

**BEACON TRADEPORT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET-GOVERNMENTAL FUNDS**  
 July 31, 2018

	<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>	
<b>ASSETS:</b>				
Cash - Checking	\$25,784	---	---	\$25,784
Assessments Receivable	\$17,066	\$185,212	---	\$202,278
Due From Other Funds	\$51,403	\$135,706	---	\$187,109
<i>Investments:</i>				
State Board - Operating	\$142,315	---	---	\$142,315
State Board - Reserves	\$433,223	---	---	\$433,223
State Board - Settlement	---	\$1,324,914	---	\$1,324,914
<b>SERIES 2012A</b>				
Reserve	---	\$603,956	---	\$603,956
Revenue	---	\$266,151	---	\$266,151
Bond Redemption	---	\$4,556	---	\$4,556
Cost of Issuance	---	---	\$6,216	\$6,216
<b>SERIES 2014A</b>				
Reserve	---	\$2,531,861	---	\$2,531,861
Revenue	---	\$821,660	---	\$821,660
Redemption	---	\$28,597	---	\$28,597
Construction	---	---	\$9,389	\$9,389
<b>SERIES 2017A</b>				
Reserve	---	\$32,120	---	\$32,120
Revenue	---	\$80,608	---	\$80,608
Construction	---	---	\$4,370,338	\$4,370,338
Prepaid Expenses	\$8,836	---	---	\$8,836
<b>Total Assets</b>	<u>\$678,626</u>	<u>\$6,015,340</u>	<u>\$4,385,944</u>	<u>\$11,079,910</u>
<b>LIABILITIES:</b>				
Accounts Payable	\$85,805	---	---	\$85,805
Retainage Payable	\$42,926	---	---	\$42,926
Due To Other Funds	\$122,303	\$64,805	---	\$187,109
<b>Total Liabilities</b>	<u>\$251,035</u>	<u>\$64,805</u>	<u>\$0</u>	<u>\$315,840</u>
<b>FUND BALANCES:</b>				
<i>Nonspendable:</i>				
Prepaid Items	\$8,836	---	---	\$8,836
<i>Restricted for:</i>				
Debt Service	---	\$5,950,534	---	\$5,950,534
Capital Projects	---	---	\$4,385,944	\$4,385,944
<i>Assigned to:</i>				
Maintenance Reserves	\$433,223	---	---	\$433,223
Unassigned	(\$14,467)	---	---	(\$14,467)
<b>Total Fund Balances</b>	<u>\$427,591</u>	<u>\$5,950,534</u>	<u>\$4,385,944</u>	<u>\$10,764,070</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<u>\$678,626</u>	<u>\$6,015,340</u>	<u>\$4,385,944</u>	<u>\$11,079,910</u>

**BEACON TRADEPORT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending July 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/2018	ACTUAL THRU 7/31/2018	VARIANCE
<b>REVENUES:</b>				
Special Assessments-On Roll	\$137,664	\$137,664	\$140,075	\$2,411
Special Assessments-Off Roll	\$137,883	\$132,483	\$132,483	\$0
Developer Contributions	\$0	\$0	\$28,697	\$28,697
Miscellaneous Income	\$0	\$0	\$500	\$500
Interest Income	\$500	\$417	\$8,256	\$7,839
<b>TOTAL REVENUES</b>	<b>\$276,048</b>	<b>\$270,564</b>	<b>\$310,011</b>	<b>\$39,447</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Engineering	\$32,500	\$27,083	\$44,471	(\$17,388)
Arbitrage	\$3,000	\$2,500	\$0	\$2,500
Attorney	\$30,000	\$25,000	\$10,002	\$14,998
Annual Audit	\$9,000	\$7,500	\$7,500	\$0
Trustee Fees	\$24,500	\$19,000	\$19,000	\$0
Management Fees	\$50,810	\$42,342	\$42,342	\$0
Computer Time	\$1,000	\$833	\$833	(\$0)
Telephone	\$250	\$208	\$9	\$200
Postage	\$300	\$250	\$266	(\$16)
Printing & Binding	\$1,500	\$1,250	\$400	\$850
Rentals & Leases	\$2,400	\$2,000	\$2,000	(\$0)
Insurance	\$8,058	\$8,058	\$7,325	\$733
Legal Advertising	\$500	\$417	\$158	\$258
Other Current Charges	\$500	\$417	\$357	\$60
Real Estate Taxes	\$3,500	\$2,917	\$64	\$2,853
Office Supplies	\$250	\$208	\$35	\$173
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Design/Maintenance	\$3,000	\$2,500	\$2,500	\$0
Holiday Lighting	\$59,657	\$59,657	\$59,657	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$230,899</b>	<b>\$202,314</b>	<b>\$197,093</b>	<b>\$5,220</b>
<b>DRAINAGE SYSTEM:</b>				
Lake Maintenance	\$15,000	\$12,500	\$5,448	\$7,052
Storm Drain Cleaning	\$150,000	\$125,000	\$58,980	\$66,020
Mosquito Control	\$102,000	\$85,000	\$85,000	\$0
Contingencies	\$1,500	\$1,250	\$1,830	(\$580)
<b>TOTAL DRAINAGE SYSTEM</b>	<b>\$268,500</b>	<b>\$223,750</b>	<b>\$151,259</b>	<b>\$72,491</b>

**BEACON TRADEPORT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending July 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/2018	ACTUAL THRU 7/31/2018	VARIANCE
<b><i>IRRIGATION SYSTEM:</i></b>				
Electric	\$19,618	\$16,348	\$6,387	\$9,961
Repairs and Maintenance	\$3,500	\$2,917	\$2,330	\$587
Contingencies	\$2,440	\$2,033	\$0	\$2,033
Capital Outlay	\$5,000	\$4,167	\$0	\$4,167
<b>TOTAL IRRIGATION SYSTEM</b>	<b>\$30,558</b>	<b>\$25,465</b>	<b>\$8,717</b>	<b>\$16,748</b>
<b><i>MAINTENANCE RESERVES:</i></b>				
Storm Drains	\$0	\$0	\$0	\$0
Roadway Improvements	\$0	\$0	\$431,173	(\$431,173)
<b>TOTAL MAINTENANCE RESERVES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$431,173</b>	<b>(\$431,173)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$529,957</b>	<b>\$451,528</b>	<b>\$788,242</b>	<b>(\$336,714)</b>
<b><i>OTHER FINANCING SOURCES AND USES</i></b>				
Interfund Transfer	\$0	\$0	\$356,445	\$356,445
<b>TOTAL OTHER FINANCING SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$356,445</b>	<b>\$356,445</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$253,909)</b>		<b>(\$121,786)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$253,909</b>		<b>\$549,377</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$427,591</b>	

**BEACON TRADEPORT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2012**

**DEBT SERVICE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending July 31, 2018

	ADOPTED BUDGET	PRORATED THRU 7/31/2018	ACTUAL THRU 7/31/2018	VARIANCE
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**REVENUES:**

Interest Income	\$0	\$0	\$2,066	\$2,066
Special Assessments	\$1,219,177	\$1,219,177	\$1,238,771	\$19,595
<b>TOTAL REVENUES</b>	<b>\$1,219,177</b>	<b>\$1,219,177</b>	<b>\$1,240,837</b>	<b>\$21,661</b>

**EXPENDITURES:**

**SERIES 2012**

Interest - 11/01	\$127,768	\$127,768	\$127,768	\$0
Interest - 5/01	\$127,768	\$127,768	\$127,768	\$0
Principal - 5/01	\$965,000	\$965,000	\$965,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,220,535</b>	<b>\$1,220,535</b>	<b>\$1,220,535</b>	<b>\$0</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$1,358)</b>		<b>\$20,302</b>	
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FUND BALANCE - Beginning	\$483,202		\$999,832	
FUND BALANCE - Ending	<u>\$481,844</u>		<u>\$1,020,134</u>	

**BEACON TRADEPORT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**SERIES 2014**

**DEBT SERVICE FUND**

*Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending July 31, 2018*

	ADOPTED BUDGET	PRORATED THRU 7/31/2018	ACTUAL THRU 7/31/2018	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$2,580	\$2,150	\$61,889	\$59,739
Special Assessments	\$4,750,047	\$4,750,047	\$4,754,866	\$4,819
<b>TOTAL REVENUES</b>	<b>\$4,752,627</b>	<b>\$4,752,197</b>	<b>\$4,816,755</b>	<b>\$64,558</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>SERIES 2014</u></b>				
Interest - 11/01	\$859,052	\$859,052	\$859,188	(\$136)
Interest - 5/01	\$845,046	\$845,046	\$845,046	\$0
Principal - 5/01	\$3,190,000	\$3,190,000	\$3,190,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$4,894,097</b>	<b>\$4,894,097</b>	<b>\$4,894,233</b>	<b>(\$136)</b>
<b><u>OTHER FINANCING SOURCES AND (USES)</u></b>				
Interfund Transfer	\$0	\$0	(\$356,445)	(\$356,445)
<b>TOTAL OTHER SOURCES AND (USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$356,445)</b>	<b>(\$356,445)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$141,471)</b>		<b>(\$433,924)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$949,035</b>		<b>\$5,225,123</b>	
<b>FUND BALANCE - Ending</b>	<b>\$807,565</b>		<b>\$4,791,199</b>	

**BEACON TRADEPORT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**SERIES 2017**

**DEBT SERVICE FUND**

*Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending July 31, 2018*

	ADOPTED BUDGET	PRORATED THRU 7/31/2018	ACTUAL THRU 7/31/2018	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$276	\$276
Special Assessments	\$321,199	\$321,199	\$324,984	\$3,784
<b>TOTAL REVENUES</b>	<b>\$321,199</b>	<b>\$321,199</b>	<b>\$325,260</b>	<b>\$4,061</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>SERIES 2017</u></b>				
Interest - 11/01	\$42,947	\$42,947	\$42,947	\$0
Interest - 5/01	\$92,029	\$92,029	\$92,029	\$0
Principal - 5/01	\$135,000	\$135,000	\$135,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$269,976</b>	<b>\$269,976</b>	<b>\$269,976</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES AND (USES)</u></b>				
Interfund Transfer	\$0	\$0	\$8,826	\$8,826
<b>TOTAL OTHER SOURCES AND (USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,826</b>	<b>\$8,826</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$51,224</b>		<b>\$64,110</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$42,947</b>		<b>\$75,090</b>	
<b>FUND BALANCE - Ending</b>	<b>\$94,171</b>		<b>\$139,200</b>	

**Beacon Tradeport  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2018**

<i>Series 2012A, Special Assessment Refunding Bonds (Industrial)</i>		
Interest Rate;	2.980%	
Maturity Date:	5/1/2025	
Bonds outstanding - 9/30/2017		\$8,575,000.00
Less:	May 1, 2018 (Mandatory)	(\$965,000.00)
<b>Current Bonds Outstanding</b>		<b>\$7,610,000.00</b>

<i>Series 2014A, Special Assessment Refunding Bonds (Commercial)</i>		
Interest Rate;	3.3835%	
Maturity Date:	5/1/2028	
Bonds outstanding - 9/30/2017		\$49,675,000.00
Less:	May 1, 2018 (Mandatory)	(\$3,190,000.00)
<b>Current Bonds Outstanding</b>		<b>\$46,485,000.00</b>

<i>Series 2017A, Special Assessment Refunding Bonds (Commercial)</i>		
Interest Rate;	3.4500%	
Maturity Date:	5/1/2042	
Bonds outstanding - 9/30/2017		\$5,335,000.00
Less:	May 1, 2018 (Mandatory)	(\$135,000.00)
<b>Current Bonds Outstanding</b>		<b>\$5,200,000.00</b>

<b>Total Current Bonds Outstanding</b>	<b>\$59,295,000.00</b>
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# BEACON TRADEPORT

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2012

#### CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending July 31, 2018

	ADOPTED BUDGET	PRORATED THRU 7/31/2018	ACTUAL THRU 7/31/2018	VARIANCE
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#### REVENUES:

Interest Income	\$0	\$0	\$10	\$10
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10</b>	<b>\$10</b>

#### EXPENDITURES:

Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$10</b>	
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FUND BALANCE - Beginning \$6,207

FUND BALANCE - Ending \$6,217



**BEACON TRADEPORT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2014**  
**CAPITAL PROJECTS FUND**

*Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending July 31, 2018*

	ADOPTED BUDGET	PRORATED THRU 7/31/2018	ACTUAL THRU 7/31/2018	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$15	\$15
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15</b>	<b>\$15</b>
<b><u>EXPENDITURES:</u></b>				
Cost of Issuance	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>			<b>\$15</b>	
<b>FUND BALANCE - Beginning</b>			<b>\$9,374</b>	
<b>FUND BALANCE - Ending</b>			<b>\$9,389</b>	

**BEACON TRADEPORT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2017**  
**CAPITAL PROJECTS FUND**

*Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ending July 31, 2018*

	ADOPTED BUDGET	PRORATED THRU 7/31/2018	ACTUAL THRU 7/31/2018	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$48,166	\$48,166
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$48,166</b>	<b>\$48,166</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$120,231	(\$120,231)
Cost of Issuance	\$0	\$0	\$1,172	(\$1,172)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$121,402</b>	<b>(\$121,402)</b>
<b><u>OTHER FINANCING SOURCES AND USES</u></b>				
Interfund Transfer	\$0	\$0	(\$8,826)	(\$8,826)
<b>TOTAL OTHER FINANCING SOURCES(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$8,826)</b>	<b>(\$8,826)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$82,062)</b>	
FUND BALANCE - Beginning			\$4,452,401	
FUND BALANCE - Ending			<u>\$4,370,338</u>	