



Beacon Tradeport Community Development District

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Pete Marrero, Chairman

Philip Procacci, Vice Chairman

Madelyn Bello, Assistant Secretary

Brett Houston, Assistant Secretary

Al Lara, Assistant Secretary

February 23, 2017



Beacon Tradeport

Community Development District

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

February 16, 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 **February 23, 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 January 26, 2017 Meeting
3. Staff Reports
 - A. Attorney
 - B. Engineer - Discussion of the Commercial Drainage System
 - C. Manager - Status of the New Issuance

Segment II: Workshop

~Update and Discussion of Status of Projects and Road Improvements

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 January 26, 2017 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 January 26, 2017 at 10:00 a.m. at the Dolphin Mall Management Office, 11401 NW 12th Street, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

Luis Hernandez	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Rhonda Mossing	MBS Capital Markets (by phone)

Segment I:

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
November 3, 2016 Meeting**

Mr. Hernandez: The second item on our agenda is Approval of the Minutes of the November 3, 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 Ms. Bello seconded by Mr. Lara with all in favor the Minutes of the November 3, 2016 Meeting were approved.
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THIRD ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer - Presentation and Options for the Drainage System in the Commercial Area

Mr. Alvarez: Let me start with the options for the drainage system in the commercial area. Perhaps you remember that there is an issue with the outfalls with the parking lots of the mall into the lakes with time. I think about seventeen years of life and vegetation in the lakes have entered into the pipes and they need to be unclogged. We have six outfalls directly discharging from the parking lots and a total of fourteen discharging. We have asked for two different contractors for the solution. One of them gave a solution that would cost around \$88,000 to do the work. The other contractor is taking a two-step kind of approach to the deal. They said they would rather do enough work to fully identify the scope of work and then make the proposal for solving the issue. We have been in discussions with executives of the Dolphin Mall and they like the approach that Landshore is taking. Landshore is proposing to do the investigative part for \$2,200. I understand that the Dolphin Mall wants to go ahead and approve that so they can start and then at the next CDD meeting in February, we would have a full scope of the work that needs to be done and a full proposal for doing the work.

Mr. Hernandez: So they are sending a diver or camera in there?

Mr. Alvarez: Yes. They will send a diver, camera, and whatever else is needed. But this is kind of urgent for the Dolphin Mall to get done before the rainy season because the water is backing up and affecting some of the buildings with the downspouts.

Mr. Lara: Yes. It is backing up into a number of tenants. It is actually quite serious and the rainy season is what is freaking us out a little bit because it is coming.

Mr. Alvarez: All of the drainage system is part of the CDD. I think the other contractor who gave me the quote of around \$88,000 may not be far off so you may need to think the job might cost around \$100,000 total for the seventeen years of maintenance.

Mr. Hernandez: That was going to be exactly my question. Right now the portion we know of seems to be coming from the Dolphin Mall. Now besides 14th is there anything else we need to be checking?

Mr. Alvarez: This is completely independent from the industrial park. We have two independent systems. The industrial and the commercial.

Mr. Hernandez: Now the question that I have is within the commercial, are there any other pipes? The part I am thinking is on the east side of 111th, the three or four parcels that we have on that side, do any of them have pipes that need to be reviewed or checked at this time?

Mr. Alvarez: Maybe. This is talking about other areas. I think we should clean all of the catch basins and pipes of the Dolphin Mall. We are asking two other consultants to give us prices for doing that. I can add their scope, the conveyance culverts where the industrial park drains.

Mr. Hernandez: For them to inspect it.

Mr. Alvarez: Yes.

Mr. Hernandez: Now probably the recommendation to the Board is since we know the one for the commercial side is \$2,200 probably it may be safe to make it \$4,000.

Mr. Alvarez: No, this would be another consultant. The guys who are doing the outfalls do not do catch basins.

Mr. Hernandez: Got it. So from the work they do, there is nothing else for them to be providing to us.

Mr. Alvarez: No.

Mr. Hernandez: Then that will be another quote you are requesting and all you are going to be doing is adding those areas for them to provide you with a price.

Mr. Alvarez: Exactly.

Mr. Hernandez: Okay. So with that being said, the part we have for the Board to consider is to authorize entering into an agreement to do the inspection of the system as defined by the District Engineer in the amount of \$2,200 by Landshore Enterprises, LLC. So at this point it is either for the Board to discuss it or if the Board is in acceptance of that, a motion to approve it.

On MOTION by Mr. Procacci seconded by Mr. Lara with all in favor the proposal from Landshore Enterprises, LLC to perform inspection of the drainage system in the commercial area of the CDD was approved in the amount of \$2,200.

Mr. Alvarez: I brought two originals so maybe you can sign them and I can send them to the contractor.

Mr. Houston: Quick question, Juan. Once we get that report back, will that firm be the only one doing the work?

Mr. Alvarez: They are the ones who will be doing all of that.

Mr. Hernandez: Anything else that we need to do with this item, or are we just going to be pending for this report to come and prices to come for the next meeting?

Mr. Alvarez: I will provide you with the proposal for cleaning the drains.

Mr. Hernandez: Perfect. So we can discuss at the February meeting.

Mr. Alvarez: Yes and at the next meeting we can approve all of the work.

Mr. Hernandez: One of the items I want you to keep in mind and I want the Supervisors to keep in mind and for my own understanding, this item as far as I have researched it and understood, is divided into two potential items. One being maintenance, which will be taken out of the maintenance budget, but pending upon the condition, a potential new development could be made to improve the existing system. So that is the part, when you give me the numbers, that I need you to keep separate because it will be coming from two different areas of our budgets. With that being said, anything else for this item or do you want to move on?

Mr. Alvarez: That is it for the drainage. I can tell you the status of the pump station construction for informational purposes. All of this time they have been putting together the pump stations and they come with a truck, put them on the slab, and make all of the connections. So they expect the pump station to come in about a week from now, they will make the connections, and then it is going to run. Right now maybe you have seen them working on the force main extensions as well. I think within a couple weeks it will be done. It is going well. We gave them an advance so they could order the equipment and purchase that additional motor that they are going to keep in their shop. I can tell you about the ring road improvements next. You remember that a solution for ring road improvements were agreed upon and later I was authorized to go ahead and start the actual construction plans for those improvements. The idea was to make the

traffic flow a little better at the entrances of the mall on 114th Avenue and 14th Street and 17th Street, and at the same time, we were going to redo the striping in the outer ring road. So we already have a set of plans here and it is ready for construction almost. I have a hardcopy to give to you, but I would like you to give me the names of the people at the Dolphin Mall that we want to review these plans before we give them to our contractor.

Mr. Lara: Understood.

Mr. Alvarez: So if you could e-mail me that later.

Mr. Lara: I will do that.

Mr. Alvarez: There are some things I need to discuss with you, maybe at a separate time. We are giving instructions to the contractor as to what times they can work. We are telling them that they have to do the work at night. I don't know if you want to say anything?

Mr. Lara: We can coordinate that. Certainly.

Mr. Alvarez: My estimate for doing that work was around \$202,000. Can I go back briefly to the pump station?

Mr. Hernandez: Sure.

Mr. Alvarez: You remember that you approved Irrigation Craft to provide maintenance services every three months and come and check and give a report. Their agreement was approved and prepared by Mike and they returned the agreement signed.

Mr. Hernandez: If you don't mind I will be asking for a motion to ratify the agreement and by doing so, we will include a copy of the full executed document as part of today's records and you will have the fully executed copy.

Mr. Alvarez: They faxed me the signatures, but I can get you the originals.

Mr. Hernandez: In today's world, as long as you have the e-mail or fax what we can do is we can get the original signed on the CDD's side today, and then later on ask them to e-mail us an original or get them to sign this one so we have it for the district's records, that will work. So with that being said, a motion to ratify the irrigation pump maintenance agreement that was executed on January 25, 2017.

On MOTION by Mr. Houston seconded by Mr. Lara with all in favor the irrigation pump maintenance agreement was ratified.

Mr. Alvarez: The other project, the roadway project, the main project, we have had several meetings with Brett and the county and the traffic engineer. I think we have everything tied down. The county insisted that we put bicycle lanes on both of these. I think that might be to our advantage though because we expect to have pedestrian traffic between this mall and the International Mall. So that is why we are putting eight foot sidewalks in. I think this section incorporates some of the trends now in urban design where you want to create an environment that is pedestrian friendly. That includes bicyclists, too. As you know we intend to have nice landscaping on these two roads, as well as some decorative lighting. So although I was a little bit hesitant before, I think the bicycle lanes have advantages to create this environment we are going to create, as well as some practical advantages also because we expect trucks to drive on these streets so the extra full foot on each direction will help them with making the turning, especially since they want raised medians. If we didn't have raised medians, the trucks could make a good turning radius.

Mr. Procacci: So what is it going to look like? It is going to be one lane each way?

Mr. Houston: The median will go all the way and where the median ends will be the turns. I think it will be fine because we will landscape the median nicely and we will add to the pedestrian nature of this thing. At the end of the day I like it, though it took me a while to like it, but I think it is a good solution.

Mr. Alvarez: They provided good reasons why. We don't have space there to put trees, but hedges or something like that will work.

Mr. Houston: We talked the City of Sweetwater about this and that is one thing they brought up, landscaping the medians. We told them we will make it warm. So that is our plan.

Mr. Procacci: That would be nice to have it north of 25th Street on 110th. Is this just for 17th?

Mr. Alvarez: No. This is for 110th, too.

Mr. Procacci: How often are you going to have curb cuts?

Mr. Alvarez: That depends. If the development adjacent to it demands that a left turn is needed, then a median cut would be provided. Otherwise all traffic would have to make a right.

Mr. Houston: At this point we have all of the developments on the east side of 110th so we know what they are and can make adjustments for those projects, right?

Mr. Procacci: But if you are going to make a cut into theirs, then you are going to need to cut into mine going the other way. If they are coming south and they are going to cut into their development without having to try to make a U-turn on 14th Street, I will then also have that cut, too.

Mr. Alvarez: Yes. The way this is working right now, we are putting in a continuous median, but if the project comes in and based on traffic and the type of traffic shows that a median cut is needed, we can include that in the plans. Suppose that ten years from now your development comes in, then the median can be reconstructed.

Mr. Houston: But we want to do it up front.

Mr. Procacci: Then I will take a look at those other ones and we will put the two cuts in there now.

Mr. Houston: Do you think they will need cuts?

Mr. Procacci: You are going to have three property owners on one side and I am going to have a big development where I am not going to be able to have only one way out. I am going to need a couple ways out because it is a long piece of property. I will go to my architect and propose something, but I would like to see where the other ones are so we can make them line up so they will work for everyone. For instance, if you own the piece in the middle, you are not going to want to not have no curbing by there.

Mr. Houston: I understand. Is that information available to us yet, Juan?

Mr. Alvarez: Yes. It is a thing of timing. We want them to approve them to approve something now. I am afraid to delay them right now because we have been giving them all of the information they need to have it approved, but if we tell them to

hold on so we can give them more information, I am afraid of what that will do. So right now we are moving and then later on if need to add something we can.

Mr. Procacci: We should have had this conversation before. Right now we have a street there that people can cross over back and forth. Nobody told me there wasn't going to be a way to cut over there. You need to have breakthroughs in a median. You cannot have a street that is that long and not have a breakthrough. So you are going to get it approved and you are going to say later on you need to have these cuts. I don't want to be paying extra to have a cut through there.

Mr. Houston: My gut feeling is that if we get this typical section approved, first of all the City of Sweetwater asked why Miami-Dade County isn't getting involved. They are missing an opportunity. I think if we get this approved then we can do our construction documents based on what you are saying without having to go back.

Mr. Procacci: But why would they get involved when it is a city street?

Mr. Houston: Why does the county have to sign off?

Mr. Procacci: Yes.

Mr. Alvarez: Because it is traffic. No matter if the streets are in incorporated areas and all that, the county keeps control of traffic. Street signs, regulatory signs and all of that are approved by the county. They keep control of traffic.

Mr. Procacci: I am okay with that, but for the construction drawings I want to have the cuts in there.

Mr. Hernandez: So you do it only once rather than coming back.

Mr. Alvarez: What we would like to have is whatever you think your plans are going to be.

Mr. Procacci: I know that, Juan, and I appreciate that. All you had to do is ask and I would have told you what I wanted. Nobody came to me so I had no idea that they were putting in a median so I didn't think it was an issue. I thought we were raising the street. Last time we met, we were raising the street and we were putting in drainage and lights. That was the last time, unless I missed a meeting in between.

Mr. Houston: No. We just found this out, too.

Mr. Procacci: Okay. I can have it to you Monday. What I am saying is if you want to go Brett's route, I don't have any problem with that as long as I have an understanding that we are going to provide access to these properties.

Mr. Houston: I think that is the way we are going to do it, Phil.

Mr. Procacci: Then I would make a motion to go forward subject to two accesses being put in from 14th to 17th.

Mr. Houston: They are not going to review our construction plan. Our permit comes from Sweetwater.

Mr. Alvarez: Right. If you give me your zoning data, what you want to do, that should work.

Mr. Procacci: We are in platting right now. It was just platted. I can give you the spots where I would like the curb cuts. I can do that.

Mr. Houston: Then let's incorporate them because I am going to want to do that on my street, too.

Mr. Procacci: Right. You are also going to want to curb cuts in the middle of that street from 108th to 110th.

Mr. Houston: Do you think that is appropriate, Juan?

Mr. Alvarez: Sure. This will not delay us.

Mr. Houston: Okay. Then Phil get your stuff over, you have mine, so we have almost everything else we need.

Mr. Procacci: I would like to see if you have the other guy's plans, too.

Mr. Alvarez: I have the ones on 14th and 110th.

Mr. Houston: I will send those to you and send what you propose as far as entries to your property so we can incorporate them, Phil. So we will do that.

Mr. Alvarez: Very good. We will proceed with the construction plans. Next week will probably see them doing the geotechnical and environmental testing and they will make some recommendations and plans where to go from there. We explained to them that we are going to put solid pipes in on 110th because of the composition of the swale that is there and we are going to put french drains in on 17th Street and control the

structure that way. Everybody liked the idea because indirectly we are going to be helping out with the northern portion of 110th.

Mr. Procacci: Theirs isn't going to flow back to ours, right? We are going to be high enough that whatever happens there shouldn't affect us?

Mr. Alvarez: The control structure that controls our output into there will also control their backwater.

Mr. Procacci: That is what I mean. It will be closed off, right? So they are not really going to be connected to our piece. You are going to have a control structure that if you ever ended up doing that it would all be connected, but now it isn't.

Mr. Alvarez: The control structure is a concrete box with a wall in there so that during the minor storms none of our water is going to overflow into there. In the major storms, the water is going to overflow that wall and then we are going to be using their facilities. So their facilities are going to be connected to ours, but only be for the overflow.

Mr. Pawelczyk: And their facilities when you say their facilities, that is the county, or the city?

Mr. Procacci: The asphalt guy, the concrete guy, and the city.

Mr. Pawelczyk: But there is nothing else there, right?

Mr. Hernandez: Right.

Mr. Procacci: In a big storm, our water is going to go into this box, it is going to get to a point and then it will go out north, but what happens if their flow comes back into our box?

Mr. Alvarez: The wall is going to stop it. The outfall is north on the 25th Street canal. The water will always go north.

Mr. Hernandez: Right because of the elevation.

Mr. Alvarez: There is nowhere for it to go towards south.

Mr. Procacci: Okay, great. Sorry I am a little edgy. I know my delivery is a little better than this.

Mr. Alvarez: I understand completely what your concerns are.

Mr. Houston: What is our timeline, Juan?

Mr. Alvarez: Right now we are trying to make up some time to do it before August. The facing of the work is going to depend a lot on how we handle the bad soil underneath. We are discussing different options. One of them could be that we close 110th Avenue temporarily and put a lot of soil down to compensate and build on top.

Mr. Procacci: So you take up the asphalt and get it down to where it should be then load it up?

Mr. Alvarez: We take only the asphalt and lift the existing base and sub-base because that has structural strength and then we put the geogrid and all of the rest. Otherwise, we consider what you did on your side, dynamic compaction, but then the existing utilities there and all of that are going to suffer. So it would be dangerous.

Mr. Procacci: So the water line is going to my chiller plant there.

Mr. Houston: There are other utility lines in there, too, on the back of our lots.

Mr. Alvarez: We think the surcharge and geogrid solution might be the way we want to go. We will know more after we see the results of the geotech work.

Mr. Hernandez: So if I may ask, based on what you are giving us, your worst case scenario thinking that it is going to be sometime in August, although knowing the interest and effort of many of the Supervisors, it is likely we will want to do it sooner than that, so the part I have been discussing individually with several Supervisors is my concern that whenever we are ready to start the construction, I don't want anything to delay us from not having the funds to start the work. So that is the reason I asked Rhonda to join us today. At this point, and Juan, please correct me if I am wrong, the district has been able to confirm that the initial estimates that we have made continue to be good and sound. The amount that we have should be enough to finalize what the district is intending on doing and the next part for us is to define what is the timetable that we want to have for the actual issuance? In my head and without speaking to Rhonda, the way I understand is if we start working and presenting a preliminary engineer report, the assessment methodology report, and so on and so forth in February, we will be able to successfully have an actual issuance by the end of April or beginning of May if that fits what the Supervisors want. I don't want to delay the process to get to the point when it

is ready and we still need to finalize everything for the issuance. So with that being said, it is just really for you to tell us what the expected timetable is that you believe should be given to this project.

Mr. Procacci: When you talk about starting in August, you are talking about by the time you get the plans approved, you get bids, etc. That is probably realistic, but rates could be going up and so on. It is really a timing call. You want to be ready. How much money do we have anyway? How long does it take from when they approve the bonds until the bonds get sold?

Mr. Hernandez: Rhonda, what would be a realistic timetable once the Board has approved everything to have the actual issuance?

Ms. Mossing: We are going to have to draft documents and market the sale so you are going to need at least sixty days.

Mr. Pawelczyk: So in February you want to approve your reports and hopefully authorize moving forward with this I would think.

Ms. Mossing: We are assuming nothing has changed to finalize the assessment proceedings with regards to the engineers report and assessment methodology report?

Mr. Hernandez: No, I think that based on what we are hearing so far, the initial numbers that we provided seem to be consistent. I don't know if small changes to the market may have small variations and in the interest that we estimated at that point, but it should not be anything significant.

Mr. Pawelczyk: No, but the engineers report and assessment methodology report need to be amended because remember, Rhonda, we took the garage out, and we increased the roadway size on the project to do additional roadway work so while we have numbers, we do not have an amended report approved yet. So that has to be done in February.

Ms. Mossing: Are we talking about going through the assessment proceedings again because we changed the project?

Mr. Pawelczyk: I don't think so because I don't think we are changing the project, we are just changing where the money goes.

Mr. Hernandez: And we are actually reducing the amount that was described and presented originally. It has decreased drastically.

Mr. Pawelczyk: Then I guess the question is from your assessment methodology report, will anybody be assessed more? If someone is going to be assessed more than originally under that assessment proceeding, then we would have to go through that process again.

Mr. Hernandez: Based on what I have heard so far, and without reviewing anything further, it is my understanding that no one will be facing anything further than what has already been described.

Mr. Pawelczyk: If we have to go through it, it probably is not going to slow us down that much. We can do it in February if need be.

Ms. Mossing: Can I see the engineers report prior to the February meeting so we can start everything?

Mr. Hernandez: Certainly I believe that is the case. Mr. Alvarez is here and he is saying he will be working on getting us a draft report prior to the meeting so that district staff will be able to discuss it prior to the next meeting.

Mr. Pawelczyk: And the financing team will see it beforehand.

Ms. Mossing: Once we have that, I would imagine that Luis has to update his assessment methodology report.

Mr. Hernandez: That is correct.

Ms. Mossing: And then once those are done we can proceed. After the February meeting, we can get Bond Counsel to start drafting the documents and with the bond pricing preliminary numbers we can pull together based on those two reports that you will approve at the February meeting if everything is in order. And then from there, it would be at least sixty days, so probably April or May for issuance.

Mr. Pawelczyk: Which is good because that is when there will be money to write the check to the contractor once the contract is awarded.

Mr. Procacci: Juan, are these construction drawings going to need to be approved by the county?

Mr. Alvarez: Yes. The county has control of traffic and stormwater and drainage.

Mr. Procacci: This is really a typical cross-section. You are getting a kind of design approved. Are you going to have a problem when you go back in for these cuts?

Mr. Alvarez: No because we are going to show the cuts on the plan sheets.

Mr. Procacci: So then it shouldn't be an issue.

Mr. Alvarez: They are expecting to have median cuts somewhere.

Mr. Procacci: Okay.

Mr. Houston: The first point is just getting the whole design and methodology and concept. Then the details will follow. They even said at the meeting you can probably just come in and cut in there. We are planning on doing two lifts, but only one first where we will leave it as one lift until the project is completed.

Mr. Hernandez: Which makes sense so traffic can start running and it will only be missing a quarter to a half inch.

Mr. Procacci: Are you planning on doing it all at once for 17th and 110th?

Mr. Alvarez: That would be the ideal, but it depends on the method for dealing with the soil. If we close half of 110th for example.

Mr. Procacci: It is better to do 110th all in one shot because nobody is going to be affected right now. You will be done before anybody has a permit to start work by the time they get pricing and all of that.

Mr. Alvarez: Yes. All of that and maintenance of traffic is something we are going to be dealing with.

Mr. Procacci: And 17th for Brett, it would be nice to get his street done, too, but once you start, their work is going to be less work than on 110th because it is a smaller piece that has problems.

Mr. Houston: The plan is start with 17th and then get to 110th.

Mr. Procacci: But you want to put that soil there and leave it there for a while to let it silt through while you can be doing the exfiltration and everything else. It is probably going to be a one shot deal, you are just going to have different guys working there at the same time.

Mr. Alvarez: It depends. We might use the surcharged soil on 110th and then use that same soil to improve 17th. There is an economic efficiency of doing that. We can do 110th before the development begins there.

Mr. Procacci: Yes. That would be great.

Mr. Alvarez: Let me clarify something for the engineers report you want for next month. I am going to take out the garage that was there, add the offsite roads, but do you want to include the ring road improvements, too?

Mr. Hernandez: No, the ring road improvements, as far as I know it, the intent is to utilize the existing funds that we have, which is close to \$2 million. Keeping in mind, a big portion of the three roads we are improving will be paid back by the agreement we have with the City of Sweetwater. So it would be ideal for us to limit your report to those specific roads.

Mr. Alvarez: Okay.

Ms. Mossing: I am having a little trouble hearing the conversation between the Board. Did they say anything I need to know?

Mr. Hernandez: No, they were talking about the project and the timing as to how they are going to be doing the actual work, but as far as the timetable for the potential issuance continuing to be based on what I have anticipated in my first statements, Juan is going to work on his report, as soon as we receive that, I will be revising mine, and the intent is that at the February meeting we are going to come back and present all of that for the Board's consideration.

Ms. Mossing: My only question is the developer letting the contract or the district?

Mr. Hernandez: The one that is going to be hiring the different vendors is going to be the district.

Mr. Pawelczyk: The district has an interlocal agreement with the City of Sweetwater and we are required to publicly bid that contract. Juan Alvarez has the wonderful task of administering that process.

Ms. Mossing: Okay, great.

Mr. Pawelczyk: And under the interlocal agreement once the improvements are completed, we convey them to the City of Sweetwater. That is probably a couple years out after the project is done. It just depends on when it is done. And the district is supposed to maintain it until we convey it.

Ms. Mossing: Do we have an executed agreement with the City of Sweetwater?

Mr. Pawelczyk: We do. It has been distributed.

Mr. Hernandez: I can send you a copy, don't worry.

Ms. Mossing: Okay. Then I will put together a timetable based on the conversation today. That is all I have. Do you have any questions for me?

Mr. Hernandez: Not hearing any, so thank you very much for your help.

Ms. Mossing: Thank you. I will talk to you soon.

Mr. Hernandez: Moving forward, Juan, anything else you need to report?

Mr. Alvarez: No. I think we have covered everything.

C. Manager

Mr. Hernandez: As Manager it is likely that we will have the meeting in February if everything moves along. Not only that, we have the road projects, but also drainage issues and concerns. I don't anticipate the first meeting, keep in mind we have kept the two meetings. The first would be February 2nd, that is next week, so that doesn't make any sense. We will not have everything ready. The one I was referring to that it is extremely likely we will have the meeting for February 23rd.

Mr. Pawelczyk: Once the report is distributed by Juan, when you talk to Rhonda, maybe ask her if she wants to after the report is distributed to get the financing team to have one of those typical financing conference calls so if we do need to approve anything extra or get anything done at that February 23rd meeting we know what it is.

Mr. Hernandez: That is the intent and part of what I am going to be working on. With that understanding, there is no need to have a workshop today, so we can skip past that and move on to the next item.

Segment II: Workshop

~Update and Discussion of Status of Projects and Road Improvements

~Discussion of the Timetable for the New Issuances
There not being any workshop, the next item followed.

Segment III:

**FOURTH ORDER OF BUSINESS Authorization or Approvals
 Requiring Board Action for Items
 Discussed During Workshop**

There not being any workshop items to approve, the next item followed.

FIFTH 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 V 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. Lara seconded by Ms. Bello with all in favor the check register and the balance sheet and income statement were approved.

**SIXTH ORDER OF BUSINESS Supervisors Requests and
 Audience Comments**

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: 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. Lara with all in favor the meeting was adjourned.

Secretary Assistant Secretary

Chairman/ Vice Chairman

Beacon Tradeport Community Development District

Check Run Summary

February 23, 2017

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<u>GENERAL FUND</u>		
<i>2/3/2017</i>	<i>1701-1706</i>	<i>\$9,852.68</i>
<i>2/15/2017</i>	<i>1707-1710</i>	<i>\$112,360.40</i>
<i>Total</i>		<u><u>\$122,213.08</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/17	00019	1/13/17	4139	201612	310	51300	31100		ALVAREZ ENGINEERS, INC.	*	1,190.00	1,190.00	001701
2/03/17	00003	12/31/16	138939	201612	310	51300	31500		BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	500.00	500.00	001702
2/03/17	00046	2/01/17	2007	201702	320	53800	46800		ECO BLUE AQUATIC SERVICES, INC.	*	544.83	544.83	001703
2/03/17	00028	1/26/17	40973-52	201701	330	53800	43000		FPL	*	1,691.99	1,691.99	001704
2/03/17	00038	2/01/17	145	201702	310	51300	34000		GMS - SO FLORIDA, LLC	*	4,234.17	4,825.86	001705
		2/01/17	145	201702	310	51300	35100			*	83.33		
		2/01/17	145	201702	310	51300	44000			*	200.00		
		2/01/17	145	201702	320	53800	49300			*	250.00		
		2/01/17	145	201702	310	51300	51000			*	17.50		
		2/01/17	145	201702	310	51300	42000			*	1.86		
		2/01/17	145	201702	310	51300	42500			*	39.00		
2/03/17	00069	1/17/17	01172017	201701	320	53800	46000		LANDSHORE ENTERPRISES, LLC	*	1,100.00	1,100.00	001706
2/15/17	00019	1/13/17	4142	201612	300	13100	10200		ALVAREZ ENGINEERS, INC.	*	60,071.00	79,006.00	001707
		1/13/17	4143	201612	300	13100	10200			*	11,475.00		
		1/13/17	4144	201612	300	13100	10200			*	7,460.00		
2/15/17	00048	1/27/17	16231252	201701	310	51300	32200		CARR, RIGGS & INGRAM LLC	*	3,500.00	3,500.00	001708

BTRD BEACON TRADEPO SROSINA

AP300R
*** CHECK NOS. 001701-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/15/17
BEACON TRADEPORT CDD-GF
BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/15/17	00008	1/31/17 56926917	201701 310-51300-42000		DELIVERIES THRU 01/31/17 FEDEX	*	25.93	25.93 001709
2/15/17	00068	12/01/16 359	201701 320-53800-49000		BALANCE-HOLIDAY LIGHTS FLORIDA CDI, LLC	*	29,828.47	29,828.47 001710
TOTAL FOR BANK A							122,213.08	
TOTAL FOR REGISTER							122,213.08	

BTRD BEACON TRADEPO SROSINA

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

COMMERCIAL ASSESSMENT LEVY							\$ 6,968.95	\$ 5,000,049.32	\$5,007,018.27
							ASSESSED THROUGH COUNTY		
							0.14%	99.86%	100.00%
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
1/27/2017	INTEREST	\$0.00	\$0.00	\$0.00	\$303.18	\$303.18	\$0.00	\$303.18	\$303.18
TOTAL		\$5,007,018.29	\$200,280.74	\$48,067.38	\$303.18	\$4,758,973.35	\$6,623.29	\$4,752,350.06	\$4,758,973.35

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$6,968.95	0.1392%	\$6,623.71	(\$6,623.71)	\$0.00
DEBT SERVICE 2014	\$5,000,049.32	99.8608%	\$4,752,350.06	(\$4,752,046.88)	\$303.18
TOTAL	\$5,007,018.27	100.00%	\$4,758,973.77	(\$4,758,670.59)	\$303.18

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

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
1/11/2017	12/20/16-12/31/16	\$27,447.16	\$823.41	\$266.24	\$0.00	\$26,357.51	\$2,558.41	\$23,799.10	\$26,357.51
1/27/2017	INTEREST	\$0.00	\$0.00	\$0.00	\$97.13	\$97.13	\$9.43	\$87.70	\$97.13
TOTAL		\$1,074,684.78	\$42,753.59	\$10,319.31	\$97.13	\$1,021,709.01	\$99,173.08	\$922,535.93	\$1,021,709.01

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$137,960.10	9.7066%	\$99,173.08	(\$99,173.08)	\$0.00
DEBT SERVICE 2012	\$1,283,343.70	90.2934%	\$922,535.93	(\$922,448.23)	\$87.70
TOTAL	\$1,421,303.80	100.00%	\$1,021,709.01	(\$1,021,621.31)	\$87.70

75.61% Gross Percent Collected
\$346,619.02 Gross Amount Remaining to Collect

TRANSFERS TO DEBT SERVICE:			
DATE	CHECK #	DSF COMMERCIAL	DSF INDUSTRIAL
12/14/2016	1685/1686	\$4,750,580.95	\$850,278.82
12/21/2016	1692/1693	\$1,465.93	\$48,274.27
1/17/2017	1694	\$0.00	\$23,895.14
TOTAL		\$4,752,046.88	\$922,448.23
Amount due:		\$303.18	\$87.70

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET-GOVERNMENTAL FUNDS
January 31, 2017

	<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	\$66,413	---	---	\$66,413
Assessments Receivable-Delinquent (FY16)	\$17,076	\$170,035	---	\$187,111
Due From Other Funds	\$3,736	\$391	---	\$4,127
Due From Future Bond Issue	\$85,570	---	---	\$85,570
<u>Investments:</u>				
State Board - Operating	\$24,659	---	---	\$24,659
State Board - Reserves	\$665,081	---	---	\$665,081
State Board - Settlement	---	\$1,956,015	---	\$1,956,015
SERIES 2012A				
Reserve	---	\$605,968	---	\$605,968
Revenue	---	\$1,052,356	---	\$1,052,356
Bond Redemption	---	\$729	---	\$729
Cost of Issuance	---	---	\$6,198	\$6,198
SERIES 2014A				
Reserve	---	\$2,522,638	---	\$2,522,638
Revenue	---	\$4,823,066	---	\$4,823,066
Redemption	---	\$8,070	---	\$8,070
Construction	---	---	\$9,361	\$9,361
Total Assets	<u>\$862,536</u>	<u>\$11,139,268</u>	<u>\$15,559</u>	<u>\$12,017,363</u>
LIABILITIES:				
Accounts Payable	\$116,842	---	---	\$116,842
Due To Other Funds	\$391	---	\$3,736	\$4,127
Total Liabilities	<u>\$117,233</u>	<u>\$0</u>	<u>\$3,736</u>	<u>\$120,970</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	---	\$10,969,233	---	\$10,969,233
Capital Projects	---	---	\$11,823	\$11,823
Assigned to:				
Maintenance Reserves	\$665,081	---	---	\$665,081
Unassigned	\$63,146	---	---	\$63,146
Total Fund Balances	<u>\$728,226</u>	<u>\$10,969,233</u>	<u>\$11,823</u>	<u>\$11,709,282</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$862,536</u>	<u>\$11,139,268</u>	<u>\$15,559</u>	<u>\$12,017,363</u>

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/2017	ACTUAL THRU 1/31/2017	VARIANCE
<u>REVENUES:</u>				
Special Assessments-On Roll	\$137,723	\$105,796	\$105,796	\$0
Special Assessments-Off Roll	\$132,483	\$132,483	\$132,483	(\$0)
Special Assessments-Delinquent (FY16)	\$0	\$0	\$3	\$3
Interest Income	\$500	\$167	\$2,044	\$1,877
TOTAL REVENUES	\$270,707	\$238,447	\$240,326	\$1,880
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering	\$32,500	\$10,833	\$6,128	\$4,705
Arbitrage	\$2,400	\$800	\$0	\$800
Attorney	\$30,000	\$10,000	\$6,583	\$3,417
Annual Audit	\$7,500	\$5,500	\$5,500	\$0
Trustee Fees	\$19,000	\$8,836	\$8,836	\$0
Management Fees	\$50,810	\$16,937	\$16,937	\$0
Computer Time	\$1,000	\$333	\$333	(\$0)
Telephone	\$250	\$83	\$6	\$77
Postage	\$300	\$100	\$41	\$59
Printing & Binding	\$1,500	\$500	\$418	\$82
Rentals & Leases	\$2,400	\$800	\$800	(\$0)
Insurance	\$7,888	\$7,888	\$7,325	\$563
Legal Advertising	\$500	\$167	\$222	(\$55)
Other Current Charges	\$500	\$167	\$94	\$73
Real Estate Taxes	\$3,500	\$3,500	\$66	\$3,434
Office Supplies	\$250	\$83	\$54	\$29
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Design/Maintenance	\$3,000	\$1,000	\$1,000	\$0
Holiday Lighting	\$59,657	\$59,657	\$59,657	\$0
TOTAL ADMINISTRATIVE	\$223,129	\$127,358	\$114,174	\$13,185
<u>DRAINAGE SYSTEM:</u>				
Lake Maintenance	\$15,000	\$5,000	\$2,179	\$2,821
Storm Drain Cleaning	\$6,800	\$2,267	\$0	\$2,267
Contingencies	\$1,500	\$500	\$0	\$500
TOTAL DRAINAGE SYSTEM	\$23,300	\$7,767	\$2,179	\$5,587

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/2017	ACTUAL THRU 1/31/2017	VARIANCE
IRRIGATION SYSTEM:				
Electric	\$19,618	\$6,539	\$6,517	\$22
Repairs and Maintenance	\$3,500	\$1,167	\$1,100	\$67
Contingencies	\$2,440	\$813	\$0	\$813
Capital Outlay	\$5,000	\$1,667	\$44,170	(\$42,504)
TOTAL IRRIGATION SYSTEM	\$30,558	\$10,186	\$51,788	(\$41,602)
MAINTENANCE RESERVES:				
Storm Drains	\$6,400	\$2,133	\$0	\$2,133
Paving Industrial Roads	\$43,600	\$14,533	\$0	\$14,533
TOTAL MAINTENANCE RESERVES	\$50,000	\$16,667	\$0	\$16,667
TOTAL EXPENDITURES	\$326,986	\$161,978	\$168,141	(\$6,163)
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)		\$96,818	
FUND BALANCE - Beginning	\$56,279		\$631,408	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$728,226</u>	

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2012

DEBT SERVICE FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending January 31, 2017*

	ADOPTED BUDGET	PRORATED THRU 1/31/2017	ACTUAL THRU 1/31/2017	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$223	\$223
Special Assessments	\$1,219,177	\$922,536	\$922,536	\$0
TOTAL REVENUES	\$1,219,177	\$922,536	\$922,759	\$223

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		\$781,060	
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FUND BALANCE - Beginning	\$440,764		\$878,080	
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FUND BALANCE - Ending	\$441,543		\$1,659,141	
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BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2014

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/2017	ACTUAL THRU 1/31/2017	VARIANCE
REVENUES:				
Interest Income	\$2,580	\$860	\$7,272	\$6,412
Special Assessments	\$4,750,047	\$4,750,047	\$4,752,350	\$2,303
Special Assessments	\$0	\$0	\$1,951	\$1,951
TOTAL REVENUES	\$4,752,627	\$4,750,907	\$4,761,573	\$10,667
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)		\$3,823,959	
FUND BALANCE - Beginning	\$995,795		\$5,486,134	
FUND BALANCE - Ending	\$946,581		\$9,310,092	

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

<i>Series 2012A, Special Assessment Refunding Bonds (Industrial)</i>		
<i>Interest Rate;</i>	2.980%	
<i>Maturity Date:</i>	5/1/2025	
<i>Bonds outstanding - 9/30/2016</i>		\$9,510,000.00
<i>Less:</i>	<i>May 1, 2017 (Mandatory)</i>	\$0.00
<i>Current Bonds Outstanding</i>		<i>\$9,510,000.00</i>
<i>Series 2014A, Special Assessment Refunding Bonds (Commercial)</i>		
<i>Interest Rate;</i>	3.3835%	
<i>Maturity Date:</i>	5/1/2028	
<i>Bonds outstanding - 9/30/2016</i>		\$52,670,000.00
<i>Less:</i>	<i>May 1, 2017 (Mandatory)</i>	\$0.00
<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 January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/2017	ACTUAL THRU 1/31/2017	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$0	\$0	\$2	\$2

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		\$2	
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FUND BALANCE - Beginning \$2,460

FUND BALANCE - Ending \$2,462

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2014
CAPITAL PROJECTS FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending January 31, 2017*

	ADOPTED BUDGET	PRORATED THRU 1/31/2017	ACTUAL THRU 1/31/2017	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$0	\$0	\$2	\$2
EXPENDITURES:				
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$2	
FUND BALANCE - Beginning			\$9,359	
FUND BALANCE - Ending			\$9,361	