

***Adopted Budget
Fiscal Year 2022***

***Beacon Tradeport
Community Development District***

July 22, 2021



Beacon Tradeport

Community Development District

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Beacon Tradeport

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Adopted Budget FY 2022
Revenues					
Special Assessments-On Roll	\$137,664	\$137,152	\$512	\$137,664	\$137,664
Special Assessments-Off Roll	\$160,000	\$160,000	\$0	\$160,000	\$160,000
Impact fees	\$0	\$348,721	\$0	\$348,721	\$0
Easement proceeds	\$0	\$136,811	\$0	\$136,811	\$0
Interest Income	\$750	\$421	\$188	\$609	\$750
Undesignated Fund Balance	\$0	\$0	\$0	\$0	\$244,214
TOTAL REVENUES	\$298,414	\$783,105	\$699	\$783,804	\$542,627
Expenditures					
<u>Administrative</u>					
Engineering	\$50,000	\$25,545	\$12,500	\$38,045	\$50,000
Arbitrage	\$1,800	\$2,400	\$0	\$2,400	\$1,800
Attorney	\$30,000	\$15,990	\$10,000	\$25,990	\$30,000
Annual Audit	\$6,600	\$6,600	\$0	\$6,600	\$6,700
Trustee Fees	\$24,750	\$19,757	\$6,188	\$25,945	\$24,750
Management Fees	\$52,334	\$39,251	\$13,084	\$52,335	\$53,905
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$250	\$0	\$63	\$63	\$250
Postage	\$425	\$332	\$106	\$438	\$500
Printing & Binding	\$750	\$201	\$188	\$389	\$750
Rentals & Leases	\$2,400	\$1,800	\$600	\$2,400	\$2,400
Insurance	\$8,262	\$7,917	\$0	\$7,917	\$8,709
Legal Advertising	\$500	\$797	\$125	\$922	\$1,200
Other Current Charges	\$500	\$263	\$125	\$388	\$500
Real Estate Taxes	\$3,500	\$3,304	\$0	\$3,304	\$3,500
Office Supplies	\$250	\$0	\$63	\$63	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Design/Maintenance	\$3,000	\$2,250	\$750	\$3,000	\$3,000
Holiday Lighting	\$59,657	\$29,870	\$29,787	\$59,657	\$59,657
TOTAL ADMINISTRATIVE	\$246,152	\$157,202	\$73,827	\$231,029	\$249,044

Beacon Tradeport

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Adopted Budget FY 2022
<u><i>Drainage System</i></u>					
Lake Maintenance	\$15,000	\$4,903	\$3,750	\$8,653	\$15,000
Storm Drain Cleaning	\$150,000	\$0	\$150,000	\$150,000	\$150,000
Mosquito Control	\$102,000	\$76,500	\$25,500	\$102,000	\$102,000
Contingencies	\$5,000	\$0	\$5,000	\$5,000	\$5,000
TOTAL DRAINAGE SYSTEM	\$272,000	\$81,403	\$184,250	\$265,653	\$272,000
<u><i>Irrigation System</i></u>					
Electric	\$19,618	\$7,534	\$4,904	\$12,438	\$15,000
Repairs and Maintenance	\$3,500	\$0	\$3,500	\$3,500	\$3,500
Landscape Improvements	\$3,471	\$0	\$3,471	\$3,471	\$3,471
Contingencies	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Capital Outlay	\$5,000	\$18,500	\$0	\$18,500	\$5,000
TOTAL IRRIGATION SYSTEM	\$36,588	\$31,034	\$11,875	\$42,909	\$31,971
TOTAL EXPENDITURES	\$554,741	\$269,639	\$269,952	\$539,591	\$553,015
<u><i>Other Sources and Uses</i></u>					
Interfund Transfer	\$256,327	\$0	\$0	\$0	\$10,388
TOTAL OTHER SOURCES AND USES	\$256,327	\$0	\$0	\$0	\$10,388
UNASSIGNED FUND BALANCE	\$0	\$513,466	(\$269,252)	\$244,214	\$0

BEACON TRADEPORT

COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2022

REVENUES:

Special Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest Income

The District will have all excess funds invested with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

EXPENDITURES:

Administrative:

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2012A and 2014A Special Assessment Revenue Bonds. Currently the District has contracted Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2012A, 2014A, and Series 2017A Special Assessment Revenue Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

BEACON TRADEPORT

COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2022

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida. These services are further outlined in Exhibit "A" of the Management Agreement.

Computer Time

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-South Florida.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Property Taxes

Property Taxes for property owned by the District.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

BEACON TRADEPORT

COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2022

Web Design / Maintenance

The District has contracted with Governmental Management Services-South Florida for the supervision and maintenance of Beacon Tradeport Community Development District's website.

Holiday Lighting

The District has contracted with CDI Enterprises to provide the holiday lighting throughout the District. The amount budgeted is the contracted amount for the 2019 Holiday Season.

Contingencies

Unanticipated expenses that may occur during the fiscal year.

Drainage System:

Lake Maintenance

Monthly water management services to all the lakes throughout the District.

Storm Drain Cleaning

Annual Storm Drain Cleaning for all Storm Drains throughout the District.

Mosquito Control

Monthly truck mount adulticide service for mosquito control to 348 acres.

Contingencies

Unanticipated expenses that may occur during the fiscal year to the Storm Drains.

Irrigation System:

Electric

The cost of electricity for Beacon Tradeport CDD for the irrigation pumps.

Repairs and Maintenance

Unscheduled repairs and maintenance to the District's Irrigation System.

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Contingencies

Unanticipated expenses that may occur during the fiscal year to the Irrigation System.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2022

Maintenance Reserves

<u>Description</u>	<u>Total Required Reserves</u>	<u>Amount Reserved (Y/E 22)</u>
Paving Outer Ring Roads	\$171,930.00	\$0.00
Paving Industrial Roads	\$150,000.00	\$150,000.00
Undesignated Industrial Reserves	\$0.00	\$250,000.00
Total Maintenance Reserves	\$321,930.00	\$400,000.00

Beacon Tradeport
Community Development District

Debt Service Fund
Series 2012 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Adopted Budget FY 2022
Revenues					
Special Assessments - Levy	\$1,269,020	\$1,264,013	\$5,007	\$1,269,020	\$1,269,020
Interest Income	\$0	\$52	\$17	\$69	\$0
Carry Forward Surplus ⁽¹⁾	\$447,870	\$447,814	\$0	\$447,814	\$459,261
TOTAL REVENUES	\$1,716,890	\$1,711,879	\$5,024	\$1,716,903	\$1,728,281
Expenditures					
<u>Series 2012</u>					
Interest - 11/01	\$101,321	\$101,321	\$0	\$101,321	\$82,216
Interest - 05/01	\$101,321	\$101,321	\$0	\$101,321	\$82,216
Principal - 05/01	\$1,055,000	\$1,055,000	\$0	\$1,055,000	\$1,085,000
TOTAL EXPENDITURES	\$1,257,642	\$1,257,642	\$0	\$1,257,642	\$1,249,431
EXCESS REVENUES	\$459,248	\$454,237	\$5,024	\$459,261	\$478,850
				11/22 Interest	
				2012A	\$ 62,567

⁽¹⁾ Carry forward surplus is net of the reserve requirement

**Beacon Tradeport
Community Development District**

Amortization Schedule

2012 Special Assessment Refunding Bonds

<u>YEAR</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>ANNUAL TOTAL</u>
05/01/21	\$ 5,595,000.00	3.62%	\$1,055,000.00	\$101,320.75	
11/01/21	\$ 4,540,000.00	3.62%	\$ -	\$ 82,215.59	\$ 1,238,536.34
05/01/22	\$ 4,540,000.00	3.62%	\$1,085,000.00	\$ 82,215.59	
11/01/22	\$ 3,455,000.00	3.62%	\$ -	\$ 62,567.15	\$ 1,229,782.73
05/01/23	\$ 3,455,000.00	3.62%	\$1,120,000.00	\$ 62,567.15	
11/01/23	\$ 2,335,000.00	3.62%	\$ -	\$ 42,284.89	\$ 1,224,852.04
05/01/24	\$ 2,335,000.00	3.62%	\$1,150,000.00	\$ 42,284.89	
11/01/24	\$ 1,185,000.00	3.62%	\$ -	\$ 21,459.35	\$ 1,213,744.24
05/01/25	\$ 1,185,000.00	3.62%	\$1,185,000.00	\$ 21,459.35	\$ 1,206,459.35
Totals			\$5,595,000.00	\$518,374.71	\$ 6,113,374.71

Beacon Tradeport

Community Development District

Debt Service Fund

Series 2014 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Adopted Budget FY 2022
Revenues					
Special Assessments - Levy	\$5,039,475	\$5,139,564	\$0	\$5,139,564	\$5,039,475
Interest Income	\$2,580	\$2,419	\$645	\$3,064	\$2,580
Carry Forward Surplus ⁽¹⁾	\$911,179	\$930,461	\$0	\$930,461	\$869,245
TOTAL REVENUES	\$5,953,234	\$6,072,444	\$645	\$6,073,089	\$5,911,300
Expenditures					
Series 2014					
Interest - 11/01	\$682,486	\$682,486	\$0	\$682,486	\$615,906
Interest - 05/01	\$671,358	\$671,358	\$0	\$671,358	\$605,864
Principal - 05/01	\$3,850,000	\$3,850,000	\$0	\$3,850,000	\$4,090,000
TOTAL EXPENDITURES	\$5,203,844	\$5,203,844	\$0	\$5,203,844	\$5,311,770
Other Financing Sources/(Uses)					
Interfund Transfer In / (Out)	\$0	\$0	\$0	\$0	(\$10,388)
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0	(\$10,388)
EXCESS REVENUES	\$749,390	\$868,600	\$645	\$869,245	\$589,142

11/22 Interest	
2014A	\$ 545,176

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Beacon Tradeport
Community Development District

Amortization Schedule

2014 Special Assessment Refunding Bonds

YEAR	BALANCE	RATE	PRINCIPAL	INTEREST	ANNUAL TOTAL
05/01/21	\$39,465,000.00	3.3835%	\$ 3,850,000.00	\$ 671,358.30	\$ -
11/01/21	\$35,615,000.00	3.3835%	\$ -	\$ 615,906.02	\$ 5,137,264.32
05/01/22	\$35,615,000.00	3.3835%	\$ 4,090,000.00	\$ 605,864.08	\$ -
11/01/22	\$31,525,000.00	3.3835%	\$ -	\$ 545,175.84	\$ 5,241,039.91
05/01/23	\$31,525,000.00	3.3835%	\$ 4,340,000.00	\$ 536,287.10	\$ -
11/01/23	\$27,185,000.00	3.3835%	\$ -	\$ 470,122.29	\$ 5,346,409.39
05/01/24	\$27,185,000.00	3.3835%	\$ 4,595,000.00	\$ 465,012.26	\$ -
11/01/24	\$22,590,000.00	3.3835%	\$ -	\$ 390,658.91	\$ 5,450,671.17
05/01/25	\$22,590,000.00	3.3835%	\$ 4,870,000.00	\$ 384,289.47	\$ -
11/01/25	\$17,720,000.00	3.3835%	\$ -	\$ 306,439.84	\$ 5,560,729.31
05/01/26	\$17,720,000.00	3.3835%	\$ 5,150,000.00	\$ 301,443.53	\$ -
11/01/26	\$12,570,000.00	3.3835%	\$ -	\$ 217,378.60	\$ 5,668,822.13
05/01/27	\$12,570,000.00	3.3835%	\$ 5,445,000.00	\$ 213,834.38	\$ -
11/01/27	\$ 7,125,000.00	3.3835%	\$ -	\$ 123,215.79	\$ 5,782,050.17
05/01/28	\$ 7,125,000.00	3.3835%	\$ 5,755,000.00	\$ 121,876.49	\$ -
11/01/28	\$ 1,370,000.00	3.3835%	\$ -	\$ 23,692.02	\$ 5,900,568.51
05/01/29	\$ 1,370,000.00	3.3835%	\$ 1,370,000.00	\$ 23,305.74	\$ 1,393,305.74
Totals			\$39,465,000.00	\$6,015,860.65	\$ 45,480,860.65

Beacon Tradeport

Community Development District

Debt Service Fund

Series 2017 Special Assessment Bonds

Description	Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Adopted Budget FY 2022
Revenues					
Special Assessments - Levy	\$321,199	\$320,451	\$748	\$321,199	\$321,199
Interest Income	\$0	\$8	\$3	\$11	\$0
Carry Forward Surplus ⁽¹⁾	\$114,918	\$114,894	\$0	\$114,894	\$116,536
TOTAL REVENUES	\$436,117	\$435,353	\$751	\$436,104	\$437,735
Expenditures					
<u>Series 2014</u>					
Interest - 11/01	\$84,784	\$84,784	\$0	\$84,784	\$82,196
Interest - 05/01	\$84,784	\$84,784	\$0	\$84,784	\$82,196
Principal - 05/01	\$150,000	\$150,000	\$0	\$150,000	\$155,000
TOTAL EXPENDITURES	\$319,568	\$319,568	\$0	\$319,568	\$319,393
EXCESS REVENUES	\$116,549	\$115,785	\$751	\$116,536	\$118,343

11/22 Interest
2017A \$ 79,523

⁽¹⁾ Carry forward surplus is net of the reserve requirement

**Beacon Tradeport
Community Development District**

Amortization Schedule
2017 Special Assessment Bonds

YEAR	BALANCE	RATE	PRINCIPAL	INTEREST	ANNUAL TOTAL
05/01/21	\$4,915,000.00	3.45%	\$ 150,000.00	\$ 84,783.75	\$ -
11/01/21	\$4,765,000.00	3.45%	\$ -	\$ 82,196.25	\$ 316,980.00
05/01/22	\$4,765,000.00	3.45%	\$ 155,000.00	\$ 82,196.25	\$ -
11/01/22	\$4,610,000.00	3.45%	\$ -	\$ 79,522.50	\$ 316,718.75
05/01/23	\$4,610,000.00	3.45%	\$ 165,000.00	\$ 79,522.50	\$ -
11/01/23	\$4,445,000.00	3.45%	\$ -	\$ 76,676.25	\$ 321,198.75
05/01/24	\$4,445,000.00	3.45%	\$ 170,000.00	\$ 76,676.25	\$ -
11/01/24	\$4,275,000.00	3.45%	\$ -	\$ 73,743.75	\$ 320,420.00
05/01/25	\$4,275,000.00	3.45%	\$ 175,000.00	\$ 73,743.75	\$ -
11/01/25	\$4,100,000.00	3.45%	\$ -	\$ 70,725.00	\$ 319,468.75
05/01/26	\$4,100,000.00	3.45%	\$ 180,000.00	\$ 70,725.00	\$ -
11/01/26	\$3,920,000.00	3.45%	\$ -	\$ 67,620.00	\$ 318,345.00
05/01/27	\$3,920,000.00	3.45%	\$ 185,000.00	\$ 67,620.00	\$ -
11/01/27	\$3,735,000.00	3.45%	\$ -	\$ 64,428.75	\$ 317,048.75
05/01/28	\$3,735,000.00	3.45%	\$ 195,000.00	\$ 64,428.75	\$ -
11/01/28	\$3,540,000.00	3.45%	\$ -	\$ 61,065.00	\$ 320,493.75
05/01/29	\$3,540,000.00	3.45%	\$ 200,000.00	\$ 61,065.00	\$ -
11/01/29	\$3,340,000.00	3.45%	\$ -	\$ 57,615.00	\$ 318,680.00
05/01/30	\$3,340,000.00	3.45%	\$ 205,000.00	\$ 57,615.00	\$ -
11/01/30	\$3,135,000.00	3.45%	\$ -	\$ 54,078.75	\$ 316,693.75
05/01/31	\$3,135,000.00	3.45%	\$ 215,000.00	\$ 54,078.75	\$ -
11/01/31	\$2,920,000.00	3.45%	\$ -	\$ 50,370.00	\$ 319,448.75
05/01/32	\$2,920,000.00	3.45%	\$ 220,000.00	\$ 50,370.00	\$ -
11/01/32	\$2,700,000.00	3.45%	\$ -	\$ 46,575.00	\$ 316,945.00
05/01/33	\$2,700,000.00	3.45%	\$ 230,000.00	\$ 46,575.00	\$ -
11/01/33	\$2,470,000.00	3.45%	\$ -	\$ 42,607.50	\$ 319,182.50
05/01/34	\$2,470,000.00	3.45%	\$ 240,000.00	\$ 42,607.50	\$ -
11/01/34	\$2,230,000.00	3.45%	\$ -	\$ 38,467.50	\$ 321,075.00
05/01/35	\$2,230,000.00	3.45%	\$ 245,000.00	\$ 38,467.50	\$ -
11/01/35	\$1,985,000.00	3.45%	\$ -	\$ 34,241.25	\$ 317,708.75
05/01/36	\$1,985,000.00	3.45%	\$ 255,000.00	\$ 34,241.25	\$ -
11/01/36	\$1,730,000.00	3.45%	\$ -	\$ 29,842.50	\$ 319,083.75
05/01/37	\$1,730,000.00	3.45%	\$ 265,000.00	\$ 29,842.50	\$ -
11/01/37	\$1,465,000.00	3.45%	\$ -	\$ 25,271.25	\$ 320,113.75
05/01/38	\$1,465,000.00	3.45%	\$ 275,000.00	\$ 25,271.25	\$ -
11/01/38	\$1,190,000.00	3.45%	\$ -	\$ 20,527.50	\$ 320,798.75
05/01/39	\$1,190,000.00	3.45%	\$ 280,000.00	\$ 20,527.50	\$ -
11/01/39	\$ 910,000.00	3.45%	\$ -	\$ 15,697.50	\$ 316,225.00
05/01/40	\$ 910,000.00	3.45%	\$ 290,000.00	\$ 15,697.50	\$ -
11/01/40	\$ 620,000.00	3.45%	\$ -	\$ 10,695.00	\$ 316,392.50
05/01/41	\$ 620,000.00	3.45%	\$ 305,000.00	\$ 10,695.00	\$ -
11/01/41	\$ 315,000.00	3.45%	\$ -	\$ 5,433.75	\$ 321,128.75
05/01/42	\$ 315,000.00	3.45%	\$ 315,000.00	\$ 5,433.75	\$ 320,433.75
Totals			\$4,915,000.00	\$2,099,583.75	\$ 7,014,583.75