

***Proposed Budget  
Fiscal Year 2023***

***Beacon Tradeport  
Community Development District***

***April 28, 2022***



# Beacon Tradeport

## Community Development District

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# Beacon Tradeport

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments-On Roll	\$137,664	\$118,299	\$19,365	\$137,664	\$137,664
Special Assessments-Off Roll	\$160,000	\$160,000	\$0	\$160,000	\$160,000
Interest Income	\$750	\$589	\$188	\$777	\$750
Cost Sharing Revenues	\$0	\$4,555	\$0	\$4,555	\$4,555
Unassigned Fund Balance	\$244,214	\$209,852 *	\$0	\$209,852	\$238,973
<b>TOTAL REVENUES</b>	<b>\$542,627</b>	<b>\$493,295</b>	<b>\$19,552</b>	<b>\$512,847</b>	<b>\$541,942</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Engineering	\$50,000	\$7,959	\$15,918	\$23,877	\$35,000
Arbitrage	\$1,800	\$0	\$1,800	\$1,800	\$1,800
Attorney	\$30,000	\$8,690	\$17,500	\$26,190	\$30,000
Annual Audit	\$6,700	\$1,500	\$5,200	\$6,700	\$6,800
Trustee Fees	\$24,750	\$13,436	\$11,181	\$24,617	\$24,750
Management Fees	\$53,905	\$26,952	\$26,953	\$53,905	\$55,522
Computer Time	\$1,000	\$500	\$500	\$1,000	\$1,000
Telephone	\$250	\$0	\$125	\$125	\$250
Postage	\$500	\$85	\$250	\$335	\$500
Printing & Binding	\$750	\$107	\$375	\$482	\$750
Rentals & Leases	\$2,400	\$1,200	\$1,200	\$2,400	\$2,400
Insurance	\$8,709	\$8,195	\$0	\$8,195	\$9,834
Legal Advertising	\$1,200	\$0	\$600	\$600	\$1,200
Other Current Charges	\$500	\$1,221	\$250	\$1,471	\$1,500
Real Estate Taxes	\$3,500	\$0	\$0	\$0	\$3,500
Office Supplies	\$250	\$0	\$125	\$125	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Design/Maintenance	\$3,000	\$1,500	\$1,500	\$3,000	\$3,000
Holiday Lighting	\$59,657	\$59,740	\$0	\$59,740	\$59,740
<b>TOTAL ADMINISTRATIVE</b>	<b>\$249,044</b>	<b>\$131,260</b>	<b>\$83,477</b>	<b>\$214,737</b>	<b>\$237,970</b>

# Beacon Tradeport

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<u><i>Drainage System</i></u>					
Lake Maintenance	\$15,000	\$3,269	\$7,500	\$10,769	\$15,000
Storm Drain Cleaning	\$150,000	\$0	\$150,000	\$150,000	\$150,000
Mosquito Control	\$102,000	\$51,000	\$51,000	\$102,000	\$102,000
Contingencies	\$5,000	\$0	\$5,000	\$5,000	\$5,000
<b>TOTAL DRAINAGE SYSTEM</b>	<b>\$272,000</b>	<b>\$54,269</b>	<b>\$213,500</b>	<b>\$267,769</b>	<b>\$272,000</b>
<u><i>Irrigation System</i></u>					
Electric	\$15,000	\$5,871	\$7,500	\$13,371	\$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	\$0	\$5,000	\$5,000	\$5,000
Capital Outlay	\$5,000	\$0	\$5,000	\$5,000	\$5,000
<b>TOTAL IRRIGATION SYSTEM</b>	<b>\$31,971</b>	<b>\$5,871</b>	<b>\$24,471</b>	<b>\$30,342</b>	<b>\$31,971</b>
<b>TOTAL EXPENDITURES</b>	<b>\$553,015</b>	<b>\$191,400</b>	<b>\$321,447</b>	<b>\$512,847</b>	<b>\$541,941</b>
<u><i>Other Sources and Uses</i></u>					
Interfund Transfer	\$10,388	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$10,388</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>UNASSIGNED FUND BALANCE</b>	<b>\$0</b>	<b>\$301,895</b>	<b>(\$301,895)</b>	<b>(\$0)</b>	<b>\$0</b>

\* Note - Prior year surplus reserves are being used for the unassigned fund balance.

# **BEACON TRADEPORT**

## **COMMUNITY DEVELOPMENT DISTRICT**

PROPOSED GENERAL FUND BUDGET  
FISCAL YEAR 2023

### **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**

PROPOSED GENERAL FUND BUDGET  
FISCAL YEAR 2023

### **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**

PROPOSED GENERAL FUND BUDGET  
FISCAL YEAR 2023

## **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**

PROPOSED GENERAL FUND BUDGET  
FISCAL YEAR 2023

**Maintenance Reserves**

<b><u>Description</u></b>	<b><u>Total Required Reserves</u></b>	<b><u>Amount Reserved (Y/E 23)</u></b>
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
<b>Total Maintenance Reserves</b>	<b>\$321,930.00</b>	<b>\$400,000.00</b>



Beacon Tradeport
Community Development District

Debt Service Fund
Series 2012 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments - Levy	\$1,269,020	\$1,082,318	\$186,702	\$1,269,020	\$1,269,020
Interest Income	\$0	\$34	\$34	\$68	\$0
Carry Forward Surplus <sup>(1)</sup>	\$459,261	\$455,668	\$0	\$455,668	\$475,324
<b>TOTAL REVENUES</b>	<b>\$1,728,281</b>	<b>\$1,538,020</b>	<b>\$186,736</b>	<b>\$1,724,756</b>	<b>\$1,744,344</b>
<b>Expenditures</b>					
<u>Series 2012</u>					
Interest - 11/01	\$82,216	\$82,216	\$0	\$82,216	\$62,567
Interest - 05/01	\$82,216	\$0	\$82,216	\$82,216	\$62,567
Principal - 05/01	\$1,085,000	\$0	\$1,085,000	\$1,085,000	\$1,120,000
<b>TOTAL EXPENDITURES</b>	<b>\$1,249,431</b>	<b>\$82,216</b>	<b>\$1,167,216</b>	<b>\$1,249,432</b>	<b>\$1,245,134</b>
<b>EXCESS REVENUES</b>	<b>\$478,850</b>	<b>\$1,455,804</b>	<b>(\$980,480)</b>	<b>\$475,324</b>	<b>\$499,210</b>
				11/23 Interest	
				2012A	\$42,285

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement

**Beacon Tradeport  
Community Development District**

**Amortization Schedule  
2012 Special Assessment Refunding Bonds**

YEAR	BALANCE	RATE	PRINCIPAL	INTEREST	ANNUAL TOTAL
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 2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments - Levy	\$5,039,475	\$5,158,869	\$0	\$5,158,869	\$5,284,468
Interest Income	\$2,580	\$1,584	\$1,584	\$3,168	\$2,000
Carry Forward Surplus <sup>(1)</sup>	\$869,245	\$867,556	\$0	\$867,556	\$599,864
<b>TOTAL REVENUES</b>	<b>\$5,911,300</b>	<b>\$6,028,009</b>	<b>\$1,584</b>	<b>\$6,029,593</b>	<b>\$5,886,332</b>
<b>Expenditures</b>					
<b>Series 2014</b>					
Interest - 11/01	\$615,906	\$615,906	\$0	\$615,906	\$543,101
Interest - 05/01	\$605,864	\$0	\$603,823	\$603,823	\$534,246
Special Call - 11/01	\$0	\$120,000	\$0	\$120,000	\$0
Principal - 05/01	\$4,090,000	\$0	\$4,090,000	\$4,090,000	\$4,340,000
<b>TOTAL EXPENDITURES</b>	<b>\$5,311,770</b>	<b>\$735,906</b>	<b>\$4,693,823</b>	<b>\$5,429,729</b>	<b>\$5,417,346</b>
<b>Other Financing Sources/(Uses)</b>					
Interfund Transfer In / (Out)	(\$10,388)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>(\$10,388)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$589,142</b>	<b>\$5,292,103</b>	<b>(\$4,692,239)</b>	<b>\$599,864</b>	<b>\$468,986</b>
				11/23 Interest	
				2014A	<u>\$468,047</u>

<sup>(1)</sup> 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
11/01/21	\$35,615,000.00	3.3835%	\$ 120,000.00	\$ 615,906.02	\$ 5,257,264.32
05/01/22	\$35,495,000.00	3.3835%	\$ 4,090,000.00	\$ 603,822.70	\$ -
11/01/22	\$31,405,000.00	3.3835%	\$ -	\$ 543,100.62	\$ 5,236,923.32
05/01/23	\$31,405,000.00	3.3835%	\$ 4,340,000.00	\$ 534,245.72	\$ -
11/01/23	\$27,065,000.00	3.3835%	\$ -	\$ 468,047.07	\$ 5,342,292.80
05/01/24	\$27,065,000.00	3.3835%	\$ 4,595,000.00	\$ 462,959.61	\$ -
11/01/24	\$22,470,000.00	3.3835%	\$ -	\$ 388,583.70	\$ 5,446,543.30
05/01/25	\$22,470,000.00	3.3835%	\$ 4,870,000.00	\$ 382,248.09	\$ -
11/01/25	\$17,600,000.00	3.3835%	\$ -	\$ 304,364.62	\$ 5,556,612.72
05/01/26	\$17,600,000.00	3.3835%	\$ 5,150,000.00	\$ 299,402.16	\$ -
11/01/26	\$12,450,000.00	3.3835%	\$ -	\$ 215,303.38	\$ 5,664,705.54
05/01/27	\$12,450,000.00	3.3835%	\$ 5,445,000.00	\$ 211,793.00	\$ -
11/01/27	\$ 7,005,000.00	3.3835%	\$ -	\$ 121,140.58	\$ 5,777,933.58
05/01/28	\$ 7,005,000.00	3.3835%	\$ 7,005,000.00	\$ 119,823.83	\$ 7,124,823.83
Totals			\$39,465,000.00	\$5,942,099.41	\$ 45,407,099.41

# Beacon Tradeport

Community Development District

## Debt Service Fund

Series 2017 Special Assessment Bonds

Description	Adopted Budget FY 2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments - Levy	\$321,199	\$291,237	\$29,962	\$321,199	\$321,199
Interest Income	\$0	\$5	\$5	\$10	\$0
Carry Forward Surplus <sup>(1)</sup>	\$116,536	\$117,622	\$0	\$117,622	\$119,439
<b>TOTAL REVENUES</b>	<b>\$437,735</b>	<b>\$408,864</b>	<b>\$29,967</b>	<b>\$438,831</b>	<b>\$440,638</b>
<b>Expenditures</b>					
<u>Series 2014</u>					
Interest - 11/01	\$82,196	\$82,196	\$0	\$82,196	\$79,523
Interest - 05/01	\$82,196	\$0	\$82,196	\$82,196	\$79,523
Principal - 05/01	\$155,000	\$0	\$155,000	\$155,000	\$165,000
<b>TOTAL EXPENDITURES</b>	<b>\$319,393</b>	<b>\$82,196</b>	<b>\$237,196</b>	<b>\$319,392</b>	<b>\$324,045</b>
<b>EXCESS REVENUES</b>	<b>\$118,343</b>	<b>\$326,668</b>	<b>(\$207,229)</b>	<b>\$119,439</b>	<b>\$116,593</b>
				11/23 Interest	
				2017A	<u>\$76,676</u>

<sup>(1)</sup> 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
05/01/22	\$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