

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
REVENUES:				
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
EXPENDITURES:				
ADMINISTRATIVE:				
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
DRAINAGE SYSTEM:				
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>	<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 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			<u><u>\$9,361</u></u>	