

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET-GOVERNMENTAL FUNDS
February 28, 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	\$59,757	---	---	\$59,757
Assessments Receivable-Delinquent (FY16)	\$17,076	\$170,035	---	\$187,111
Due From Other Funds	\$3,736	\$90,800	---	\$94,536
Due From Future Bond Issue	\$101,141	---	---	\$101,141
Investments:				
State Board - Operating	\$10	---	---	\$10
State Board - Reserves	\$665,576	---	---	\$665,576
State Board - Settlement	---	\$1,871,871	---	\$1,871,871
SERIES 2012A				
Reserve	---	\$606,044	---	\$606,044
Revenue	---	\$1,052,485	---	\$1,052,485
Bond Redemption	---	\$729	---	\$729
Cost of Issuance	---	---	\$6,199	\$6,199
SERIES 2014A				
Reserve	---	\$2,523,115	---	\$2,523,115
Revenue	---	\$4,823,444	---	\$4,823,444
Redemption	---	\$8,071	---	\$8,071
Construction	---	---	\$9,362	\$9,362
Total Assets	<u>\$847,296</u>	<u>\$11,146,593</u>	<u>\$15,561</u>	<u>\$12,009,451</u>
LIABILITIES:				
Accounts Payable	\$205,186	---	---	\$205,186
Due To Other Funds	\$90,800	---	\$3,736	\$94,536
Total Liabilities	<u>\$295,986</u>	<u>\$0</u>	<u>\$3,736</u>	<u>\$299,722</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	---	\$10,976,558	---	\$10,976,558
Capital Projects	---	---	\$11,825	\$11,825
Assigned to:				
Maintenance Reserves	\$665,576	---	---	\$665,576
Unassigned	(\$131,341)	---	---	(\$131,341)
Total Fund Balances	<u>\$534,234</u>	<u>\$10,976,558</u>	<u>\$11,825</u>	<u>\$11,522,617</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$847,296</u>	<u>\$11,146,593</u>	<u>\$15,561</u>	<u>\$12,009,451</u>

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/2017	ACTUAL THRU 2/28/2017	VARIANCE
REVENUES:				
Special Assessments-On Roll	\$137,723	\$106,317	\$106,317	\$0
Special Assessments-Off Roll	\$132,483	\$132,483	\$132,483	(\$0)
Special Assessments-Delinquent (FY16)	\$0	\$0	\$3	\$3
Interest Income	\$500	\$209	\$2,549	\$2,341
TOTAL REVENUES	\$270,707	\$239,009	\$241,351	\$2,343
EXPENDITURES:				
ADMINISTRATIVE:				
Engineering	\$32,500	\$13,542	\$12,779	\$763
Arbitrage	\$2,400	\$1,000	\$0	\$1,000
Attorney	\$30,000	\$12,500	\$7,835	\$4,665
Annual Audit	\$7,500	\$5,500	\$5,500	\$0
Trustee Fees	\$19,000	\$8,836	\$8,836	\$0
Management Fees	\$50,810	\$21,171	\$21,171	\$0
Computer Time	\$1,000	\$416	\$417	(\$0)
Telephone	\$250	\$104	\$6	\$98
Postage	\$300	\$125	\$42	\$83
Printing & Binding	\$1,500	\$625	\$457	\$168
Rentals & Leases	\$2,400	\$1,000	\$1,000	(\$0)
Insurance	\$7,888	\$7,888	\$7,325	\$563
Legal Advertising	\$500	\$208	\$222	(\$14)
Other Current Charges	\$500	\$208	\$125	\$83
Real Estate Taxes	\$3,500	\$3,500	\$66	\$3,434
Office Supplies	\$250	\$104	\$71	\$33
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Design/Maintenance	\$3,000	\$1,250	\$1,250	\$0
Holiday Lighting	\$59,657	\$59,657	\$59,657	\$0
TOTAL ADMINISTRATIVE	\$223,129	\$137,809	\$126,934	\$10,875
DRAINAGE SYSTEM:				
Lake Maintenance	\$15,000	\$6,250	\$2,724	\$3,526
Storm Drain Cleaning	\$6,800	\$2,833	\$0	\$2,833
Contingencies	\$1,500	\$625	\$0	\$625
TOTAL DRAINAGE SYSTEM	\$23,300	\$9,708	\$2,724	\$6,984

BEACON TRADEPORT

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/2017	ACTUAL THRU 2/28/2017	VARIANCE
IRRIGATION SYSTEM:				
Electric	\$19,618	\$8,174	\$7,192	\$982
Repairs and Maintenance	\$3,500	\$1,458	\$2,200	(\$742)
Landscape Improvements	\$0	\$0	\$56,525	(\$56,525)
Contingencies	\$2,440	\$1,017	\$0	\$1,017
Capital Outlay	\$5,000	\$2,083	\$156,108	(\$154,025)
TOTAL IRRIGATION SYSTEM	\$30,558	\$12,732	\$222,024	(\$209,292)
MAINTENANCE RESERVES:				
Storm Drains	\$6,400	\$2,667	\$0	\$2,667
Paving Industrial Roads	\$43,600	\$18,167	\$11,475	\$6,692
TOTAL MAINTENANCE RESERVES	\$50,000	\$20,833	\$11,475	\$9,358
TOTAL EXPENDITURES	\$326,986	\$181,083	\$363,158	(\$182,074)
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)		(\$97,174)	
FUND BALANCE - Beginning	\$56,279		\$631,408	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$534,234</u>	

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2012

DEBT SERVICE FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending February 28, 2017*

	ADOPTED BUDGET	PRORATED THRU 2/28/2017	ACTUAL THRU 2/28/2017	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$428	\$428
Special Assessments	\$1,219,177	\$927,375	\$927,375	\$0
TOTAL REVENUES	\$1,219,177	\$927,375	\$927,803	\$428

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	\$786,104		
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FUND BALANCE - Beginning	\$440,764		\$878,080	
FUND BALANCE - Ending	<u>\$441,543</u>		<u>\$1,664,184</u>	

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2014

DEBT SERVICE FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending February 28, 2017*

	ADOPTED BUDGET	PRORATED THRU 2/28/2017	ACTUAL THRU 2/28/2017	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$2,580	\$1,075	\$9,554	\$8,479
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	\$4,751,122	\$4,763,856	\$12,734
<u>EXPENDITURES:</u>				
<u>SERIES 2014</u>				
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)
<u>OTHER FINANCING SOURCES AND USES</u>				
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)		\$3,826,241	
FUND BALANCE - Beginning	\$995,795		\$5,486,134	
FUND BALANCE - Ending	\$946,581		\$9,312,374	

**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 February 28, 2017

	ADOPTED BUDGET	PRORATED THRU 2/28/2017	ACTUAL THRU 2/28/2017	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$0	\$0	\$2	\$2
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES AND USES</u>				
Interfund Transfer	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$2	
FUND BALANCE - Beginning			\$2,460	
FUND BALANCE - Ending			<u>\$2,462</u>	

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2014
CAPITAL PROJECTS FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending February 28, 2017*

	ADOPTED BUDGET	PRORATED THRU 2/28/2017	ACTUAL THRU 2/28/2017	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$4	\$4
TOTAL REVENUES	\$0	\$0	\$4	\$4
EXPENDITURES:				
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$4	
FUND BALANCE - Beginning			\$9,359	
FUND BALANCE - Ending			\$9,362	