

Beacon Tradeport

Community Development District

Adopted Budget

Fiscal Year 2027

Presented by:



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Beacon Tradeport

Community Development District

Adopted Budget General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 9/30/26	Projected Next 0 Months	Projected Through 9/30/26	Adopted Budget Fiscal Year 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 514,708	\$ 516,987	\$ -	\$ 516,987	\$ 514,708
Special Assessments - Direct Bill	160,000	160,000	-	160,000	160,000
Interest Income	10,000	57,713	-	57,713	30,000
Miscellaneous Income	-	567,380	-	567,380	-
Cost Sharing Revenues	4,555	3,352	-	3,352	3,352

TOTAL REVENUES	\$ 689,263	\$ 1,305,433	\$ -	\$ 1,305,433	\$ 708,060
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EXPENDITURES:

General and Administrative

Engineering	\$ 45,000	\$ 23,329	\$ 8,000	\$ 31,329	\$ 45,000
Assessment Roll Administration	2,000	2,000	-	2,000	2,000
Attorney	25,000	17,535	1,600	19,135	25,000
Annual Audit	5,900	5,900	-	5,900	6,000
Arbitrage Calculation	1,800	1,200	600	1,800	1,200
Trustee Fees	24,750	10,515	-	10,515	12,572
Management Fees	64,256	64,256	-	64,256	68,111
Information Technology	1,000	1,000	-	1,000	1,000
Website Maintenance	3,000	3,000	-	3,000	3,000
Postage and Delivery	750	415	110	525	750
Insurance General Liability	11,796	10,629	-	10,629	11,515
Printing and Binding	750	1	1	1	-
Rental and Leases	2,400	2,400	-	2,400	2,400
Legal Advertising	1,500	571	714	1,286	1,500
Other Current Charges	1,500	231	-	231	1,000
Office Supplies	250	74	-	74	-
Dues, Licenses and Subscriptions	175	175	-	175	175
Holiday Lighting	59,740	59,740	-	59,740	59,740

TOTAL GENERAL AND ADMINISTRATIVE	\$ 251,566	\$ 202,971	\$ 11,025	\$ 213,996	\$ 240,962
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Beacon Tradeport

Community Development District

Adopted Budget General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 9/30/26	Projected Next 0 Months	Projected Through 9/30/26	Adopted Budget Fiscal Year 2027
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Operations and Maintenance

Lake Maintenance	\$ 6,538	\$ 6,538	\$ -	\$ 6,538	\$ 6,538
Storm Drain Cleaning	130,000	-	-	-	130,000
Mosquito Control	102,000	102,000	-	102,000	102,000
Electric	15,000	7,419	591	8,010	10,000
Repairs and Maintenance	3,500	-	-	-	3,500
Contingencies	10,000	5,019	500	5,519	10,000
Capital Outlay	10,000	-	-	-	10,000
Reserves	160,659	-	160,659	160,659	195,060

TOTAL OPERATIONS AND MAINTENANCE	\$ 437,697	\$ 120,976	\$ 161,750	\$ 282,726	\$ 467,098
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TOTAL EXPENDITURES	\$ 689,263	\$ 323,947	\$ 172,775	\$ 496,722	\$ 708,060
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Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ 720,877	\$ -	\$ 720,877	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ 720,877	\$ -	\$ 720,877	\$ -
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EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 1,702,362	\$ (172,775)	\$ 1,529,587	\$ (0)
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Beacon Tradeport
Community Development District
Exhibit "A"
Allocation of Reserves

DESCRIPTION

Beginning Fund Balance - 10/1/25	\$ 720,966
Net change in Fund Balance - Fiscal Year 2026	1,690,246
Total Funds Available (Estimated) - 9/30/26	2,411,212

ALLOCATION OF AVAILABLE FUNDS

Funding for First Quarter Operating Expenses ⁽¹⁾	(128,250)
Reserved for Undesignated Maintenance Reserves ⁽²⁾	(576,539)
Reserved for Surplus Funds Remaining Following Retirement of Series 2012A Bonds ⁽³⁾	(693,490)
Net Municipal Development Contributions ⁽⁴⁾	(773,706)
Total Allocation of Available Funds	(2,171,985)

Total Unassigned Cash (Estimated) - 9/30/26	\$ 239,227
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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 MAINTENANCE RESERVES ⁽²⁾

Beginning Balance - 9/1/26	\$ 414,404
Increase in Reserves during Fiscal Year 2026	160,659
Interest Earnings	1,476
Total Funds Reserved for Undesignated Maintenance Reserves - 9/30/26 (Estimated)	\$ 576,539

RESERVED FOR UNDESIGNATED MAINTENANCE RESERVES

Beginning Balance - 10/1/26	\$ 576,539
Estimated Increase in Reserves during Fiscal Year 2027	195,060
Total Funds Reserved for Undesignated Maintenance Reserves - 9/30/27 (Estimated)	\$ 771,599

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

GMSSF, 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.

Beacon Tradeport
Community Development District
Budget Narrative

Expenditures - General and Administrative (Continued)
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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
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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
Adopted Budget
Series 2014A Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 9/30/26	Projected Next 0 Months	Projected Through 9/30/26	Adopted Budget Fiscal Year 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 5,536,661	\$ 5,554,460	\$ -	\$ 5,554,460	\$ 5,636,288
Interest Earnings	61,341	431,671	-	431,671	2,000
Carry Forward Surplus ⁽¹⁾	650,698	812,553	-	812,553	457,410
TOTAL REVENUES	\$ 6,248,700	\$ 6,798,685	\$ -	\$ 6,798,685	\$ 6,095,698
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	\$ 457,410	\$ -	\$ 457,410	\$ 367,495

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$116,385
	<u>\$116,385</u>

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
Adopted Budget
Series 2017A Special Assessment Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 9/30/26	Projected Next 0 Months	Projected Through 9/30/26	Adopted Budget Fiscal Year 2027
REVENUES:					
Special Assessments-On Roll	\$ 321,199	\$ 322,503	\$ -	\$ 322,503	\$ 321,199
Interest Earnings	-	11,234	-	11,234	-
Carry Forward Surplus ⁽¹⁾	203,845	212,195	-	212,195	224,482
TOTAL REVENUES	\$ 525,044	\$ 545,932	\$ -	\$ 545,932	\$ 545,681
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	\$ 224,482	\$ -	\$ 224,482	\$ 225,441
<div> <div> ⁽¹⁾ Carry Forward is Net of Reserve Requirement </div> <div> Interest Due 11/1/27 </div> <div> <div>\$64,429</div> <div>\$64,429</div> </div> </div>					

Beacon Tradeport
Community Development District
Amortization Schedule
Series 2017 A 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	