

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
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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

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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
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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		
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FUND BALANCE - Beginning	\$440,764		\$878,080	
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FUND BALANCE - Ending	<u>\$441,543</u>		<u>\$1,635,165</u>	
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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 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>		
Interest Rate;	2.980%	
Maturity Date:	5/1/2025	
Bonds outstanding - 9/30/2016		\$9,510,000.00
Less:	May 1, 2017 (Mandatory)	\$0.00
Current Bonds Outstanding		\$9,510,000.00
<i>Series 2014A, Special Assessment Refunding Bonds (Commercial)</i>		
Interest Rate;	3.3835%	
Maturity Date:	5/1/2028	
Bonds outstanding - 9/30/2016		\$52,670,000.00
Less:	May 1, 2017 (Mandatory)	\$0.00
Current Bonds Outstanding		\$52,670,000.00
Total Current Bonds Outstanding		\$62,180,000.00

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:				
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			\$9,360	