

***Adopted Budget
Fiscal Year 2024***

***Beacon Tradeport
Community Development District***

July 20, 2023



Beacon Tradeport
Community Development District

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Beacon Tradeport

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Special Assessments-On Roll	\$137,664	\$138,259	\$0	\$138,259	\$137,664
Special Assessments-Off Roll	\$160,000	\$160,000	\$0	\$160,000	\$160,000
Impact fees	\$0	\$0	\$196,268	\$196,268	\$0
Miscellaneous Income	\$0	\$11,981	\$0	\$11,981	\$0
Interest Income	\$750	\$19,001	\$1,485	\$20,486	\$750
FEMA Revenue	\$0	\$0	\$0	\$0	\$0
Cost Sharing Revenues	\$4,555	\$4,555	\$0	\$4,555	\$4,555
Unassigned Fund Balance	\$238,973	\$4,299 *	\$0	\$4,299	\$180,494
TOTAL REVENUES	\$541,942	\$338,095	\$197,753	\$535,848	\$483,463
Expenditures					
Administrative					
Engineering	\$35,000	\$25,857	\$8,750	\$34,607	\$35,000
Arbitrage	\$1,800	\$0	\$1,800	\$1,800	\$1,800
Attorney	\$30,000	\$19,898	\$10,000	\$29,898	\$30,000
Annual Audit	\$6,800	\$6,800	\$0	\$6,800	\$6,900
Trustee Fees	\$24,750	\$24,617	\$0	\$24,617	\$24,750
Management Fees	\$55,522	\$41,641	\$13,881	\$55,522	\$57,188
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$250	\$0	\$0	\$0	\$0
Postage	\$500	\$452	\$125	\$577	\$750
Printing & Binding	\$750	\$23	\$313	\$336	\$750
Rentals & Leases	\$2,400	\$1,800	\$600	\$2,400	\$2,400
Insurance	\$9,834	\$8,827	\$0	\$8,827	\$10,023
Legal Advertising	\$1,200	\$225	\$300	\$525	\$1,200
Other Current Charges	\$1,500	\$410	\$375	\$785	\$1,500
Real Estate Taxes	\$3,500	\$0	\$0	\$0	\$0
Office Supplies	\$250	\$0	\$104	\$104	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Design/Maintenance	\$3,000	\$2,250	\$750	\$3,000	\$3,000
Holiday Lighting	\$59,740	\$47,640	\$0	\$47,640	\$59,740
TOTAL ADMINISTRATIVE	\$237,970	\$181,365	\$37,247	\$218,612	\$236,425

Beacon Tradeport

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
<u>Drainage System</u>					
Lake Maintenance	\$15,000	\$4,903	\$1,634	\$6,537	\$6,538
Storm Drain Cleaning	\$150,000	\$75,941	\$0	\$75,941	\$100,000
Mosquito Control	\$102,000	\$76,500	\$25,500	\$102,000	\$102,000
Contingencies	\$5,000	\$1,373	\$1,667	\$3,040	\$5,000
TOTAL DRAINAGE SYSTEM	\$272,000	\$158,717	\$28,801	\$187,518	\$213,538
<u>Irrigation System</u>					
Electric	\$15,000	\$8,953	\$3,750	\$12,703	\$15,000
Repairs and Maintenance	\$3,500	\$39,358	\$0	\$39,358	\$3,500
Landscape Improvements	\$3,471	\$0	\$0	\$0	\$0
Contingencies	\$5,000	\$1,141	\$2,083	\$3,224	\$5,000
Capital Outlay	\$5,000	\$68,433	\$6,000	\$74,433	\$10,000
TOTAL IRRIGATION SYSTEM	\$31,971	\$117,885	\$11,833	\$129,718	\$33,500
TOTAL EXPENDITURES	\$541,941	\$457,967	\$77,881	\$535,848	\$483,463
<u>Other Sources and Uses</u>					
Interfund Transfer	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0	\$0
UNASSIGNED FUND BALANCE	\$0	(\$119,872)	\$119,872	(\$0)	(\$0)

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

BEACON TRADEPORT

COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2024

REVENUES:

Special Assessments

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

Interest Income

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

EXPENDITURES:

Administrative:

Engineering Fees

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

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2012, 2014, and 2017 Special Assessment Revenue Bonds. Currently the District has contracted Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Attorney

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

Annual Audit

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

Trustee Fees

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

Management Fees

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

BEACON TRADEPORT

COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2024

Computer Time

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Rentals & Leases

The District will be charged \$200 per month for office rent from Governmental Management Services-South Florida, Inc.

Insurance

The District's general liability & public officials liability Insurance policy is with Egis Insurance Advisors which specializes in providing insurance coverage to governmental agencies.

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Web Design / Maintenance

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

Holiday Lighting

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

BEACON TRADEPORT

COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2024

Drainage System:

Lake Maintenance

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

Storm Drain Cleaning

Annual storm drain cleaning for all Storm Drains throughout the District.

Mosquito Control

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

Contingencies

Unanticipated expenses that may occur during the fiscal year to the storm drains.

Irrigation System:

Electric

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

Repairs and Maintenance

Unscheduled repairs and maintenance to the District's irrigation system.

Contingencies

Unanticipated expenses that may occur during the fiscal year to the irrigation system.

Capital Outlay

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

Beacon Tradeport

Community Development District

Debt Service Fund

Series 2012 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Special Assessments - Levy	\$1,269,020	\$1,275,699	\$0	\$1,275,699	\$1,269,020
Interest Income	\$0	\$26,413	\$4,402	\$30,815	\$0
Carry Forward Surplus ⁽¹⁾	\$484,346	\$529,112	\$0	\$529,112	\$580,492
TOTAL REVENUES	\$1,753,366	\$1,831,224	\$4,402	\$1,835,626	\$1,849,512
Expenditures					
<u>Series 2012</u>					
Interest - 11/1	\$62,567	\$62,567	\$0	\$62,567	\$42,285
Interest - 5/1	\$62,567	\$62,567	\$0	\$62,567	\$42,285
Principal - 5/1	\$1,120,000	\$1,120,000	\$0	\$1,120,000	\$1,150,000
Special Call - 5/1	\$0	\$10,000	\$0	\$10,000	\$0
TOTAL EXPENDITURES	\$1,245,134	\$1,255,134	\$0	\$1,255,134	\$1,234,570
EXCESS REVENUES	\$508,232	\$576,090	\$4,402	\$580,492	\$614,942
				11/24 Interest 2012A	\$21,459

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

**Beacon Tradeport
Community Development District**

Amortization Schedule
2012 Special Assessment Refunding Bonds

YEAR	BALANCE	RATE	PRINCIPAL	INTEREST	ANNUAL TOTAL
05/01/23	\$ 3,455,000.00	3.62%	\$1,120,000.00	\$ 62,567.15	
11/01/23	\$ 2,335,000.00	3.62%	\$ -	\$ 42,284.89	\$ 1,224,852.04
05/01/24	\$ 2,335,000.00	3.62%	\$1,150,000.00	\$ 42,284.89	
11/01/24	\$ 1,185,000.00	3.62%	\$ -	\$ 21,459.35	\$ 1,213,744.24
05/01/25	\$ 1,185,000.00	3.62%	\$1,185,000.00	\$ 21,459.35	\$ 1,206,459.35
Totals			\$5,595,000.00	\$518,374.71	\$ 6,113,374.71

Beacon Tradeport
Community Development District

Debt Service Fund
Series 2014 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Special Assessments - Levy	\$5,284,468	\$5,351,826	\$0	\$5,351,826	\$5,351,826
Interest Income	\$2,000	\$415,284	\$1,125	\$416,409	\$2,000
Carry Forward Surplus ⁽¹⁾	\$601,224	\$824,884	\$0	\$824,884	\$1,090,764
TOTAL REVENUES	\$5,887,692	\$6,591,994	\$1,125	\$6,593,119	\$6,444,590
Expenditures					
Series 2014					
Interest - 11/01	\$543,101	\$543,101	\$0	\$543,101	\$468,047
Interest - 5/1	\$534,246	\$534,246	\$0	\$534,246	\$462,960
Principal - 5/1	\$4,340,000	\$4,340,000	\$0	\$4,340,000	\$4,595,000
Special Call - 5/1	\$0	\$35,000	\$0	\$35,000	\$0
TOTAL EXPENDITURES	\$5,417,346	\$5,452,346	\$0	\$5,452,346	\$5,526,007
Other Financing Sources/(Uses)					
Other Debt Service Costs	\$0	(\$50,009)	\$0	(\$50,009)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$50,009)	\$0	(\$50,009)	\$0
EXCESS REVENUES	\$470,345	\$1,089,639	\$1,125	\$1,090,764	\$918,583
				11/24 Interest 2014A	\$388,584

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

**Beacon Tradeport
Community Development District**

Amortization Schedule

2014 Special Assessment Refunding Bonds

<u>YEAR</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>ANNUAL TOTAL</u>
05/01/23	\$31,405,000.00	3.3835%	\$ 4,340,000.00	\$ 534,245.72	\$ -
11/01/23	\$27,065,000.00	3.3835%	\$ -	\$ 468,047.07	\$ 5,342,292.80
05/01/24	\$27,065,000.00	3.3835%	\$ 4,595,000.00	\$ 462,959.61	\$ -
11/01/24	\$22,470,000.00	3.3835%	\$ -	\$ 388,583.70	\$ 5,446,543.30
05/01/25	\$22,470,000.00	3.3835%	\$ 4,870,000.00	\$ 382,248.09	\$ -
11/01/25	\$17,600,000.00	3.3835%	\$ -	\$ 304,364.62	\$ 5,556,612.72
05/01/26	\$17,600,000.00	3.3835%	\$ 5,150,000.00	\$ 299,402.16	\$ -
11/01/26	\$12,450,000.00	3.3835%	\$ -	\$ 215,303.38	\$ 5,664,705.54
05/01/27	\$12,450,000.00	3.3835%	\$ 5,445,000.00	\$ 211,793.00	\$ -
11/01/27	\$ 7,005,000.00	3.3835%	\$ -	\$ 121,140.58	\$ 5,777,933.58
05/01/28	\$ 7,005,000.00	3.3835%	\$ 7,005,000.00	\$ 119,823.83	\$ 7,124,823.83
<u>Totals</u>			<u>\$39,465,000.00</u>	<u>\$5,942,099.41</u>	<u>\$ 45,407,099.41</u>

Beacon Tradeport
Community Development District

Debt Service Fund
Series 2017 Special Assessment Bonds

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Special Assessments - Levy	\$321,199	\$322,227	\$0	\$322,227	\$321,199
Interest Income	\$0	\$4,866	\$1,620	\$6,486	\$0
Carry Forward Surplus ⁽¹⁾	\$120,786	\$182,112	\$0	\$182,112	\$186,780
TOTAL REVENUES	\$441,985	\$509,205	\$1,620	\$510,825	\$507,979
Expenditures					
<u>Series 2014</u>					
Interest - 11/01	\$79,523	\$79,523	\$0	\$79,523	\$76,676
Interest - 05/01	\$79,523	\$79,523	\$0	\$79,523	\$76,676
Principal - 05/01	\$165,000	\$165,000	\$0	\$165,000	\$170,000
TOTAL EXPENDITURES	\$324,045	\$324,045	\$0	\$324,045	\$323,353
EXCESS REVENUES	\$117,940	\$185,160	\$1,620	\$186,780	\$184,627
				11/24 Interest 2017A	<u>\$73,744</u>

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

**Beacon Tradeport
Community Development District**

Amortization Schedule
2017 Special Assessment Bonds

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