Beacon Tradeport
Community Development District

www.beacontradeportcdd.com

Brett Houston, Chairman

Philip Procacci, Vice Chairman

Karen Esquives, Assistant Secretary

Madelyn Bello, Assistant Secretary

August 20, 2026

GMS
Governmental
Management Services

Beacon Tradeport
Community Development District
Special Meeting Agenda

Seat 1: Brett Houston – C	
Seat 3: Philip Procacci – V.C.	
Seat 4: Karen Esquives – A.S.	
Seat 5: Madelyn Bello – A.S.	
Seat 2: Open Seat	

Thursday
August 20, 2026
10:00 a.m.

Dolphin Mall Management Office
11401 N. W. 12th Street, Miami, FL
Join the meeting now
Microsoft Teams
Meeting ID: 240 379 891 796 763 and Passcode: 8pY25iA9
1 (872) 240-4685 and Phone Conference ID: 875 059 584#

1. Roll Call

2. Audience Comments – ***As per District's rules, each speaker has 3 minutes to provide comments***

3. Organizational Matters
   A. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat #2 (11/2028)

   B. Oath of Office for Newly Appointed Supervisor(s) **– Page 4**

   C. Electing Officer(s) – Resolution **– Page 5**

4. Approval of the Minutes of the June 4, 2026 Meeting **– Page 7**

5. Public Hearing to Adopt the Fiscal Year 2027 Budget **– Page 13**
   A. Motion to Open the Public Hearing

   B. Public Comment and Discussion

   C. Consideration of **Resolution #2026-04** Annual Appropriation Resolution **– Page 24**

   D. Consideration of **Resolution #2026-05** Levy of Non Ad Valorem Assessments **– Page 27**

   E. Motion to Close the Public Hearing

6. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 **– Page 34**

7. Discussion of Correction of Landowners Election Meeting – November 19, 2026

8. Staff Reports
   A. Attorney – Memorandum – 2026 Legislative Update **– Page 39**

   B. Engineer – 2026 District Engineer Yearly Report **– Page 45**

   C. Manager
      1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule **– Page 55**

      2) Form 1 Financial Disclosure Due July 1, 2026 – ***everyone has filed*** **– Page 56**

      3) Reminder to Complete Annual Ethics Training by December 31, 2026

4) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards **– Page 57**

5) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 62**

9. Financial Reports
   A. Acceptance of Check Register **– Page 67**

   B. Acceptance of Unaudited Financials **– Page 71**

10. Supervisors Requests

11. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.beacontradeportcdd.com

Oath of Office

I, ________________ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Beacon Tradeport Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Beacon Tradeport Community Development District, ____________________, Florida**.

Signature __________________________________

Mailing Address ____________________________

____

County of Residence: _______________________

Telephone #: ________________________________

E-mail: _____________________________________

Date: _______________________________________

Sworn to (or affirmed) before me this _______ day of _______________, by ___________________________ whose signature appears hereinabove.

____
Notary Public State of Florida

____
Print Name

My Commission expires

Personally known ______ or produced identification ____________

Type of identification___________________

RESOLUTION 202___

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Beacon Tradeport Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The following persons are elected to the Beacon Tradeport Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		GE Seat	Term Expires: 11-202
Vice Chairman		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	____________	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT, THIS ___DAY OF _______________, 2026.

BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT

____
Print name:___________________________
Chairman / Vice Chairman

____
Print name:___________________________
Secretary / Assistant Secretary

MINUTES OF MEETING
BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Beacon Tradeport Community Development District was held on June 4, 2026, at 10:00 a.m. at the Dolphin Mall Management Office, 11401 NW 12th Street, Miami, Florida.

Present and constituting a quorum were:

Brett Houston	Chairman
Madelyn Bello	Assistant Secretary
Karen Esquives	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Gabriella Fernandez Perez	District Counsel
Juan Alvarez	District Engineer
Mayor Jose Pepe Diaz	Sweetwater
Maria Membano	Sweetwater

FIRST ORDER OF BUSINESS — Roll Call

Mr. Winklejohn called the meeting to order and called the roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS — Audience Comments – *As per District's rules, each speaker has 3 minutes to provide comments*

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS — Organizational Matters

A. Acceptance of Resignation Letter from Mr. Pete A. Marrero

Mr. Winkeljohn advised the Board that Mr. Pete A. Marrero submitted his resignation from the Board. Mr. Winkeljohn stated that that the Board's immediate action would be consideration of a motion to accept the resignation.

On MOTION by Mr. Houston, seconded by Ms. Bello, with all in favor, Accepting the Resignation Letter from Mr. Pete A. Marrero, was approved.

B. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat #2 (11/2028)

Mr. Winkeljohn discussed filling the resulting vacancy, which is designated for the mall/property owner seat. District Counsel advised that while a commercial-district Supervisor need not reside in the District, serving simultaneously as both a city mayor and a CDD Supervisor presents a dual-office-holding conflict under Chapter 190, Florida Statutes. The Board agreed to table the appointment so that Sweetwater and the prospective candidate, Scott, along with the outgoing Chairman, could work out how to fill the seat without creating a conflict.

C. Oath of Office for Newly Appointed Supervisor(s)

This item was not discussed.

D. Electing Officer(s)

The Board appointed Brett Houston as acting Chair until a formal election of officers can take place.

On MOTION by Mr. Houston, seconded by Ms. Bello, with all in favor, Appointing Brett Houston as Chairman and Keeping Remaining Officers the Same, was approved.

FOURTH ORDER OF BUSINESS Approval of the Minutes of the February 26, 2026 Meeting

Mr. Winkeljohn presented the minutes from the February 26, 2026, meeting and asked for any changes, corrections, additions, or deletions. The Board had no changes.

On MOTION by Mr. Houston, seconded by Ms. Bello, with all in favor, the Minutes of the February 26, 2026 Meeting, were approved.

FIFTH ORDER OF BUSINESS Consideration of:

A. Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Winkeljohn presented Resolution 2026-02, approving the proposed Fiscal Year 2027 budget with no increase or change to the current assessment structure, and setting the public hearing for budget adoption at the District's August 20, 2026.

> On MOTION by Mr. Houston, seconded by Ms. Esquives, with all in favor, Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget with no increase and Setting the Public Hearing on August 20, 2026 at 10:00 a.m., was approved.

B. Resolution #2026-03 Recognizing the Contributions and Service of Pete Moreno to the Beacon Tradeport Community Development District

Mr. Winkeljohn presented Resolution 2026-03, recognizing the contributions and service of former Chairman Pete Moreno as the District's founding Chairman. The resolution will be printed and framed for a future presentation, with the Board free to make minor edits before then.

> On MOTION by Mr. Houston, seconded by Ms. Bello, with all in favor, Resolution #2026-03 Recognizing the Contributions and Service of Pete Moreno to the Beacon Tradeport Community Development District, was approved.

C. Surplus Funds Remaining Following Retirement of Series 2012A Bonds

Mr. Winkeljohn discussed the disposition of approximately $200,000 in surplus funds remaining after the Series 2012 bonds were retired. Staff's recommendation is to apply the funds toward paying down existing debt, though the Board could alternatively hold the funds in reserve, including for future asphalt replacement, or apply them to a capital project. The Board authorized staff to have bond counsel review the available options and confirm what uses are permissible before staff brings a specific recommendation back to the Board.

On MOTION by Mr. Houston, seconded by Ms. Esquives, with all in favor, Directing Bond Counsel to Review the Surplus Funds Remaining Following Retirement of Series 2012A Bonds Subject and Bring Back a Recommendation, was approved.

SIXTH ORDER OF BUSINESS Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Winkeljohn presented the independent audit for the fiscal year ending September 30, 2025, which had no findings or recommendations.

On MOTION by Mr. Houston, seconded by Ms. Bello, with all in favor, Accepting the Audit for Fiscal Year Ending in September 30, 2025, was approved.

SEVENTH ORDER OF BUSINESS Discussion of Procedures for Landowners Election Meeting – November 5, 2026

Mr. Winkeljohn reviewed the process for the annual landowners' election, to be held November 5, 2026, in which each parcel owner's vote is based on acreage owned.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Fernandez Perez had nothing specific to report.

B. Engineer – Link to GIS https://experience.arcgis.com/experience/96e84101b10c45fba38f781e2a4042ac/

Mr. Alvarez presented the annual bond-mandated infrastructure report, confirming that all District-owned roads, drainage systems, irrigation, and landscaping inspected are being well maintained. The report also projects future capital needs: the industrial park roads, built around 2002 with an estimated 30-year service life, will need an estimated $420,000 to mill and resurface in roughly six years, achievable through a sinking fund of about $69,000 per year starting next year. The commercial roads will need an estimated $1.3 million in the same timeframe, achievable through a sinking fund of about $220,000 per year. The Board discussed establishing a reserve fund to plan for these costs, and the District Manager agreed to bring financing options, such as a bond, loan, or savings plan, back to the Board in August.

Mr. Alvarez reported on the District's phased pond and drainage maintenance program: Phases C1 and I1 were completed and paid for in the current year, and Phases C2 (commercial, near the mall) and I2 (industrial) are planned for 2026. Costs for these next phases are now estimated at approximately $205,000, above the $120,000 to $130,000 previously budgeted, meaning the District may need to draw on reserves; the Engineer will obtain contractor pricing and report back at the next meeting.

Mr. Alvarez highlighted the District's online GIS mapping system, which now includes drainage system records and as-built plans, and suggested it could be expanded over time to include irrigation, roads, lighting, and a tree inventory. Discussion also clarified that a neighboring apartment development connects to the District's drainage basin under a separate third-party agreement, but is not part of the CDD.

C. Manager – Number of Registered Voters in the District – 0

Mr. Winkeljohn noted that the number of registered voters in the District was zero.

NINTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Winkeljohn presented the check register and unaudited financials, and noted that there were no unusual variances.

> On MOTION by Mr. Houston, seconded by Ms. Bello, with all in favor, the Check Register and the Unaudited Financials, were accepted as presented.

TENTH ORDER OF BUSINESS Supervisors Requests

Mr. Winkeljohn asked for any Supervisor requests. Hearing no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn asked for any other District business to discuss, and hearing no comments he asked the Board for a motion to adjourn the meeting.

On MOTION by Mr. Houston, seconded by Ms. Bello, with all in favor, the meeting was adjourned.

___________________________	___________________________
Secretary Assistant Secretary	Chairman/ Vice Chairman

Beacon Tradeport

Community Development District

Proposed Budget
Fiscal Year 2027

Presented by:

GMS

Table of Contents

Beacon Tradeport

Community Development District

Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 7/31/26	Projected Next 2 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - Tax Roll	$ 514,708	$ 516,899	$ -	$ 516,899	$ 514,708
Special Assessments - Direct Bill	160,000	160,000	-	160,000	160,000
Interest Income	10,000	42,044	6,307	48,350	30,000
Miscellaneous Income	-	567,380	-	567,380	-
Cost Sharing Revenues	4,555	3,352	-	3,352	3,352
TOTAL REVENUES	**$ 689,263**	**$ 1,289,675**	**$ 6,307**	**$ 1,295,982**	**$ 708,060**
EXPENDITURES:					
General and Administrative					
Engineering	$ 45,000	$ 8,754	$ 17,800	$ 26,554	$ 45,000
Assessment Roll Administration	2,000	2,000	-	2,000	2,000
Attorney	25,000	14,783	6,250	21,033	25,000
Annual Audit	5,900	5,900	-	5,900	6,000
Arbitrage Calculation	1,800	600	1,200	1,800	1,200
Trustee Fees	24,750	10,515	620	11,135	12,572
Management Fees	64,256	53,547	10,710	64,256	68,112
Information Technology	1,000	833	166	1,000	1,000
Website Maintenance	3,000	2,500	500	3,000	3,000
Postage and Delivery	750	306	153	458	750
Insurance General Liability	11,796	10,629	-	10,629	11,514
Printing and Binding	750	1	1	1	-
Rental and Leases	2,400	2,000	400	2,400	2,400
Legal Advertising	1,500	571	714	1,286	1,500
Other Current Charges	1,500	166	83	249	1,000
Office Supplies	250	0	-	0	-
Dues, Licenses and Subscriptions	175	175	-	175	175
Holiday Lighting	59,740	59,740	-	59,740	59,740
TOTAL GENERAL AND ADMINISTRATIVE	**$ 251,566**	**$ 173,019**	**$ 38,596**	**$ 211,615**	**$ 240,962**

Beacon Tradeport
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 7/31/26	Projected Next 2 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
Operations and Maintenance					
Lake Maintenance	$ 6,538	$ 5,448	$ 1,090	$ 6,538	$ 6,538
Storm Drain Cleaning	130,000	-	130,000	130,000	130,000
Mosquito Control	102,000	85,000	17,000	102,000	102,000
Electric	15,000	6,042	3,390	9,432	10,000
Repairs and Maintenance	3,500	-	3,500	3,500	3,500
Contingencies	10,000	1,000	9,000	10,000	10,000
Capital Outlay	10,000	-	10,000	10,000	10,000
Reserves	160,659	-	160,659	160,659	195,060
TOTAL OPERATIONS AND MAINTENANCE	**$ 437,697**	**$ 97,490**	**$ 334,639**	**$ 432,129**	**$ 467,098**
TOTAL EXPENDITURES	**$ 689,263**	**$ 270,509**	**$ 373,234**	**$ 643,744**	**$ 708,060**
Other Sources/(Uses)					
Transfer In/(Out)	$ -	$ 693,490	$ -	$ 693,490	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ 693,490**	**$ -**	**$ 693,490**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ (0)**	**$ 1,712,656**	**$ (366,928)**	**$ 1,345,728**	**$ 0**

Beacon Tradeport

Community Development District

Exhibit "A"

Allocation of Reserves

DESCRIPTION	
Beginning Fund Balance - 10/1/25	$ 720,964
Net change in Fund Balance - Fiscal Year 2026	1,506,387
Total Funds Available (Estimated) - 9/30/26	**2,227,351**
ALLOCATION OF AVAILABLE FUNDS	
Funding for First Quarter Operating Expenses [1]	(128,250)
Reserved for Undesignated Industrial Reserves [2]	(573,713)
Reserved for Surplus Funds Remaining Following Retirement of Series 2012A Bonds [3]	(693,490)
Net Municipal Development Contributions [4]	(771,748)
Total Allocation of Available Funds	**(2,167,201)**
Total Unassigned Cash (Estimated) - 9/30/26	**$ 60,150**

Notes

[1] Represents approximately 3 months of operating expenditures

[3] Increase in reserves resulting from surplus remaining after payoff of Series 2012A Bonds

[4] Amounts received from the city of Sweetwater for anticipated growth-related infrastructure needs

RESERVED FOR UNDESIGNATED INDUSTRIAL RESERVES [2]	
Beginning Balance - 8/1/26	$ 413,054
Estimated Increase in Reserves during Fiscal Year 2026	160,659
Total Funds Reserved for Undesignated Industrial Reserves - 9/30/26 (Estimated)	**$ 573,713**

RESERVED FOR UNDESIGNATED INDUSTRIAL RESERVES	
Beginning Balance - 10/1/26 (Estimated)	$ 573,713
Estimated Increase in Reserves during Fiscal Year 2027	195,060
Total Funds Reserved for Undesignated Industrial Reserves - 9/30/27 (Estimated)	**$ 768,773**

Beacon Tradeport

Community Development District

Budget Narrative

REVENUES

Special Assessments - Tax Roll & Direct Bill
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 earns interest on the monthly average collected balance for each of its investment accounts.

Cost Sharing Revenues
Amounts billed in connection with Drainage, Detention, Retention and Flowage Easement Agreement.

Expenditures - General and Administrative

Engineering
The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Assessment Roll Administration
GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local tax collector and financial advisory services.

Attorney
The District's attorney will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit
The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement.

Arbitrage Calculation
The District is required to annually have an arbitrage rebate calculation on the District's Series 2014 and 2017 Special Assessment 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.

Trustee Fees
The District issued Series 2014 and 2017 Special Assessment Bonds. The amount of the trustee fees is based on the agreement between the trustee and the District.

Management Fees
The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

Information Technology
The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability
The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies.

Printing and Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Expenditures - General and Administrative (Continued)

Rentals and Leases
The District will be charged $200 per month for office rent from Governmental Management Services – South Florida, LLC, for the District's administrative office located in Fort Lauderdale.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses that incur during the fiscal year.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses and Subscriptions
The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for $175.

Holiday Lighting
The District has contracted with Holiday Outdoor Décor to provide the holiday lighting throughout the District.

Expenditures – Operations and Maintenance

Lake Management
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.

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

Repairs and Maintenance
Scheduled and unscheduled repairs and maintenance to the District's irrigation system and storm drains.

Contingencies
Unanticipated expenses that may occur during the fiscal year to the irrigation system and storm drains.

Capital Outlay
Represents any minor capital expenditures the District may need to make during the fiscal year.

Reserves
Funds set aside for a future use to replace any capital item.

Beacon Tradeport

Community Development District

Proposed Budget

Series 2014A Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 7/31/26	Projected Next 2 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - Tax Roll	$ 5,536,661	$ 5,554,441	$ -	$ 5,554,441	$ 5,636,288
Interest Earnings	61,341	403,962	1,500	405,462	2,000
Carry Forward Surplus [1]	650,698	-	838,495	838,495	457,124
TOTAL REVENUES	**$ 6,248,700**	**$ 5,958,404**	**$ 839,995**	**$ 6,798,399**	**$ 6,095,412**
EXPENDITURES:					
Interest - 11/1	$ 659,248	$ 659,248	$ -	$ 659,248	$ 208,300
Interest - 5/1	439,452	422,028	-	422,028	204,903
Principal - 5/1	5,150,000	5,150,000	-	5,150,000	5,315,000
Special Call - 5/1	-	110,000	-	110,000	-
TOTAL EXPENDITURES	**$ 6,248,700**	**$ 6,341,275**	**$ -**	**$ 6,341,275**	**$ 5,728,203**
EXCESS REVENUES (EXPENDITURES)	**$ 0**	**$ (382,872)**	**$ 839,995**	**$ 457,124**	**$ 367,209**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$116,385
	$116,385

Beacon Tradeport

Community Development District

Amortization Schedule

Series 2014A Special Assessment Refunding Bonds

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
05/01/26	$ 17,305,000	$ 5,260,000	$ 294,384	$ 5,536,660.80
11/01/26	12,045,000	-	208,300	
05/01/27	12,045,000	5,315,000	204,903	5,636,288.23
11/01/27	6,730,000	-	116,385	
05/01/28	6,730,000	6,730,000	115,120	6,845,119.83
Total		**$ 17,305,000**	**$ 939,091**	**$ 18,018,069**

Beacon Tradeport

Community Development District

Proposed Budget

Series 2017A Special Assessment Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 7/31/26	Projected Next 2 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments-On Roll	$ 321,199	$ 322,468	$ -	$ 322,468	$ 321,199
Interest Earnings	-	9,762	1,100	10,862	-
Carry Forward Surplus [1]	203,845	-	212,195	212,195	224,074
TOTAL REVENUES	**$ 525,044**	**$ 332,229**	**$ 213,295**	**$ 545,524**	**$ 545,273**
EXPENDITURES:					
Interest - 11/1	$ 70,725	$ 70,725	$ -	$ 70,725	$ 67,620
Interest - 5/1	70,725	70,725	-	70,725	67,620
Principal - 5/1	180,000	180,000	-	180,000	185,000
TOTAL EXPENDITURES	**$ 321,450**	**$ 321,450**	**$ -**	**$ 321,450**	**$ 320,240**
EXCESS REVENUES (EXPENDITURES)	**$ 203,594**	**$ 10,779**	**$ 213,295**	**$ 224,074**	**$ 225,033**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$64,429
	$64,429

Beacon Tradeport

Community Development District

Amortization Schedule

Series 2017A Special Assessment Bonds

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
05/01/26	$ 4,100,000	$ 180,000	$ 70,725	
11/01/26	3,920,000	-	67,620	318,345.00
05/01/27	3,920,000	185,000	67,620	
11/01/27	3,735,000	-	64,429	317,048.75
05/01/28	3,735,000	195,000	64,429	
11/01/28	3,540,000	-	61,065	320,493.75
05/01/29	3,540,000	200,000	61,065	
11/01/29	3,340,000	-	57,615	318,680.00
05/01/30	3,340,000	205,000	57,615	
11/01/30	3,135,000	-	54,079	316,693.75
05/01/31	3,135,000	215,000	54,079	
11/01/31	2,920,000	-	50,370	319,448.75
05/01/32	2,920,000	220,000	50,370	
11/01/32	2,700,000	-	46,575	316,945.00
05/01/33	2,700,000	230,000	46,575	
11/01/33	2,470,000	-	42,608	319,182.50
05/01/34	2,470,000	240,000	42,608	
11/01/34	2,230,000	-	38,468	321,075.00
05/01/35	2,230,000	245,000	38,468	
11/01/35	1,985,000	-	34,241	317,708.75
05/01/36	1,985,000	255,000	34,241	
11/01/36	1,730,000	-	29,843	319,083.75
05/01/37	1,730,000	265,000	29,843	
11/01/37	1,465,000	-	25,271	320,113.75
05/01/38	1,465,000	275,000	25,271	
11/01/38	1,190,000	-	20,528	320,798.75
05/01/39	1,190,000	280,000	20,528	
11/01/39	910,000	-	15,698	316,225.00
05/01/40	910,000	290,000	15,698	
11/01/40	620,000	-	10,695	316,392.50
05/01/41	620,000	305,000	10,695	
11/01/41	315,000	-	5,434	321,128.75
05/01/42	315,000	315,000	5,434	
Total		**$ 4,100,000**	**$ 1,319,798**	**$ 5,099,364**

RESOLUTION 2026-04
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Beacon Tradeport Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Beacon Tradeport Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF August 2026.

ATTEST: **BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT**

____________________________ ____________________________

Secretary / Assistant Secretary Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beacon Tradeport Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the "Assessments") on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Beacon Tradeport Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 20th day of August 2026.

ATTEST:	**BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary/Assistant Secretary	Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Exhibit "B"

Folio	Acres	Development Rights SF	FY 2027 Maintenance On Tax Roll	FY 2027 Maintenance Direct Bill
25-3031-021-0010	2.150	93,753	$17,300.31	$0.00
25-3031-021-0011	2.260	98,374	$18,153.03	$0.00
25-3031-021-0012	1.830	79,507	$14,671.49	$0.00
25-3031-021-0013	3.970	172,937	$31,487.52	$0.00
25-3031-023-0010	5.670	246,875	$45,556.05	$0.00
25-3031-024-0010	7.130	310,428	$57,282.68	$0.00
25-3031-028-0010	4.530	197,281	$36,205.25	$0.00
25-3031-029-0011	2.070	90,000	$16,660.65	$0.00
25-3031-029-0012	2.070	90,000	$16,576.41	$0.00
25-3031-029-0014	6.200	269,983	$49,873.13	$0.00
25-3031-029-0015	1.260	54,856	$10,288.32	$0.00
25-3031-029-0016	1.990	86,496	$15,973.06	$0.00
25-3031-029-0017	0.920	40,000	$7,619.14	$0.00
25-3031-029-0020	1.990	86,496	$15,973.06	$0.00
25-3031-029-0021	0.700	30,577	$5,615.42	$0.00
25-3031-029-0022	0.730	32,000	$5,885.12	$0.00
25-3031-029-0024	0.670	29,335	$5,386.65	$0.00
25-3031-029-0025	0.670	29,250	$5,362.96	$0.00
25-3031-029-0031	0.830	36,134	$6,569.81	$0.00
25-3031-029-0032	2.070	90,017	$16,606.62	$0.00
25-3031-031-0010	4.610	200,908	$37,073.72	$0.00
25-3031-041-0010	0.080	3,520	$577.52	$0.00
25-3031-041-0020	0.030	1,342	$220.18	$0.00
25-3031-041-0030	0.030	1,342	$220.18	$0.00
25-3031-041-0040	0.030	1,342	$220.18	$0.00
25-3031-041-0050	0.030	1,342	$220.18	$0.00
25-3031-041-0060	0.030	1,342	$220.18	$0.00
25-3031-041-0070	0.030	1,342	$220.18	$0.00
25-3031-041-0080	0.030	1,364	$223.80	$0.00
25-3031-041-0090	0.070	3,146	$516.17	$0.00
25-3031-041-0100	0.070	3,146	$516.17	$0.00
25-3031-041-0110	0.050	2,046	$335.69	$0.00
25-3031-041-0120	0.060	2,530	$415.10	$0.00
25-3031-041-0130	0.080	3,322	$545.04	$0.00
25-3031-041-0140	0.100	4,422	$725.52	$0.00
25-3031-041-0160	0.080	3,322	$545.04	$0.00
25-3031-041-0170	0.060	2,530	$415.10	$0.00
25-3031-041-0180	0.050	2,134	$350.13	$0.00
25-3031-041-0190	0.070	3,146	$516.17	$0.00
25-3031-041-0200	0.070	3,146	$516.17	$0.00
25-3031-041-0210	0.050	2,134	$350.13	$0.00
25-3031-041-0220	0.060	2,530	$415.10	$0.00
25-3031-041-0230	0.080	3,322	$545.04	$0.00
25-3031-041-0240	0.050	2,200	$360.96	$0.00
25-3031-041-0250	0.050	2,222	$364.56	$0.00
25-3031-041-0260	0.080	3,322	$545.04	$0.00
25-3031-041-0270	0.060	2,530	$415.10	$0.00
25-3031-041-0280	0.050	2,046	$335.69	$0.00
25-3031-041-0290	0.070	3,146	$516.17	$0.00
25-3031-041-0300	0.070	3,146	$516.17	$0.00
25-3031-041-0310	0.030	1,364	$223.80	$0.00
25-3031-041-0320	0.030	1,342	$220.18	$0.00
25-3031-041-0330	0.030	1,342	$220.18	$0.00
25-3031-041-0340	0.030	1,320	$216.57	$0.00
25-3031-041-0350	0.030	1,320	$216.57	$0.00
25-3031-041-0360	0.030	1,342	$220.18	$0.00
25-3031-041-0370	0.030	1,342	$220.18	$0.00
25-3031-041-0380	0.030	1,320	$216.57	$0.00
25-3031-041-0390	0.030	1,320	$216.57	$0.00
25-3031-041-0400	0.030	1,342	$220.18	$0.00
25-3031-041-0410	0.030	1,342	$220.18	$0.00
25-3031-041-0420	0.030	1,320	$216.57	$0.00
25-3031-041-0430	0.030	1,320	$216.57	$0.00
25-3031-041-0440	0.030	1,342	$220.18	$0.00
25-3031-041-0450	0.030	1,342	$220.18	$0.00
25-3031-041-0460	0.030	1,320	$216.57	$0.00
25-3031-041-0470	0.030	1,320	$216.57	$0.00
25-3031-041-0480	0.030	1,342	$220.18	$0.00
25-3031-041-0490	0.030	1,342	$220.18	$0.00
25-3031-041-0500	0.030	1,364	$223.80	$0.00
25-3031-041-0510	0.080	3,520	$577.53	$0.00

Exhibit "B"

Folio	Acres	Development Rights SF	FY 2027 Maintenance On Tax Roll	FY 2027 Maintenance Direct Bill
25-3031-041-0520	0.030	1,320	$216.57	$0.00
25-3031-041-0530	0.030	1,320	$216.57	$0.00
25-3031-041-0540	0.030	1,320	$216.57	$0.00
25-3031-041-0550	0.030	1,320	$216.57	$0.00
25-3031-041-0560	0.030	1,320	$216.57	$0.00
25-3031-041-0570	0.030	1,320	$216.57	$0.00
25-3031-041-0580	0.030	1,364	$223.80	$0.00
25-3031-041-0590	0.070	3,146	$516.17	$0.00
25-3031-041-0600	0.070	3,146	$516.17	$0.00
25-3031-041-0610	0.050	2,046	$335.69	$0.00
25-3031-041-0620	0.060	2,530	$415.10	$0.00
25-3031-041-0630	0.080	3,322	$545.04	$0.00
25-3031-041-0640	0.050	2,222	$364.56	$0.00
25-3031-041-0650	0.050	2,200	$360.96	$0.00
25-3031-041-0660	0.080	3,322	$545.04	$0.00
25-3031-041-0670	0.060	2,530	$415.10	$0.00
25-3031-041-0680	0.050	2,134	$350.13	$0.00
25-3031-041-0690	0.050	2,134	$350.13	$0.00
25-3031-041-0700	0.070	3,146	$516.17	$0.00
25-3031-041-0710	0.070	3,146	$516.17	$0.00
25-3031-041-0720	0.080	3,300	$541.44	$0.00
25-3031-041-0730	0.070	3,146	$516.17	$0.00
25-3031-041-0740	0.070	3,146	$516.17	$0.00
25-3031-041-0750	0.050	2,134	$350.13	$0.00
25-3031-041-0760	0.050	2,134	$350.13	$0.00
25-3031-041-0770	0.060	2,530	$415.10	$0.00
25-3031-041-0780	0.080	3,322	$545.04	$0.00
25-3031-041-0790	0.050	2,200	$360.96	$0.00
25-3031-041-0800	0.050	2,222	$364.56	$0.00
25-3031-041-0810	0.080	3,322	$545.04	$0.00
25-3031-041-0820	0.060	2,530	$415.10	$0.00
25-3031-041-0830	0.050	2,046	$335.69	$0.00
25-3031-041-0840	0.070	3,146	$516.17	$0.00
25-3031-041-0850	0.070	3,146	$516.17	$0.00
25-3031-041-0860	0.030	1,364	$223.80	$0.00
25-3031-041-0870	0.030	1,342	$220.18	$0.00
25-3031-041-0880	0.030	1,342	$220.18	$0.00
25-3031-041-0890	0.030	1,320	$216.57	$0.00
25-3031-041-0900	0.030	1,320	$216.57	$0.00
25-3031-041-0910	0.030	1,342	$220.18	$0.00
25-3031-041-0920	0.030	1,342	$220.18	$0.00
25-3031-041-0930	0.030	1,320	$216.57	$0.00
25-3031-041-0940	0.030	1,320	$216.57	$0.00
25-3031-041-0950	0.030	1,342	$220.18	$0.00
25-3031-041-0960	0.030	1,342	$220.18	$0.00
25-3031-041-0970	0.030	1,320	$216.57	$0.00
25-3031-041-0980	0.030	1,320	$216.57	$0.00
25-3031-041-0990	0.030	1,342	$220.18	$0.00
25-3031-041-1000	0.030	1,342	$220.18	$0.00
25-3031-041-1010	0.030	1,320	$216.57	$0.00
25-3031-041-1020	0.030	1,320	$216.57	$0.00
25-3031-041-1030	0.030	1,342	$220.18	$0.00
25-3031-041-1040	0.030	1,342	$220.18	$0.00
25-3031-041-1050	0.030	1,320	$216.57	$0.00
25-3031-041-1060	0.030	1,320	$216.57	$0.00
25-3031-041-1070	0.030	1,342	$220.18	$0.00
25-3031-041-1080	0.030	1,342	$220.18	$0.00
25-3031-041-1090	0.030	1,342	$220.18	$0.00
25-3031-041-1100	0.030	1,342	$220.18	$0.00
25-3031-041-1110	0.030	1,364	$223.80	$0.00
25-3031-046-0010	0.060	2,652	$489.84	$0.00
25-3031-046-0020	0.080	3,372	$622.84	$0.00
25-3031-046-0030	0.060	2,676	$494.28	$0.00
25-3031-046-0040	0.060	2,820	$520.88	$0.00
25-3031-046-0050	0.080	3,372	$622.84	$0.00
25-3031-046-0060	0.060	2,628	$485.41	$0.00
25-3031-046-0070	0.050	2,268	$418.91	$0.00
25-3031-046-0080	0.050	2,244	$414.48	$0.00
25-3031-046-0090	0.070	3,228	$596.24	$0.00
25-3031-046-0100	0.070	3,216	$594.02	$0.00
25-3031-046-0110	0.070	3,132	$578.50	$0.00

Exhibit "B"

Folio	Acres	Development Rights SF		FY 2027 Maintenance On Tax Roll		FY 2027 Maintenance Direct Bill
25-3031-046-0120	0.070	3,216		$594.02		$0.00
25-3031-046-0130	0.070	3,228		$596.24		$0.00
25-3031-046-0140	0.050	2,244		$414.48		$0.00
25-3031-046-0150	0.050	2,244		$414.48		$0.00
25-3031-046-0160	0.050	2,364		$436.64		$0.00
25-3031-046-0170	0.080	3,372		$622.84		$0.00
25-3031-046-0180	0.060	2,820		$520.88		$0.00
25-3031-046-0190	0.060	2,676		$494.28		$0.00
25-3031-046-0200	0.080	3,372		$622.84		$0.00
25-3031-046-0210	0.060	2,652		$489.84		$0.00
25-3031-046-0220	0.060	2,652		$489.84		$0.00
25-3031-046-0230	0.080	3,372		$622.84		$0.00
25-3031-046-0240	0.060	2,676		$494.28		$0.00
25-3031-046-0250	0.060	2,820		$520.88		$0.00
25-3031-046-0260	0.080	3,372		$622.84		$0.00
25-3031-046-0270	0.060	2,628		$485.41		$0.00
25-3031-046-0280	0.050	2,244		$414.48		$0.00
25-3031-046-0290	0.050	2,268		$418.91		$0.00
25-3031-046-0300	0.070	3,264		$602.88		$0.00
25-3031-046-0310	0.070	3,252		$600.66		$0.00
25-3031-046-0320	0.070	3,132		$578.50		$0.00
25-3031-046-0330	0.070	3,252		$600.66		$0.00
25-3031-046-0340	0.070	3,264		$602.88		$0.00
25-3031-046-0350	0.050	2,244		$414.48		$0.00
25-3031-046-0360	0.050	2,244		$414.48		$0.00
25-3031-046-0370	0.060	2,628		$485.41		$0.00
25-3031-046-0380	0.080	3,372		$622.84		$0.00
25-3031-046-0390	0.130	5,496		$1,015.15		$0.00
25-3031-046-0400	0.080	3,372		$622.84		$0.00
25-3031-046-0410	0.060	2,652		$489.84		$0.00
25-3031-049-0010	0.350	15,109.00		$2,787.05		$0.00
25-3031-049-0020	0.260	11,197.42		$2,071.85		$0.00
25-3031-049-0030	0.260	11,197.42		$2,071.85		$0.00
25-3031-049-0040	0.260	11,197.42		$2,071.85		$0.00
25-3031-049-0050	0.260	11,197.42		$2,071.85		$0.00
25-3031-049-0060	0.260	11,197.42		$2,071.85		$0.00
25-3031-049-0070	0.260	11,197.42		$2,071.85		$0.00
25-3031-049-0080	0.260	11,197.42		$2,071.85		$0.00
25-3031-049-0090	0.260	11,197.42		$2,071.85		$0.00
25-3031-049-0100	0.260	11,197.42		$2,071.85		$0.00
25-3031-049-0110	0.260	11,197.42		$2,071.85		$0.00
25-3031-049-0120	0.260	11,197.42		$2,071.85		$0.00
25-3031-049-0130	0.260	11,197.42		$2,071.85		$0.00
25-3031-049-0140	0.350	15,109.00		$2,787.05		$0.00
25-3031-050-0010	0.360	15,616		$2,866.22		$0.00
25-3031-050-0020	0.310	13,384		$2,456.53		$0.00
25-3031-027-0010	37.250	1,622,526		$0.00		$160,000.00
25-3031-000-0010	0.160	7,000		$2,550.27		$0.00
25-3031-045-0010	0.040	1,592.08		$212.87		$0.00
25-3031-045-0020	0.030	1,503.56		$201.04		$0.00
25-3031-045-0030	0.040	1,525.94		$204.03		$0.00
25-3031-045-0040	0.040	1,612.41		$215.59		$0.00
25-3031-045-0050	0.030	1,435.40		$191.92		$0.00
25-3031-045-0060	0.040	1,612.41		$215.59		$0.00
25-3031-045-0070	0.030	1,318.41		$176.28		$0.00
25-3031-045-0080	0.040	1,612.41		$215.59		$0.00
25-3031-045-0090	0.030	1,174.97		$157.10		$0.00
25-3031-045-0100	0.040	1,612.41		$215.59		$0.00
25-3031-027-0030	0.760	33,000		$5,104.47		$0.00
25-3031-027-0035	0.160	7,000		$1,946.62		$0.00
Total				**$541,746.78**		**$160,000.00**

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

Board of Supervisors
Beacon Tradeport Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Beacon Tradeport Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Beacon Tradeport Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

Our fee for these services will not exceed $6,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Beacon Tradeport Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Beacon Tradeport Community Development District.

By: ______________________________

Title: ______________________________

Date: ______________________________

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the "subdivisions" of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345
E-Mail: Juan.Alvarez@AlvarezEng.com

June 28, 2026

Attention:
District Manager Paul Winkeljohn (pwinkeljohn@gmssf.com)
Beacon Tradeport Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

Re: Year 2026 Beacon Tradeport Community Development District Report

Dear District Manager:

The intent of this report is threefold, as follows: 1) To inform about the status of completion, state, working order and condition of the public infrastructure financed or constructed by Beacon Tradeport Community Development District (the "District" or "CDD") and currently owned by the District; 2) To recommend the amount of funds estimated necessary for the proper yearly maintenance, repair and operation of the District's infrastructure; and 3) To review the insurance policy carried by the District and amount set aside for paying premiums. This report aims to comply with the requirements of Article IX, Section 9.21 of the Master Trust Indenture between the District and First Union National Bank (the "Trustee") dated March 1, 1999.

District Location.

The District is located in Section 31, Township 53S, Range 40E, in Miami-Dade County. It is generally bounded by State Road 821/Homestead Extension of Florida's Turnpike (HEFT) on the west, NW 25 Street on the north, Theoretical 111 Avenue on the east and NW 12 Street on the south. Refer to Exhibit 1.

1. Public Infrastructure Currently Owned by the District. State, Working Order and Condition.

NW 117 Avenue from Dolphin Mall Outer Ring Road to NW 22 Street

- Right of Way owner: CDD (Folio # 25-3031-029-0019) Refer to Parcel 30 on Exhibit 2.
- CDD-Owned Infrastructure: Road, drainage, landscaping and irrigation.
- Status: NW 117 Avenue. Road is in good working order and condition.
- Maintenance responsibility: CDD.

Dolphin Mall Outer Ring Road

- Right of Way owner: CDD (Folio # 25-3031-027-0020). Refer to Parcel 14 on Exhibit 2.
- Road and drainage owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: CDD and Dolphin Mall.

Dolphin Mall Inner Ring Road and Interconnects with the Outer Ring Road

- Right of Way owner: CDD (Folio # 25-3031-027-0020). Refer to Parcel 14 on Exhibit 2.
- Road and drainage improvements owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: CDD in combination with the Dolphin Mall.

NW 20 St. from NW 115 Ave. to NW 112 Ave.

- Right of Way owner: CDD (Folio # 25-3031-029-0019) Refer to Parcel 30 on Exhibit 2.
- Road, drainage, and landscaping improvements owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: CDD. The CDD entered into an agreement with the Industrial Park Owners Assoc. (BTIPA) for landscaping & irrigation maintenance.

NW 114 Ave. from NW 20 St. to NW 25 St. & NW 115 Ave. from NW 20 St. to NW 22 St.

- Right of Way owner: CDD (Folio # 25-3031-021-0030 and portion of 25-3031-029-0019) Refer to Parcels 8 & 30 on Exhibit 2.
- Road, drainage, and landscaping improvements owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: CDD. The CDD has an agreement with the BTIPA for landscaping & irrigation maintenance.

NW 22 St. from NW 117 Ave. to NW 112 Ave.

- Right of Way owner: CDD (Folio # 25-3031-021-0030, 25-3031-028-0011, portion of 25-3031-029-0019) Refer to Parcels 8, 20 and 30 on Exhibit 2.
- Road, drainage, and landscaping improvements owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: CDD. The CDD has an agreement with the BTIPA for landscaping & irrigation maintenance.

Drainage and Stormwater Management System Within the Industrial Park Private Parcels and the Conveyance Swales Along NW 117 Avenue and NW 112 Avenue.

- Easements owner: CDD
- Improvements owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: CDD. 5-year maintenance program is in progress.

Stormwater Retention Ponds

- Tracts owner: FDOT (Folio # 25-3031-000-0019) Refer to Parcel 2 on Exhibit 1. CDD: (Folio # 25-3031-027-0050) Refer to Parcel 18 on Exhibit 2.
- Easements on Parcel 2 owner: CDD
- Improvements owner: CDD/FDOT
- Status: Good working order and condition.
- Maintenance responsibility: Lakes: CDD in combination with Dolphin Mall.

Landscaping and Irrigation Project

- Industrial Park roads and the northern portion of the Outer Ring Road (Dolphin Mall parking landscaping is not CDD-owned).
- Easements owner: The CDD was granted easements by the adjacent parcel owners.
- Landscaping & irrigation owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: The CDD has maintenance agreements with BTIPA and Dolphin Mall for landscaping and irrigation. BTIPA Maintains the CDD pump station.

Landscaping and Electric Improvements to the Water Fountain Features located on 112 Avenue and NW 25 Street.

- Parcels owner: CDD (Folio # 25-3031-021-0050 and 25-3031-021-0060) Refer to Parcels 9 and 10 on Exhibit 2.
- Improvements owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: CDD. The CDD has an agreement with the BTIPA for maintenance.

Alvarez Engineers, Inc.
FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101, Doral, Florida 33172
Telephone (305) 640-1345 E-Mail: Alvarez@AlvarezEng.com

2. Operation, Repair and Maintenance Recommendations.

Alvarez Engineers recommends considering the following costs for the future milling and resurfacing of CDD roads in about six years, and for funding the current 5-year drainage maintenance program.

a. Industrial Roads

ESTIMATE OF COSTS FOR RESURFACING THE CDD INDUSTRIAL ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2002	2032	2026	6	28,997	$10.00	$289,972	$336,279	0.25%	$55,697
PAVEMENT MARKINGS AND SIGNING									
2022	2032	2026	6	28,997	$2.50	$72,493	$84,070	0.25%	$13,924

b. Commercial Roads

ESTIMATE OF COSTS FOR RESURFACING THE CDD INDUSTRIAL ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2002	2032	2026	6	91,764	$10.00	$917,644	$1,064,186	0.25%	$176,259
PAVEMENT MARKINGS AND SIGNING									
2022	2032	2026	6	91,764	$2.50	$229,411	$266,046	0.25%	$44,065

c. Onsite Stormwater Management System

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the drainage system. The program was started in 2025, with the first phase completed (Phase C-1 and I-1, Exhibit 3). The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 185 drainage structures and 15,088 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
2026 Phase C-II and I-II	Structures Cleaning	EA	150	230.00	34,500
	Baffle Detachment	EA	150	50.00	7,500
	Baffle Replacement	EA	38	600.00	22,800
	Pipe Cleaning and CCTV	LF	14,050	10.00	140,500
	Cost				**205,300**
2027 Phase C-III and I-III	Structures Cleaning	EA	185	236.00	43,660
	Baffle Detachment	EA	185	51.00	9,435
	Baffle Replacement	EA	46	615.00	28,290
	Pipe Cleaning and CCTV	LF	15,087	10.25	154,642
	Cost				**236,027**
2028 Phase C-IV and I-IV	Structures Cleaning	EA	185	242.00	44,770
	Baffle Detachment	EA	185	53.00	9,805
	Baffle Replacement	EA	46	630.00	28,980
	Pipe Cleaning and CCTV	LF	15,087	10.51	158,564
	Cost				**242,119**
2029 Phase C-V and IV	Structures Cleaning	EA	185	248.00	45,880
	Baffle Detachment	EA	185	54.00	9,990
	Baffle Replacement	EA	46	646.00	29,716
	Pipe Cleaning and CCTV	LF	15,087	10.77	162,487
	Cost				**248,073**
2030 Phase C-I and I-I	Structures Cleaning	EA	185	254.00	46,990
	Baffle Detachment	EA	185	55.00	10,175
	Baffle Replacement	EA	47	662.00	31,114
	Pipe Cleaning and CCTV	LF	15,088	11.04	166,572
	Cost				**254,851**
Prices Annual Inflation Rate of:		%			**2.50**
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: Q2 = Q3 = Q4 = (Total Q - Q1)/4					
Quantities for Y5 were computed as: Q5 = Q - Q1 - Q2 - Q3 - Q4					

3. District's Public Liability and Property Damage Insurance.

We have reviewed the District's general liability, property, hired non-owned auto, employment practices liability, public officials liability and deadly weapon protection insurance policy provided by Florida Insurance Alliance under Agreement Number 100125557. We believe the insurance complies with the intent of Section 9.14 of the Master Trust Indenture and that the District has budgeted sufficient funds to cover the $10,629 insurance premium.

If you have any questions, please contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

Juan R Alvarez

Digitally signed by Juan R Alvarez
Date: 2026.06.28 11:17:30 -04'00'

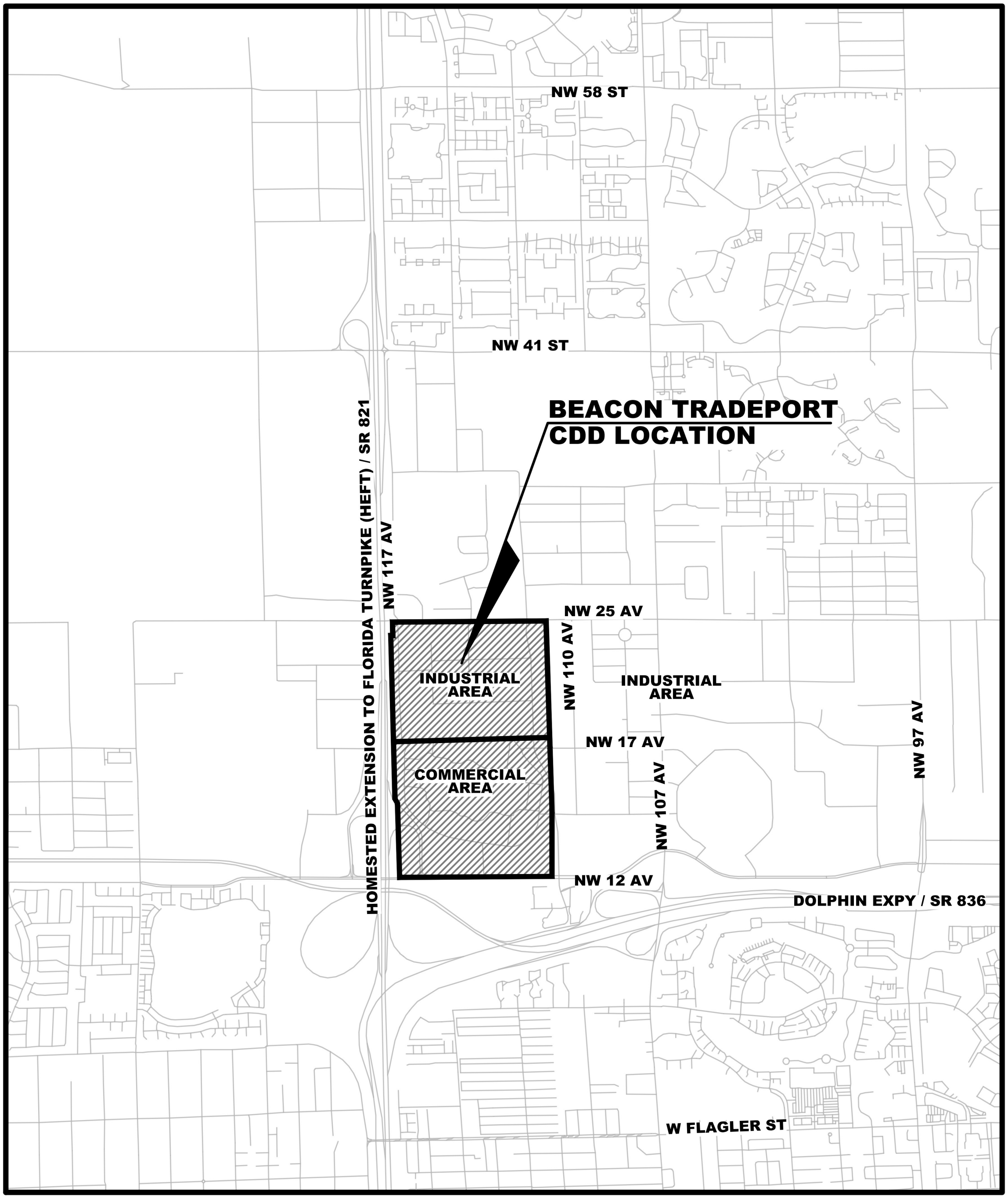
Juan R. Alvarez, PE
District Engineer
Date: June 28, 2026

JUAN RAFAEL ALVAREZ
LICENSE
No 38522
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com

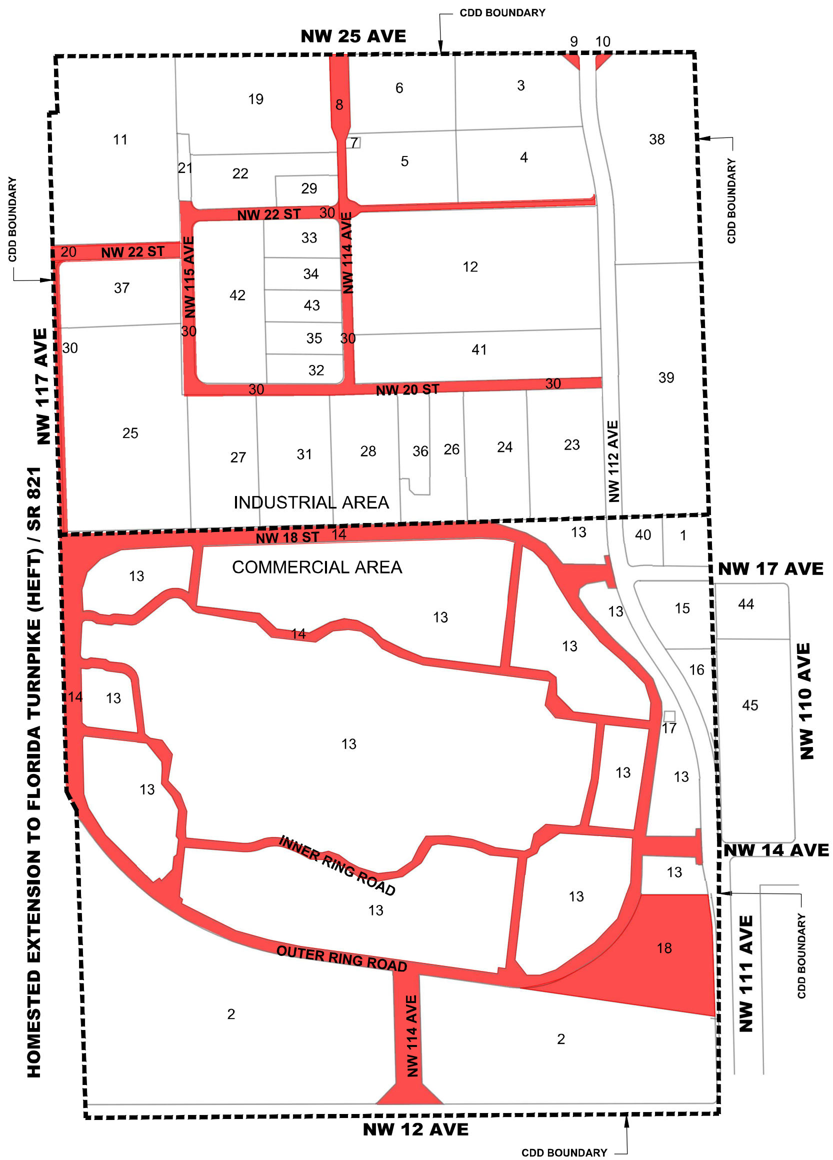


ALVAREZ ENGINEERS, INC.

BEACON TRADEPORT CDD

LOCATION MAP

EXHIBIT 1



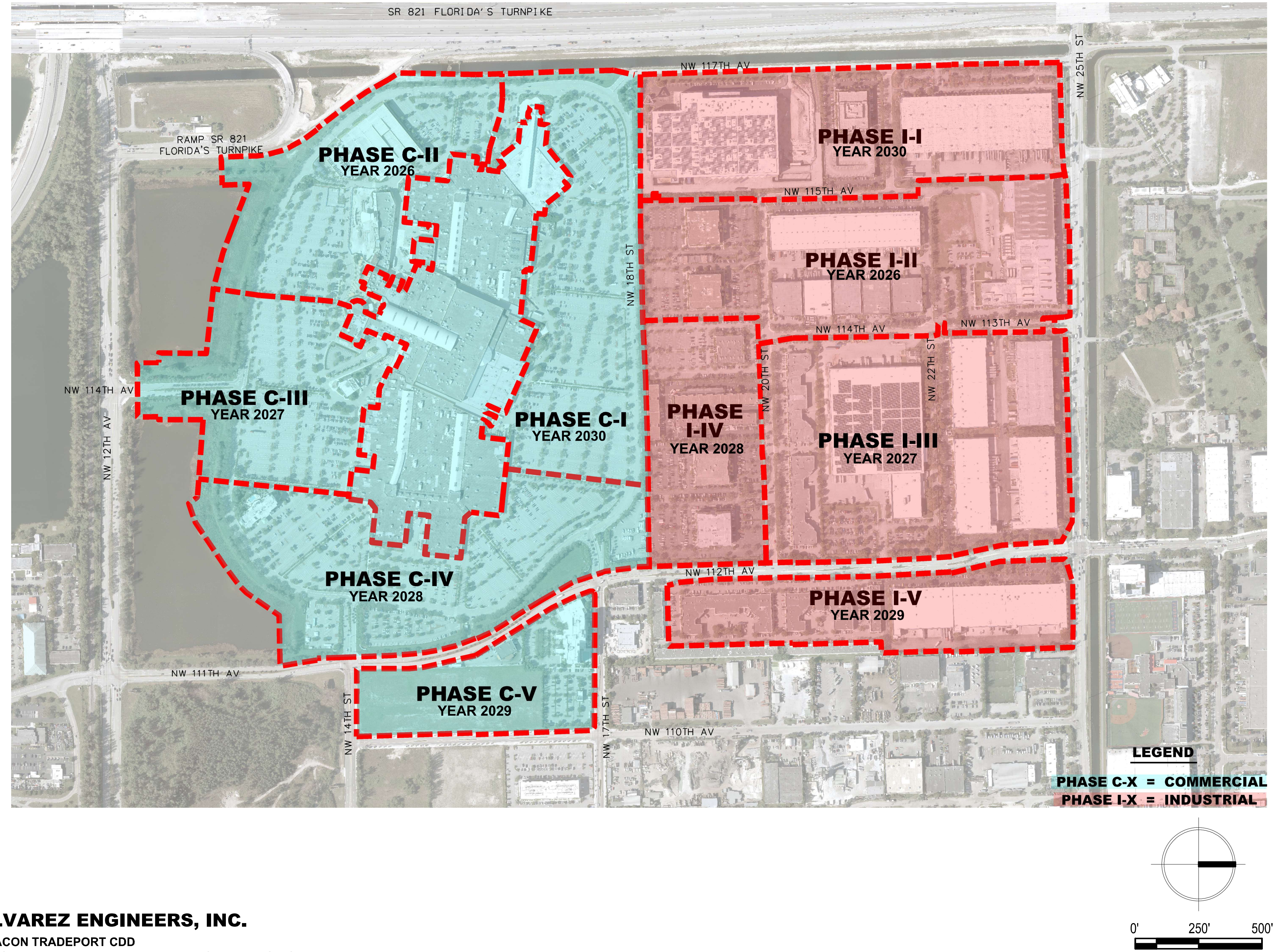
NUMBER	FOLIO NO.	OWNER
1	25-3031-000-0010	MIAMI DADE COUNTY FIRE RESCUE DEPT
2	25-3031-000-0019	STATE OF FLORIDA DOT
3	25-3031-021-0010	DOLPHIN COMMERCE CENTER LLC C/O PRINCIPAL REAL EST. INV LLC
4	25-3031-021-0011	DOLPHIN COMMERCE CENTER LLC C/O PRINCIPAL REAL EST. INV LLC
5	25-3031-021-0012	DOLPHIN COMMERCE CENTER LLC C/O PRINCIPAL REAL EST. INV LLC
6	25-3031-021-0013	DAYTONA US PARTNERSHIP LP C/O KATERIN MARTINEZ
7	25-3031-021-0020	MIAMI-DADE COUNTY WATER AND SEWER
8	25-3031-021-0030	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
9	25-3031-021-0050	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
10	25-3031-021-0060	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
11	25-3031-023-0010	DOLPHIN COMMERCE CENTER LLC C/O PRINCIPAL REAL EST. INV LLC
12	25-3031-024-0010	BADIA SPECIES INC
13	25-3031-027-0010	DOLPHIN MALL ASSOCIATES. LTD PRTSHP % THE TAUBMAN CO-RETAX DEPT.
14	25-3031-027-0020	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
15	25-3031-027-0030	PROCACCI DOLPHIN LLC
16	25-3031-027-0035	TORRENTE PROPERTY LLC
17	25-3031-027-0040	MIAMI-DADE COUNTY WATER AND SEWER
18	25-3031-027-0050	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
19	25-3031-028-0010	MIAMI DADE COUNTY GSA-R/E MGMT.
20	25-3031-028-0011	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
21	25-3031-028-0012	MIAMI DADE COUNTY GSA-R/E MGMT.
22	25-3031-029-0010	MIAMI DADE COUNTY GSA-R/E MGMT.
23	25-3031-029-0011	PROCACCI MTF LLC
24	25-3031-029-0012	PROCACCI 20TH ST LLC
25	25-3031-029-0014	IKEA PROPERTY INC
26	25-3031-029-0015	PROCACCI PARCEL F LLC
27	25-3031-029-0016	DOLPHIN PARK LL LLC
28	25-3031-029-0017	PROCACCI 11250 LLC
29	25-3031-029-0018	DAYTONA US PARTNERSHIP LP
30	25-3031-029-0019	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
31	25-3031-029-0020	DOLPHIN PARK LL LLC
32	25-3031-029-0021	2020 NW 114 AVENUE LLC
33	25-3031-029-0022	114 AVE PROPERTY LLC
34	25-3031-029-0024	ZOOM LOGISTICS INC
35	25-3031-029-0025	EDGECONNEX MIAMI HOLDINGS LLC
36	25-3031-029-0031	QUALITY INVESTMENT PROP MIA LLC C/O SHIRLEY GOZA ESQ
37	25-3031-029-0032	PROCACCI PARCEL A LLC
38	25-3031-031-0010	DOLPHIN COMMERCE CENTER LLC C/O PRINCIPAL REAL EST. INV LLC
39	25-3031-041-0001	DOLPHIN PARK OF COMMERCE CONDO (SUBDIVISION/VARIOUS OWNERS)
40	25-3031-045-0001	ALEMAN AT DOLPHIN CONDO (SUBDIVISION/VARIOUS OWNERS)
41	25-3031-046-0001	DOLPHIN PARK OF COMMERCE II CONDO (SUBDIVISION/VARIOUS OWNERS)
42	25-3031-049-0001	BANYAN VILLAGE AT DOLPHIN COMMERCE CONDO (SUBDIVISION/VARIOUS OWNERS)
43	25-3031-050-0001	BTEQ CONDO (SUBDIVISION/VARIOUS OWNERS)
44	25-3031-054-0010	PROCACCI SWEETWATER LLC
45	25-3031-054-0020	CR DOLPHIN SQUARE LLC

ALVAREZ ENGINEERS, INC.

BEACON TRADEPORT CDD

DISTRICT PARCELS

EXHIBIT 2



ALVAREZ ENGINEERS, INC.

BEACON TRADEPORT CDD

STORMWATER MAINTENANCE PHASES

EXHIBIT 3

BOARD OF SUPERVISORS MEETING DATES
BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Beacon Tradeport Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 10:00 a.m. at 11401 N. W. 12th Street, Mall Management Office, Miami, Florida 33172 on the fourth Thursday of the following months:

October 22, 2026
November 19, 2026 Exception Regular & Landowners' meeting
December 17, 2026, Exception
January 28, 2027
February 25 2027
March 25, 2027
April 22, 2027
May 27, 2027
June 24, 2027
July 22, 2027
August 26, 2027
September 23, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at ***http://www.beacontradeportcdd.com***

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Paul Winkeljohn
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization | Board of Supervisors

Sort by: PID Form Year Filer Name Filing Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
215181	2025	Madelyn Veronica Bello Calvar	• Beacon Tradeport Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/29/2026	View Filings
233286	2025	J. Brett Houston	• Beacon Tradeport Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/11/2026	View Filings
259771	2025	Al Albert Lara	• Beacon Tradeport Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 2/3/2026 Form 1X - 7/30/2026	View Filings
206157	2025	Pete A Marrero	• Beacon Tradeport Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 5/27/2026	View Filings
209180	2025	Philip Procacci	• Beacon Tradeport Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/16/2026	View Filings

1-5 of 5 Rows per page: 25 1

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Memorandum

To: **Beacon Tradeport Board of Supervisors**

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards-FINAL Report

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☑ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☑ No ☐

Chair/Vice Chair:____________________________ Date:________________

Print Name:_________________________________

Beacon Tradeport Community Development District

District Manager:____________________________ Date:________________

Print Name:_________________________________

Beacon Tradeport Community Development District

Memorandum

To: Beacon Tradeport Board of Supervisors

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

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- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

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Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
Beacon Tradeport Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Beacon Tradeport Community Development District

Beacon Tradeport
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers		Amount
	Checks		
06/17/26	2683-2687	$	18,362.69
07/14/26	2688-2692		571,742.04
	TOTAL	**$**	**590,104.73**

Date	Check Numbers		Amount
	ACH		
06/17/26	800011	$	768.42
07/17/26	800012		1,129.97
	TOTAL	**$**	**1,898.39**

*** CHECK NOS. 002683-002692
BEACON TRADEPORT CDD-GF
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/17/26	00019	6/04/26	9269	202605	310-51300-31100		*	1,720.00		
			SVCS 05/26							
						ALVAREZ ENGINEERS, INC.			1,720.00	002683
6/17/26	00003	5/31/26	198964	202605	310-51300-31500		*	1,132.50		
			SVCS 05/26							
						BILLING COCHRAN PA			1,132.50	002684
6/17/26	00046	6/01/26	6007	202606	320-53800-46800		*	544.83		
			LAKE MAINT 06/26							
		6/01/26	6007	202606	320-53800-49100		*	8,500.00		
			MOSQUITO CONTROLS 06/26							
						ECO BLUE AQUATIC SERVICES, INC.			9,044.83	002685
6/17/26	00038	6/01/26	263	202606	310-51300-34000		*	5,354.67		
			MGMT FEE 06/26							
		6/01/26	263	202606	310-51300-44000		*	200.00		
			RENT 06/26							
		6/01/26	263	202606	310-51300-35100		*	83.33		
			COMPUTER TIME 06/26							
		6/01/26	263	202606	320-53800-49300		*	250.00		
			WEBSITE ADMIN 06/26							
		6/01/26	263	202606	310-51300-42000		*	5.92		
			POSTAGE&DELIVERY 06/26							
						GOVERNMENTAL MANAGEMENT SERVICES -			5,893.92	002686
6/17/26	00102	5/31/26	IN146781	202605	310-51300-48000		*	571.44		
			LEGACY SUPPORT 05/26							
						MCCLATCHY COMPANY LLC			571.44	002687
7/14/26	00003	6/30/26	199512	202606	310-51300-31500		*	840.00		
			SVCS 06/26							
						BILLING COCHRAN PA			840.00	002688
7/14/26	00046	7/01/26	6053	202607	320-53800-46800		*	544.83		
			LAKE MAINT 07/26							
		7/01/26	6053	202607	320-53800-49100		*	8,500.00		
			MOSQUITO CONTROL 07/26							
						ECO BLUE AQUATIC SERVICES, INC.			9,044.83	002689
7/14/26	00038	7/01/26	264	202607	310-51300-34000		*	5,354.67		
			MGMT FEE 07/26							
		7/01/26	264	202607	310-51300-44000		*	200.00		
			RENT 07/26							
		7/01/26	264	202607	310-51300-35100		*	83.33		
			COMPUTER TIME 07/26							

*** CHECK NOS. 002683-002692
BEACON TRADEPORT CDD-GF
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/26	264	202607	320-53800-49300		*	250.00		
			WEB ADMIN 07/26							
		7/01/26	264	202607	310-51300-42000		*	2.96		
			POSTAGE&DELIVERY 07/26							
						GOVERNMENTAL MANAGEMENT SERVICES -			5,890.96	002690
7/14/26	00040	6/25/26	8226483	202606	300-15500-10000		*	3,977.50		
			ADMIN FEE 06/26							
		6/25/26	8226483	202606	310-51300-32300		*	1,988.75		
			ADMIN FEE 06/26							
						U.S. BANK			5,966.25	002691
7/14/26	00025	7/14/26	07142026	202607	300-15100-10000		*	550,000.00		
			TXFR SURPLUS TO SBA							
						STATE BOARD OF ADMINISTRATION			550,000.00	002692

TOTAL FOR BANK A	590,104.73
TOTAL FOR REGISTER	590,104.73

*** CHECK NOS. 800011-800012
BEACON TRADEPORT CDD-GF
BANK Z WELLS FARGO AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/17/26	00028	5/27/26	52100-05	202605	330-53800-43000		*	768.42		
			SVCS 05/26							
						FPL (AUTO-PAY)			768.42	800011
7/17/26	00028	6/25/26	52100-06	202606	330-53800-43000		*	1,129.97		
			SVCS 06/26							
						FPL (AUTO-PAY)			1,129.97	800012

TOTAL FOR BANK Z 1,898.39

TOTAL FOR REGISTER 1,898.39

Beacon Tradeport

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Beacon Tradeport

Community Development District

Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 36,402	$ -	$ -	$ 36,402
Due from General Fund	-	44,687	-	44,687
Investments:				
State Board of Administration (SBA)-Operating	2,024,874	-	-	2,024,874
State Board of Administration (SBA)-Reserves	413,054	-	-	413,054
State Board of Administration (SBA)-Settlement	-	1,693,543	-	1,693,543
SERIES 2014A				
Reserve	-	2,549,635	-	2,549,635
Revenue	-	446,538	-	446,538
Redemption	-	3,013	-	3,013
Construction	-	-	11,003	11,003
SERIES 2017A				
Reserve	-	32,113	-	32,113
Revenue	-	214,760	-	214,760
Prepayment	-	8	-	8
Construction	-	-	0	0
Total Assets	**$ 2,478,307**	**$ 4,984,298**	**$ 11,003**	**$ 7,473,608**
Liabilities:				
Accounts Payable	$ -	$ -	$ -	$ -
Due to Debt Service	44,687	-	-	44,687
Total Liabilities	**$ 44,687**	**$ -**	**$ -**	**$ 44,687**
Fund Balance:				
Restricted for:				
Debt Service	$ -	$ 4,984,298	$ -	$ 4,984,298
Capital Projects			11,003	11,003
Assigned for:				
Capital Reserves	413,054	-	-	413,054
Unassigned	2,016,589	-	-	2,016,589
Total Fund Balances	**$ 2,433,620**	**$ 4,984,298**	**$ 11,003**	**$ 7,428,921**
Total Liabilities & Fund Balance	**$ 2,478,307**	**$ 4,984,298**	**$ 11,003**	**$ 7,473,608**

Beacon Tradeport

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended July 31, 2026

	Adopted Budget	Prorated Budget Through 07/31/26	Actual Through 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 514,708	$ 514,708	$ 516,899	$ 2,191
Special Assessments - Direct Bill	160,000	160,000	160,000	-
Interest Income	10,000	8,333	42,044	33,710
Miscellaneous Income	-	-	567,380	567,380
Cost Sharing Revenues	4,555	3,796	3,352	(444)
Total Revenues	**$ 689,263**	**$ 686,837**	**$ 1,289,675**	**$ 602,838**
Expenditures:				
General and Administrative:				
Engineering	$ 45,000	$ 37,500	$ 8,754	$ 28,746
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	25,000	20,833	14,783	6,051
Annual Audit	5,900	5,900	5,900	-
Arbitrage Calculation	1,800	1,500	600	900
Trustee Fees	24,750	20,625	10,515	10,110
Management Fees	64,256	53,547	53,547	0
Information Technology	1,000	833	833	(0)
Website Maintenance	3,000	2,500	2,500	-
Postage and Delivery	750	625	306	319
Insurance General Liability	11,796	11,796	10,629	1,167
Printing and Binding	750	625	1	624
Rental and Leases	2,400	2,000	2,000	(0)
Legal Advertising	1,500	1,250	571	679
Other Current Charges	1,500	1,250	166	1,084
Office Supplies	250	208	0	208
Dues, Licenses and Subscriptions	175	175	175	-
Holiday Lighting	59,740	59,740	59,740	-
Total General and Administrative	**$ 251,566**	**$ 222,907**	**$ 173,019**	**$ 49,888**

Beacon Tradeport

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended July 31, 2026

	Adopted Budget	Prorated Budget Through 07/31/26	Actual Through 07/31/26	Variance
Operations and Maintenance				
Lake Maintenance	$ 6,538	$ 5,448	$ 5,448	$ 0
Storm Drain Cleaning	130,000	108,333	-	108,333
Mosquito Control	102,000	85,000	85,000	-
Electric	15,000	12,500	6,042	6,458
Repairs and Maintenance	3,500	2,917	-	2,917
Contingencies	10,000	8,333	1,000	7,333
Capital Outlay	10,000	8,333	-	8,333
Reserves	160,659	133,883	-	133,883
Total Operations and Maintenance	**$ 437,697**	**$ 364,748**	**$ 97,490**	**$ 267,257**
Total Expenditures	**$ 689,263**	**$ 587,655**	**$ 270,509**	**$ 317,145**
Excess (Deficiency) of Revenues over Expenditures	$ (0)	$ 99,183	$ 1,019,166	$ 919,983
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 693,490	$ 693,490
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 693,490**	**$ 693,490**
Net Change in Fund Balance	**$ (0)**	**$ 99,183**	**$ 1,712,656**	**$ 1,613,473**
Fund Balance - Beginning			**$ 720,965**	
Fund Balance - Ending			**$ 2,433,620**	

Beacon Tradeport

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended July 31, 2026

	Adopted Budget	Prorated Budget Through 07/31/26	Actual Through 07/31/26	Variance
Revenues:				
Interest Income	$ -	$ -	$ 14,269	$ 14,269
Total Revenues	**$ -**	**$ -**	**$ 14,269**	**$ 14,269**
Expenditures:				
Interest - 11/1	$ -	$ -	$ -	$ -
Interest - 5/1	-	-	-	-
Principal - 5/1	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 14,269	$ 14,269
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (693,490)	$ (693,490)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (693,490)	$ (693,490)
Net Change in Fund Balance	**$ -**	**$ -**	**$ (679,220)**	**$ (679,220)**
Fund Balance - Beginning			**$ 706,608**	
Fund Balance - Ending			**$ 27,388**	

Beacon Tradeport

Community Development District

Debt Service Fund Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended July 31, 2026

	Adopted Budget	Prorated Budget Through 07/31/26	Actual Through 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 5,536,661	$ 5,536,661	$ 5,554,441	$ 17,781
Interest Income	61,341	51,118	403,962	352,845
Carry Forward Surplus	650,698	-	-	-
Total Revenues	**$ 6,248,700**	**$ 5,587,778**	**$ 5,958,404**	**$ 370,626**
Expenditures:				
Interest - 11/1	$ 659,248	$ 659,248	$ 659,248	$ -
Interest - 5/1	439,452	439,452	422,028	17,424
Principal - 5/1	5,150,000	5,150,000	5,150,000	-
Special Call - 5/1	-	-	110,000	(110,000)
Total Expenditures	**$ 6,248,700**	**$ 6,248,700**	**$ 6,341,275**	**$ (92,576)**
Excess (Deficiency) of Revenues over Expenditures	$ 0	$ (660,921)	$ (382,872)	$ 278,050
Fund Balance - Beginning			**$ 5,084,687**	
Fund Balance - Ending			**$ 4,701,816**	

Beacon Tradeport

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended July 31, 2026

	Adopted Budget	Prorated Budget Through 07/31/26	Actual Through 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 321,199	$ 321,199	$ 322,468	$ 1,268
Interest Income	-	-	9,762	9,762
Carry Forward Surplus	203,845	-	-	-
Total Revenues	**$ 525,044**	**$ 321,199**	**$ 332,229**	**$ 11,030**
Expenditures:				
Interest - 11/1	$ 70,725	$ 70,725	$ 70,725	$ -
Interest - 5/1	70,725	70,725	70,725	-
Principal - 5/1	180,000	180,000	180,000	-
Total Expenditures	**$ 321,450**	**$ 321,450**	**$ 321,450**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 203,594	$ (251)	$ 10,779	$ 11,030
Fund Balance - Beginning			**$ 244,314**	
Fund Balance - Ending			**$ 255,094**	

Beacon Tradeport

Community Development District

Capital Projects Fund Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended July 31, 2026

	Adopted Budget	Prorated Budget Through 07/31/26	Actual Through 07/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 296	$ 296
Total Revenues	**$ -**	**$ -**	**$ 296**	**$ 296**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 296**	**$ 296**
Fund Balance - Beginning			**$ 10,707**	
Fund Balance - Ending			**$ 11,003**	

Beacon Tradeport

Community Development District

Capital Projects Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended July 31, 2026

	Adopted Budget	Prorated Budget Through 07/31/26	Actual Through 07/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance - Beginning			**$ 1**	
Fund Balance - Ending			**$ 1**	

Beacon Tradeport
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 289,481	$ 158,398	$ 43,188	$ 2,786	$ 3,146	$ 807	$ 15,169	$ 3,924	$ -	$ -	$ -	$ 516,899
Special Assessments - Direct Bill	160,000	-	-	-	-	-	-	-	-	-	-	-	160,000
Interest Income	2,789	2,620	2,986	3,972	3,555	3,937	3,746	5,539	5,902	6,997	-	-	42,044
Miscellaneous Income	-	-	-	-	-	-	-	-	567,380	-	-	-	567,380
Cost Sharing Revenues	-	-	-	-	3,352	-	-	-	-	-	-	-	3,352
Total Revenues	**$ 162,789**	**$ 292,101**	**$ 161,384**	**$ 47,161**	**$ 9,693**	**$ 7,083**	**$ 4,553**	**$ 20,708**	**$ 577,207**	**$ 6,997**	**$ -**	**$ -**	**$ 1,289,675**
Expenditures:													
General and Administrative:													
Engineering	$ 2,665	$ 1,250	$ 973	$ 278	$ 965	$ 394	$ 510	$ 1,720	$ -	$ -	$ -	$ -	$ 8,754
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	8,820	500	540	500	1,365	585	500	1,133	840	-	-	-	14,783
Annual Audit	-	-	-	-	-	500	5,400	-	-	-	-	-	5,900
Arbitrage Calculation	-	600	-	-	-	-	-	-	-	-	-	-	600
Trustee Fees	8,527	-	-	-	-	-	-	-	1,989	-	-	-	10,515
Management Fees	5,355	5,355	5,355	5,355	5,355	5,355	5,355	5,355	5,355	5,355	-	-	53,547
Information Technology	83	83	83	83	83	83	83	83	83	83	-	-	833
Website Maintenance	250	250	250	250	250	250	250	250	250	250	-	-	2,500
Postage and Delivery	94	4	48	40	4	4	50	53	6	3	-	-	306
Insurance General Liability	10,629	-	-	-	-	-	-	-	-	-	-	-	10,629
Printing and Binding	0	-	-	-	-	-	0	-	-	-	-	-	1
Rental and Leases	200	200	200	200	200	200	200	200	200	200	-	-	2,000
Legal Advertising	-	-	-	-	-	-	-	571	-	-	-	-	571
Other Current Charges	34	-	-	-	6	5	60	-	-	61	-	-	166
Office Supplies	-	-	-	-	-	-	-	-	0	-	-	-	0
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Holiday Lighting	29,870	29,870	-	-	-	-	-	-	-	-	-	-	59,740
Total General and Administrative	**$ 68,702**	**$ 38,112**	**$ 7,449**	**$ 6,705**	**$ 8,228**	**$ 7,375**	**$ 12,409**	**$ 9,365**	**$ 8,723**	**$ 5,952**	**$ -**	**$ -**	**$ 173,019**

Beacon Tradeport
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations and Maintenance													
Lake Maintenance	$ 545	$ 545	$ 545	$ 545	$ 545	$ 545	$ 545	$ 545	$ 545	$ 545	$ -	$ -	$ 5,448
Mosquito Control	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	-	-	85,000
Electric	757	55	796	994	728	736	78	768	1,130	-	-	-	6,042
Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingencies	-	-	500	-	-	500	-	-	-	-	-	-	1,000
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations and Maintenance	**$ 9,801**	**$ 9,100**	**$ 10,340**	**$ 10,039**	**$ 9,773**	**$ 10,281**	**$ 9,123**	**$ 9,813**	**$ 10,175**	**$ 9,045**	**$ -**	**$ -**	**$ 97,490**
Total Expenditures	**$ 78,503**	**$ 47,213**	**$ 17,789**	**$ 16,744**	**$ 18,001**	**$ 17,656**	**$ 21,531**	**$ 19,178**	**$ 18,898**	**$ 14,997**	**$ -**	**$ -**	**$ 270,509**
Excess (Deficiency) of Revenues over Expenditures	**$ 84,286**	**$ 244,888**	**$ 143,595**	**$ 30,417**	**$ (8,308)**	**$ (10,573)**	**$ (16,979)**	**$ 1,530**	**$ 558,309**	**$ (7,999)**	**$ -**	**$ -**	**$ 1,019,166**
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ 693,490	$ -	$ -	$ -	$ -	$ -	$ -	$ 693,490
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 693,490**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 693,490**
Net Change in Fund Balance	**$ 84,286**	**$ 244,888**	**$ 143,595**	**$ 30,417**	**$ (8,308)**	**$ 682,917**	**$ (16,979)**	**$ 1,530**	**$ 558,309**	**$ (7,999)**	**$ -**	**$ -**	**$ 1,712,656**

Beacon Tradeport

Community Development District

Long Term Debt Report

Series 2014A Special Assessment Refunding Bonds		
Interest Rate:	3.3835%	
Maturity Date:	5/1/2028	
Bonds Outstanding - 9/30/25		$17,305,000
Less: Principal Payment - 5/1/26		(5,150,000)
Less: Special Call - 5/1/25		(110,000)
Current Bonds Outstanding		**$12,045,000**

Series 2017A Special Assessment Bonds		
Interest Rate:	3.45%	
Maturity Date:	5/1/2042	
Bonds Outstanding - 9/30/25		$4,100,000
Less: Principal Payment - 5/1/26		(180,000)
Current Bonds Outstanding		**$3,920,000**

Total Current Bonds Outstanding	**$15,965,000**

Beacon Tradeport

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts -Miami Dade County

Gross Assessments	$ 11,606.96	$ 5,828,063.98	$ 124,264.82	$ 5,963,935.76
Net Assessments	$ 11,025.45	$ 5,284,468.00	$ 118,039.15	$ 5,413,532.60
Allocation in %	0.19%	97.72%	2.08%	100.00%

COMMERCIAL — **ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2014 Debt Service	2017 Debt Service	Total
12/05/25	11/21/25-11/30/25	$ 82,007.57	$ 3,280.33	$ 787.27	$ -	$ 77,939.97	$ 151.69	$ 76,164.32	$ 1,623.96	$ 77,939.97
12/24/25	12/1/25-12/15/25	5,759,740.70	230,389.63	55,293.51	-	5,474,057.56	10,653.56	5,349,346.30	114,057.70	5,474,057.56
01/09/26	12/16/25-12/31/25	122,187.49	4,887.50	1,173.00	-	116,126.99	226.01	113,481.36	2,419.63	116,127.00
01/26/26	INTEREST	-	-	-	6,512.12	6,512.12	12.67	6,363.76	135.69	6,512.12
5/15/26	4/1/26-4/30/26	$9,391.46	$0.00	$93.92	$0.00	9,297.54	18.09	9,085.72	193.72	9,297.53
	TOTAL	**$ 5,973,327.22**	**$ 238,557.46**	**$ 57,347.70**	**$ 6,512.12**	**$ 5,683,934.18**	**$ 11,062.02**	**$ 5,554,441.46**	**$ 118,430.70**	**$ 5,683,934.18**

100.16%	**Percent Collected**
$ (9,391.46)	**Balance Remaining to Collect**

Gross Assessments	$ 530,139.82	$ 213,839.63	$ 743,979.45
Net Assessments	$ 503,632.83	$ 203,147.65	$ 706,780.48
Allocation in %	71.26%	28.74%	100.00%

INDUSTRIAL — **ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2017 Debt Service	Total
11/12/25	10/1/25-10/31/25	$ 1,108.50	$ 44.34	$ 10.65	$ -	$ 1,053.51	$ 750.70	$ 302.81	$ 1,053.51
11/17/25	11/1/25-11/10/25	124,357.59	4,974.32	1,193.84	-	118,189.43	84,218.62	33,970.81	118,189.43
11/25/25	6/1/25-10/31/25	2,849.98	149.61	27.00	-	2,673.37	1,904.97	768.40	2,673.37
11/28/25	11/11/25-11/20/25	299,169.54	11,966.80	2,872.02	-	284,330.72	202,606.45	81,724.27	284,330.72
12/05/25	11/21/25-11/30/25	209,894.44	8,395.81	2,014.98	-	199,483.65	142,146.70	57,336.95	199,483.65
12/24/25	12/1/25-12/15/25	8,009.72	289.95	77.19	-	7,642.58	5,445.90	2,196.68	7,642.58
01/09/26	12/16/25-12/31/25	62,174.01	1,865.23	603.10	-	59,705.68	42,544.67	17,161.01	59,705.68
01/26/26	INTEREST	-	-	-	568.44	568.44	405.06	163.38	568.44
02/11/26	1/1/26-1/31/26	4,029.99	80.59	39.49	-	3,909.91	2,786.10	1,123.81	3,909.91
03/11/26	2/1/26-2/28/26	4,504.25	45.04	44.59	-	4,414.62	3,145.74	1,268.88	4,414.62
04/17/26	3/1/26-3/31/26	1,044.59	-	10.45	-	1,034.14	736.90	297.24	1,034.14
04/24/26	INTEREST	-	-	-	98.47	98.47	70.17	28.30	98.47
5/15/26	4/1/26-4/30/26	$21,470.88	$35.95	$214.36	$42.28	21,262.85	15,151.34	6,111.51	21,262.85
6/17/26	5/1/26-5/31/26	$3,001.20	$0.00	$30.01	$89.15	3,060.34	2,180.72	879.62	3,060.34
6/26/26	6/14/26-6/15/26	$2,364.76	$0.00	$23.65	$105.36	2,446.47	1,743.29	703.18	2,446.47
	TOTAL	**$ 743,979.45**	**$ 27,847.64**	**$ 7,161.33**	**$ 903.70**	**$ 709,874.18**	**$ 505,837.33**	**$ 204,036.85**	**$ 709,874.18**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**