,000.93</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/14/16	00058	12/14/16	12142016	201612	300	20700	10000		SPECIAL ASSESSMENT	*	850,278.82		
									BEACON TRADEPORT CDD			850,278.82	001685
12/14/16	00063	12/14/16	12142016	201612	300	20700	10000		SPECIAL ASSESSMENT	*	4,750,580.95		
									BEACON TRADEPORT CDD			4,750,580.95	001686
12/14/16	00003	10/31/16	137787	201610	310	51300	31500		SERVICE THRU-10/31/16	*	4,050.10		
									BILLING, COCHRAN, LYLES, MAURO & RAMSE			4,050.10	001687
12/14/16	00046	12/01/16	1943	201612	320	53800	46800		LAKE MAINTENANCE - DEC 16	*	544.83		
									ECO BLUE AQUATIC SERVICES, INC.			544.83	001688
12/14/16	00028	11/23/16	40973-52	201611	330	53800	43000		11401 NW 12TH ST #IRR	*	1,443.32		
									FPL			1,443.32	001689
12/14/16	00038	12/01/16	143	201612	310	51300	34000		MANAGEMENT FEES	*	4,234.17		
		12/01/16	143	201612	310	51300	35100		COMPUTER TIME	*	83.33		
		12/01/16	143	201612	310	51300	44000		RENT	*	200.00		
		12/01/16	143	201612	320	53800	49300		WEBSITE ADMIN	*	250.00		
		12/01/16	143	201612	310	51300	51000		OFFICE SUPPLIES	*	17.50		
		12/01/16	143	201612	310	51300	42000		POSTAGE	*	7.23		
		12/01/16	143	201612	310	51300	42500		COPIES	*	159.60		
									GMS - SO FLORIDA, LLC			4,951.83	001690
12/21/16	00019	12/15/16	4107	201605	310	51300	31100		ATTENDANCE TO CDD MEETING	*	1,860.00		
		12/15/16	4108	201605	310	51300	31100		DOLPHIN MALL ROAD IMPROVE	*	20,487.50		
		12/15/16	4109	201606	310	51300	31100		ATTENDANCE TO CDD MEETING	*	340.00		
		12/15/16	4110	201607	310	51300	31100		ATTENDANCE TO CDD MEETING	*	3,010.00		
		12/15/16	4111	201608	310	51300	31100		DALPHIN MALL ROAD IMPROVE	*	4,145.00		

BTRD BEACON TRADEPO SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/15/16		4112		201608	310	51300	31100			*	540.00		
			ATTENDANCE TO CDD MEETING										
12/15/16		4113		201610	300	13100	10200			*	1,702.50		
			110 AVE 14 ST										
12/15/16		4114		201609	310	51300	31100			*	3,300.00		
			ATTENDANCE TO CDD MEETING										
12/15/16		4115		201610	300	13100	10200			*	4,361.92		
			PLANS REQUEST FOR NW 14ST										
12/15/16		4116		201610	300	13100	10200			*	500.00		
			PREPARATION OF DOCUMENTS										
12/15/16		4117		201610	310	51300	31100			*	3,113.24		
			ATTENDANCE TO CDD MEETING										
12/15/16		4118		201611	310	51300	31100			*	1,825.00		
			ATTENDANCE TO CDD MEETING										
ALVAREZ ENGINEERS, INC.											45,185.16	001691	
12/21/16	00058	12/21/16	12212016	201612	300	20700	10000			*	51.95		
			SPECIAL ASSESSMENT										
12/21/16		12212016		201612	300	20700	10000			*	48,274.27		
			SPECIAL ASSESSMENT										
BEACON TRADEPORT CDD											48,326.22	001692	
12/21/16	00063	12/21/16	12212016	201612	300	20700	10000			*	1,465.93		
			SPECIAL ASSESSMENT										
BEACON TRADEPORT CDD											1,465.93	001693	
1/17/17	00058	1/17/17	011717	201701	300	20700	10000			*	23,895.14		
			TXFER TAX RCPTS TO 2012										
BEACON TRADEPORT CDD											23,895.14	001694	
1/17/17	00063	1/17/17	011717-F	201701	300	20700	10000			*	1,951.48		
			TXFER TAX RCPTS TO 2014										
BEACON TRADEPORT CDD											1,951.48	001695	
1/17/17	00003	11/30/16	138338	201611	310	51300	31500			*	2,032.70		
			LEGAL FEES THRU 11/30/16										
BILLING, COCHRAN, LYLES, MAURO & RAMSE											2,032.70	001696	
1/17/17	00048	12/29/16	16224357	201612	310	51300	32200			*	2,000.00		
			FY 2016 AUDIT FEES										
CARR, RIGGS & INGRAM LLC											2,000.00	001697	
1/17/17	00046	1/01/17	1976	201701	320	53800	46800			*	544.83		
			JAN 2017 LAKE MGMT FEES										
ECO BLUE AQUATIC SERVICES, INC.											544.83	001698	

BTRD BEACON TRADEPO SROSINA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
1/17/17	00028	12/27/16	52100-12 201612 330-53800-43000 11401 NW 12TH ST #IRR PMP		*	1,979.96		
							FPL	1,979.96 001699
1/17/17	00038	1/02/17	144 201701 310-51300-34000 JAN 2017 MGMT FEES		*	4,234.17		
		1/02/17	144 201701 310-51300-35100 JAN 2017 COMPUTER TIME		*	83.33		
		1/02/17	144 201701 310-51300-44000 JAN 2017 RENTALS/LEASES		*	200.00		
		1/02/17	144 201701 320-53800-49300 JAN 2017 WEBSITE MGMT FEE		*	250.00		
		1/02/17	144 201701 310-51300-42000 JAN 2017 POSTAGE		*	1.86		
		1/02/17	144 201701 310-51300-42500 JAN 2017 COPIES		*	.30		
							GMS - SO FLORIDA, LLC	4,769.66 001700
						TOTAL FOR BANK A	5,744,000.93	
						TOTAL FOR REGISTER	5,744,000.93	

**BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT**
Special Assessment Receipts
Fiscal Year 2017

\$ 6,968.95 \$ 5,000,049.32 \$5,007,018.27
ASSESSED THROUGH COUNTY
0.14% 99.86% 100.00%

COMMERCIAL ASSESSMENT LEVY

DATE	DESCRIPTION	GROSS AMOUNT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/25/2016	11/08/16-11/17/16	\$9,539.16	\$381.56	\$91.58	\$0.00	\$9,066.02	\$12.62	\$9,053.40	\$9,066.02
12/8/2016	11/18/16-11/30/16	\$4,995,934.55	\$199,837.40	\$47,960.97	\$0.00	\$4,748,136.18	\$6,608.63	\$4,741,527.55	\$4,748,136.18
12/19/2016	12/01/16-12/09/16	\$1,544.58	\$61.78	\$14.83	\$0.00	\$1,467.97	\$2.04	\$1,465.93	\$1,467.97
TOTAL		\$5,007,018.29	\$200,280.74	\$48,067.38	\$0.00	\$4,758,670.17	\$6,623.29	\$4,752,046.88	\$4,758,670.17

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$6,968.95	0.1392%	\$6,623.29	(\$6,623.29)	\$0.00
DEBT SERVICE 2014	\$5,000,049.32	99.8608%	\$4,752,046.88	(\$4,752,046.88)	(\$0.00)
TOTAL	\$5,007,018.27	100.00%	\$4,758,670.17	(\$4,758,670.17)	(\$0.00)

100.00% Gross Percent Collected
(\$0.02) Gross Amount Remaining to Collect

V#63 001.300.20700.10000

INDUSTRIAL ASSESSMENT LEVY

\$ 137,960.10 \$ 1,283,343.70 \$1,421,303.80
ASSESSED THROUGH COUNTY
9.71% 90.29% 100.00%

DATE	DESCRIPTION	GROSS AMOUNT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/17/2016	6/1/16-11/1/16	\$18,496.82	\$938.34	\$175.58	\$0.00	\$17,382.90	\$1,687.29	\$15,695.61	\$17,382.90
11/25/2016	11/08/16-11/17/16	\$18,119.86	\$724.81	\$173.96	\$0.00	\$17,221.09	\$1,671.58	\$15,549.51	\$17,221.09
12/8/2016	11/18/16-11/30/16	\$954,419.56	\$38,176.90	\$9,162.42	\$0.00	\$907,080.24	\$88,046.54	\$819,033.70	\$907,080.24
12/16/2016	12/01/16-12/09/16	\$56,090.62	\$2,086.81	\$540.04	\$0.00	\$53,463.77	\$5,189.51	\$48,274.26	\$53,463.77
12/28/2016	12/10/16-12/19/16	\$110.76	\$3.32	\$1.07	\$0.00	\$106.37	\$10.32	\$96.05	\$106.37
TOTAL		\$1,047,237.62	\$41,930.18	\$10,053.07	\$0.00	\$995,254.37	\$96,605.24	\$898,649.13	\$995,254.37

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$137,960.10	9.7066%	\$96,605.24	(\$96,605.24)	\$0.00
DEBT SERVICE 2012	\$1,283,343.70	90.2934%	\$898,649.13	(\$898,553.09)	\$96.04
TOTAL	\$1,421,303.80	100.00%	\$995,254.37	(\$995,158.33)	\$96.04

73.68% Gross Percent Collected
\$374,066.18 Gross Amount Remaining to Collect

V#58 001.300.20700.10000

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	DSE COMMERCIAL	DSE INDUSTRIAL
12/14/2016	1685/1686	\$4,750,580.95	\$850,278.82
12/21/2016	1692/1693	\$1,465.93	\$48,274.27
TOTAL		\$4,752,046.88	\$898,553.09
Amount due:		(\$0.00)	\$96.04

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET-GOVERNMENTAL FUNDS
December 31, 2016

	<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>	
ASSETS:				
Cash - Checking	\$76,829	---	---	\$76,829
Assessments Receivable-Delinquent (FY16)	\$17,076	\$170,035	---	\$187,111
Due From Other Funds	\$3,736	\$2,048	---	\$5,784
Due From Future Bond Issue	\$6,564	---	---	\$6,564
Investments:				
State Board - Operating	\$24,639	---	---	\$24,639
State Board - Reserves	\$664,520	---	---	\$664,520
State Board - Settlement	---	\$1,954,366	---	\$1,954,366
SERIES 2012A				
Reserve	---	\$605,917	---	\$605,917
Revenue	---	\$1,028,423	---	\$1,028,423
Bond Redemption	---	\$729	---	\$729
Cost of Issuance	---	---	\$6,197	\$6,197
SERIES 2014A				
Reserve	---	\$2,522,306	---	\$2,522,306
Revenue	---	\$4,821,105	---	\$4,821,105
Redemption	---	\$8,070	---	\$8,070
Construction	---	---	\$9,360	\$9,360
Total Assets	<u>\$793,364</u>	<u>\$11,112,998</u>	<u>\$15,558</u>	<u>\$11,921,920</u>
LIABILITIES:				
Accounts Payable	\$6,013	---	---	\$6,013
Due To Other Funds	\$2,048	---	\$3,736	\$5,784
Total Liabilities	<u>\$8,060</u>	<u>\$0</u>	<u>\$3,736</u>	<u>\$11,797</u>
DEFERRED INFLOWS OF RESOURCES:				
Unavailable Revenue - Special Assessments	\$17,076	\$170,035	---	\$187,111
Total deferred inflows of resources	<u>\$17,076</u>	<u>\$170,035</u>	<u>\$0</u>	<u>\$187,111</u>
FUND BALANCES:				
Restricted for:				
Debt Service	---	\$10,942,963	---	\$10,942,963
Capital Projects	---	---	\$11,822	\$11,822
Assigned to:				
Maintenance Reserves	\$664,520	---	---	\$664,520
Unassigned	\$103,708	---	---	\$103,708
Total Fund Balances	<u>\$768,228</u>	<u>\$10,942,963</u>	<u>\$11,822</u>	<u>\$11,723,013</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$793,364</u>	<u>\$11,112,998</u>	<u>\$15,558</u>	<u>\$11,921,920</u>

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/2016	ACTUAL THRU 12/31/2016	VARIANCE
--	-------------------	------------------------------------	---------------------------	----------

REVENUES:

Special Assessments-On Roll	\$137,723	\$103,229	\$103,229	\$0
Special Assessments-Off Roll	\$132,483	\$132,483	\$132,483	(\$0)
Special Assessments-Delinquent (FY16)	\$0	\$0	\$3	\$3
Interest Income	\$500	\$125	\$1,463	\$1,338
TOTAL REVENUES	\$270,707	\$235,837	\$237,177	\$1,340

EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$32,500	\$8,125	\$4,938	\$3,187
Arbitrage	\$2,400	\$600	\$0	\$600
Attorney	\$30,000	\$7,500	\$6,083	\$1,417
Annual Audit	\$7,500	\$2,000	\$2,000	\$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	\$300	\$75	\$13	\$62
Printing & Binding	\$1,500	\$375	\$417	(\$42)
Rentals & Leases	\$2,400	\$600	\$600	(\$0)
Insurance	\$7,888	\$7,888	\$7,325	\$563
Legal Advertising	\$500	\$125	\$222	(\$97)
Other Current Charges	\$500	\$125	\$94	\$31
Real Estate Taxes	\$3,500	\$3,500	\$66	\$3,434
Office Supplies	\$250	\$63	\$54	\$9
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Design/Maintenance	\$3,000	\$750	\$750	\$0
Holiday Lighting	\$59,657	\$29,828	\$29,828	(\$0)
TOTAL ADMINISTRATIVE	\$223,129	\$83,579	\$74,360	\$9,220

DRAINAGE SYSTEM:

Lake Maintenance	\$15,000	\$3,750	\$1,634	\$2,116
Storm Drain Cleaning	\$6,800	\$1,700	\$0	\$1,700
Contingencies	\$1,500	\$375	\$0	\$375
TOTAL DRAINAGE SYSTEM	\$23,300	\$5,825	\$1,634	\$4,191

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/2016	ACTUAL THRU 12/31/2016	VARIANCE
IRRIGATION SYSTEM:				
Electric	\$19,618	\$4,904	\$4,825	\$79
Repairs and Maintenance	\$3,500	\$875	\$0	\$875
Contingencies	\$2,440	\$610	\$0	\$610
Capital Outlay	\$5,000	\$1,250	\$44,170	(\$42,920)
TOTAL IRRIGATION SYSTEM	\$30,558	\$7,639	\$48,996	(\$41,356)
MAINTENANCE RESERVES:				
Storm Drains	\$6,400	\$1,600	\$0	\$1,600
Paving Industrial Roads	\$43,600	\$10,900	\$0	\$10,900
TOTAL MAINTENANCE RESERVES	\$50,000	\$12,500	\$0	\$12,500
TOTAL EXPENDITURES	\$326,986	\$109,544	\$124,990	(\$15,446)
OTHER FINANCING SOURCES AND USES				
Interfund Transfer	\$0	\$0	\$24,633	\$24,633
TOTAL OTHER FINANCING SOURCES AND USES	\$0	\$0	\$24,633	\$24,633
EXCESS REVENUES (EXPENDITURES)	(\$56,279)		\$136,820	
FUND BALANCE - Beginning	\$56,279		\$631,408	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$768,228</u>	

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, 2016*

	ADOPTED BUDGET	PRORATED THRU 12/31/2016	ACTUAL THRU 12/31/2016	VARIANCE
--	-------------------	-----------------------------	---------------------------	----------

REVENUES:

Interest Income	\$0	\$0	\$135	\$135
Special Assessments	\$1,219,177	\$898,649	\$898,649	\$0
TOTAL REVENUES	\$1,219,177	\$898,649	\$898,784	\$135

EXPENDITURES:

SERIES 2012

Interest - 11/01	\$141,699	\$141,699	\$141,699	\$0
Interest - 5/01	\$141,699	\$0	\$0	\$0
Principal - 5/01	\$935,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,218,398	\$141,699	\$141,699	\$0

EXCESS REVENUES (EXPENDITURES)	\$779	\$757,085		
---------------------------------------	--------------	------------------	--	--

FUND BALANCE - Beginning	\$440,764	\$878,080
--------------------------	-----------	-----------

FUND BALANCE - Ending	<u>\$441,543</u>	<u>\$1,635,165</u>
-----------------------	------------------	--------------------

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, 2016*

	ADOPTED BUDGET	PRORATED THRU 12/31/2016	ACTUAL THRU 12/31/2016	VARIANCE
REVENUES:				
Interest Income	\$2,580	\$645	\$5,281	\$4,636
Special Assessments	\$4,750,047	\$4,752,047	\$4,752,047	\$0
Special Assessments	\$0	\$0	\$1,951	\$1,951
TOTAL REVENUES	\$4,752,627	\$4,752,692	\$4,759,279	\$6,587
EXPENDITURES:				
SERIES 2014				
Interest - 11/01	\$910,846	\$910,846	\$912,982	(\$2,137)
Interest - 5/01	\$895,995	\$0	\$0	\$0
Principal - 5/01	\$2,995,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$4,801,841	\$910,846	\$912,982	(\$2,137)
OTHER FINANCING SOURCES AND USES				
Payment to Bank Swap	\$0	\$0	(\$24,633)	(\$24,633)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$24,633)	(\$24,633)
EXCESS REVENUES (EXPENDITURES)	(\$49,214)		\$3,821,665	
FUND BALANCE - Beginning	\$995,795		\$5,486,134	
FUND BALANCE - Ending	\$946,581		\$9,307,798	

**Beacon Tradeport
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2017**

<i>Series 2012A, Special Assessment Refunding Bonds (Industrial)</i>		
<i>Interest Rate;</i>	<i>2.980%</i>	
<i>Maturity Date:</i>	<i>5/1/2025</i>	
<i>Bonds outstanding - 9/30/2016</i>		<i>\$9,510,000.00</i>
<i>Less:</i>	<i>May 1, 2017 (Mandatory)</i>	<i>\$0.00</i>
<i>Current Bonds Outstanding</i>		<i>\$9,510,000.00</i>
<i>Series 2014A, Special Assessment Refunding Bonds (Commercial)</i>		
<i>Interest Rate;</i>	<i>3.3835%</i>	
<i>Maturity Date:</i>	<i>5/1/2028</i>	
<i>Bonds outstanding - 9/30/2016</i>		<i>\$52,670,000.00</i>
<i>Less:</i>	<i>May 1, 2017 (Mandatory)</i>	<i>\$0.00</i>
<i>Current Bonds Outstanding</i>		<i>\$52,670,000.00</i>
<i>Total Current Bonds Outstanding</i>		<i>\$62,180,000.00</i>

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, 2016*

	ADOPTED BUDGET	PRORATED THRU 12/31/2016	ACTUAL THRU 12/31/2016	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
OTHER SOURCES AND USES				
Interfund Transfer	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$1	
FUND BALANCE - Beginning			\$2,460	
FUND BALANCE - Ending			<u>\$2,461</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, 2016*

	ADOPTED BUDGET	PRORATED THRU 12/31/2016	ACTUAL THRU 12/31/2016	VARIANCE
REVENUES:				
<i>Interest Income</i>	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$0	\$0	\$2	\$2
EXPENDITURES:				
<i>Cost of Issuance</i>	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$2	
<i>FUND BALANCE - Beginning</i>			\$9,359	
<i>FUND BALANCE - Ending</i>			<u>\$9,360</u>	