



***Beacon Tradeport
Community Development District***

www.beacontradeportcdd.com

Pete Marrero, Chairman

Philip Procacci, Vice Chairman

Madelyn Bello, Assistant Secretary

Brett Houston, Assistant Secretary

February 26, 2026



Beacon Tradeport

Community Development District

Agenda

Seat 2: Pete Marrero – C.	
Seat 3: Phil Procacci – V.C.	
Seat 4: Open Seat	
Seat 5: Madelyn Bello – A.S.	
Seat 1: Brett Houston – A.S.	

Thursday
February 26, 2026
10:00 a.m.

Dolphin Mall Management Office
11401 N. W. 12th Street, Miami, FL
Join the meeting now
Microsoft Teams

Meeting ID: 278 483 455 473 5 and Passcode: jc9zc6TF
1 (872) 240-4685 and Phone Conference ID: 688 862 616#

1. Roll Call
2. Audience Comments – ***As per District's rules, each speaker has 3 minutes to provide comments***
3. Organizational Matters
 - A. Acceptance of Resignation Letter from Mr. Albert James Lara – **Page 3**
 - B. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat #4 (11/2026)
 - C. Oath of Office for Newly Appointed Supervisor(s) – **Page 4**
 - D. Electing Officer(s)
4. Approval of the Minutes of the September 25, 2025 Meeting – **Page 6**
5. Consideration of Resolution **2026-01** to Amend the Series 2014 Debt Service Budget for Fiscal Year 2026 – **Page 10**
6. Staff Reports
 - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure – **Page 4**
 - B. Engineer
 - C. Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards – **Page 15**
7. Financial Reports
 - A. Acceptance of Check Register – **Page 20**
 - B. Acceptance of Unaudited Financials – **Page 25**
8. Supervisors Requests
9. 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>

1/31/2026
Date

I, Albert JAMES LARA, wish to resign from the
CDD Board of Supervisors, effective:
1/31/26.



Signature

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 _____ **Community Development District**, _____ **County, Florida**.

Signature _____

Home 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 _____

**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 September 25, 2025, at 10:00 a.m. at the Dolphin Mall Management Office, 11401 NW 12th Street, Miami, Florida.

Present and constituting a quorum were:

Pete Marrero
Phil Procacci
Madelyn Bello
Al Lara
Brett Houston

Chaiman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Paul Winkeljohn
Liza Smoker
Juan Alvarez
Jeff

District Manager
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the meeting to order and called the roll.

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

Approval of the Minutes of the May 29, 2025 Meeting

Mr. Winkeljohn presented the minutes from the May 29, 2025 meeting and asked for any changes, corrections, additions, or deletions.

On MOTION by Mr. Lara, seconded by Mr. Marrero, with all in favor, the Minutes of the May 29, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2024

Mr. Winkeljohn presented the audit for Fiscal Year 2024. He noted that there were no findings, no recommendations, and no management notes. Staff recommended approval of the audit.

On MOTION by Mr. Procacci, seconded by Mr. Lara, with all in favor, Accepting the Audit for Fiscal Year Ending in September 30, 2024, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Winkeljohn stated that the Board had already selected the auditor and the engagement letter will kick off the process for the Fiscal Year 2025 audit.

On MOTION by Mr. Marrero, seconded by Mr. Lara, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum – 2025 Legislative Update

Ms. Smoker noted that their firm provides a legislative memorandum every year that involves anything that might affect the District. The full memorandum was in the agenda package for Board review. She noted one change that would affect the District was that rule making changed slightly, and change orders are now required to be approved within 35 days according to Florida statute.

B. Engineer

Mr. Alvarez noted that the GIS system that the CDD hired a company to do looks very nice. They are finalizing a few quality control items, but they should be able to send the District manager the link for the GIS map. He noted that the Phase 1 cleaning of the drainage system will start the next week and it will take them a couple of months to complete that.

Mr. Alvarez discussed the FPL easement for FPL to install transformers in the community.

On MOTION by Mr. Lara, seconded by Mr. Marrero, with all in favor, the FPL Easement and Authorizing the Chair or Vice Chair to Execute, was approved.

C. Manager

1) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Mr. Winkeljohn reviewed the 2025 performance measurements.

On MOTION by Mr. Lara, seconded by Mr. Marrero, with all in favor, the 2025 Performance Measures and Standards, was approved.

2) Bond Rate Changes

Mr. Winkeljohn noted that in 2023 they had an amendment to one of their bond indentures. That amendment took a retiring rate setting mechanism and substituted with the most available index call. He stated that the impact on the bonds for Fiscal Year 2025 was almost 2%, which was a significant amount of money to the District. Mr. Winkeljohn worked with the CDD's finance team and bond counsel team to review this item and he noted that they did find holes in their calculations. Mr. Winkeljohn's suggestion was to authorize bond counsel to have an expert review the calculation in more detail.

On MOTION by Mr. Marrero, seconded by Mr. Procacci, with all in favor, Authorizing Retention of Special Counsel to Review Bond Amendment, was approved.

3) Update on City ILA Agreement

Mr. Winkeljohn provided an update on the City ILA Agreement. He noted that the city acknowledge that they received the funds that was jamming the interlocal agreement invoicing. They had invoiced the city \$300,000 to \$400,000 but that money was never given to them because the city wanted the various payments of a property that they owed to be paid. The city did acknowledge that they can now fund the CDD the money. Mr. Winkeljohn noted the city had not recorded the agreement, but it is their duty to do so.

SEVENTH ORDER OF BUSINESS Financial Reports

- A. Acceptance of Check Register**
- B. Acceptance of Unaudited Financials**

Mr. Winkeljohn presented the financial reports and asked if there were any questions or comments about the check register or the unaudited financials. Hearing no questions from the Board, Mr. Winkeljohn asked the Board for a motion to accept them.

On MOTION by Mr. Procacci, seconded by Mr. Lara, with all in favor, the Check Register and the Unaudited Financials, were accepted as presented.

EIGHTH ORDER OF BUSINESS Supervisors Requests

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

NINTH 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 Ms. Bello, seconded by Mr. Lara, with all in favor, the meeting was adjourned at 10:20 a.m.

Secretary Assistant Secretary

Chairman/ Vice Chairman

RESOLUTION 2026-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Beacon Tradeport Community Development District, hereinafter referred to as “District”, adopted a Series 2014A Debt Service Budget for fiscal year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the fiscal year.

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

1. The Series 2014A Debt Service Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 26th day of February 2026 and be reflected in the monthly and fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

***Beacon Tradeport Community
Development District***

by: _____
Chairman / Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

Beacon Tradeport

Community Development District

*Amended Budget - Debt Service Fund Series 2014A
Fiscal Year 2026*

Presented by:



Beacon Tradeport
Community Development District
Amended Budget - Debt Service Fund Series 2014A
Resolution 2026-01

Description	Adopted Budget Fiscal Year 2026	Proposed Increase/ Decrease	Amended Budget Fiscal Year 2026
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REVENUES:

Special Assessments - Tax Roll	\$ 6,296,815	\$ (760,154)	\$ 5,536,661
Interest Income	2,000	59,341	61,341
Carry Forward Surplus	650,698	-	650,698
TOTAL REVENUES	\$ 6,949,513	\$ (700,813)	\$ 6,248,700
Interest - 11/1	\$ 643,884	\$ 15,364	\$ 659,248
Interest - 5/1	643,884	(204,432)	439,452
Principal - 5/1	5,150,000	-	5,150,000
TOTAL EXPENDITURES	\$ 6,437,768	\$ (189,068)	\$ 6,248,700
EXCESS REVENUES (EXPENDITURES)	\$ 511,745	\$ (511,745)	\$ 0

LAW OFFICES
BILLING & COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

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CHRISTINE A. BROWN
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MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

February 3, 2026

VIA E-MAIL ONLY – pwinkeljohn@gmssf.com

Mr. Paul Winkeljohn
District Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure
Beacon Tradeport Community Development District
Our File: 405.98078**

Dear Paul:

This firm's current fee structure has been in place since 2019. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

- Attorneys/Partners: \$325.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Paul Winkeljohn
February 3, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)



Memorandum

To: Beacon Tradeport Board of Supervisors

From: District Management

Date: October 1, 2025

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

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, 2024, 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, 2025), 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 2025 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, 2024 – September 30, 2025

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

Beacon Tradeport
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check Numbers</i>		<i>Amount</i>
10/22/25	2631-2633	\$	22,047.23
11/13/25	2634-2638		19,245.96
11/18/25	2639		7,200.00
12/09/25	2640-2644		17,266.82
12/17/25	2645-2649		682,391.51
01/13/26	2650		46,862.91
02/11/26	2657-2661		15,749.15
TOTAL		\$	810,763.58

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/25	00019	8/05/25	8696	202507	310-51300	31100		*	19,250.00		
			SVCS 04/01-07/31/25								
		9/30/25	8804	202509	310-51300	31100		*	2,557.50		
			SVCS 09/25								
							ALVAREZ ENGINEERS, INC.			21,807.50	002631
10/22/25	00008	10/07/25	90202829	202510	310-51300	42000		*	64.73		
			DELIVERY THRU 10/01/25								
							FEDEX			64.73	002632
10/22/25	00103	10/01/25	91871	202510	310-51300	54000		*	175.00		
			ANNUAL FEE 10/25								
							FLORIDACOMMERCE			175.00	002633
11/13/25	00019	11/04/25	8845	202510	310-51300	31100		*	2,665.00		
			SVCS 10/25								
							ALVAREZ ENGINEERS, INC.			2,665.00	002634
11/13/25	00003	10/31/25	195870	202510	310-51300	31500		*	1,620.00		
			SVCS 10/25								
							BILLING COCHRAN PA			1,620.00	002635
11/13/25	00046	11/01/25	5718	202511	320-53800	46800		*	544.83		
			LAKE MAINT 11/25								
		11/01/25	5718	202511	320-53800	49100		*	8,500.00		
			MOSQUITO CONTROL 11/25								
							ECO BLUE AQUATIC SERVICES, INC.			9,044.83	002636
11/13/25	00008	11/04/25	90548008	202510	310-51300	42000		*	23.69		
			DELIVERY THRU 10/23/25								
							FEDEX			23.69	002637
11/13/25	00038	11/01/25	256	202511	310-51300	34000		*	5,354.67		
			MGMT FEE 11/25								
		11/01/25	256	202511	310-51300	44000		*	200.00		
			RENT 11/25								
		11/01/25	256	202511	310-51300	35100		*	83.33		
			COMPUTER TIME 11/25								
		11/01/25	256	202511	320-53800	49300		*	250.00		
			WEBSITE ADMIN 11/25								
		11/01/25	256	202511	310-51300	42000		*	4.44		
			POSTAGE&DELIVERY 11/25								
							GOVERNMENTAL MANAGEMENT SERVICES -			5,892.44	002638
11/18/25	00017	11/12/25	10012072	202510	310-51300	31500		*	7,200.00		
			LEGAL SVCS THRU 10/31/25								
							GREENBERG & TRAURIG, P.A.			7,200.00	002639

BTRD BEACON TRADEPO JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/09/25	00019	12/01/25 8893	202511 310-51300-31100 SVCS 11/25	ALVAREZ ENGINEERS, INC.	*	1,250.00	1,250.00 002640
12/09/25	00046	12/01/25 5758	202512 320-53800-46800 LAKE MAINT 12/25	ECO BLUE AQUATIC SERVICES, INC.	*	544.83	9,044.83 002641
		12/01/25 5758	202512 320-53800-49100 TRUCK MOUNT 12/25		*	8,500.00	
12/09/25	00038	12/01/25 257	202512 310-51300-34000 MGMT FEE 12/25	GOVERNMENTAL MANAGEMENT SERVICES -	*	5,354.67	5,893.18 002642
		12/01/25 257	202512 310-51300-44000 RENT 12/25		*	200.00	
		12/01/25 257	202512 310-51300-35100 COMPUTER TIME 12/25		*	83.33	
		12/01/25 257	202512 320-53800-49300 WEBSITE ADMIN 12/25		*	250.00	
		12/01/25 257	202512 310-51300-42000 POSTAGE&DELIVERY 12/25		*	5.18	
12/09/25	00012	11/19/25 28264	202511 310-51300-31200 SERIES 2012A FYE FINAL	GRAU & ASSOCIATES	*	600.00	600.00 002643
12/09/25	00102	9/30/25 IN50913	202509 310-51300-48000 FY26 MEETING SCHEDULE	MCCLATCHY COMPANY LLC	*	478.81	478.81 002644
12/17/25	00077	12/17/25 12172025	202512 300-20700-10000 TRANSFER OF TAX RECEIPTS	BEACON TRADEPORT CDD	*	1,623.96	.00 002645
		12/17/25 12172025	202512 300-20700-10000 TRANSFER OF TAX RECEIPTS		V	1,623.96-	
12/17/25	00063	12/17/25 12172025	202512 300-20700-10000 TRANSFER OF TAX RECEIPTS	BEACON TRADEPORT CDD	*	76,164.32	76,164.32 002646
12/17/25	00003	11/30/25 196282	202511 310-51300-31500 SVCS 11/25	BILLING COCHRAN PA	*	500.00	500.00 002647
12/17/25	00025	12/17/25 12172025	202512 300-15100-10100 TRANSFER FUNDS STAE BOARD	STATE BOARD OF ADMINISTRATION	*	430,000.00	430,000.00 002648

BTRD BEACON TRADEPO JWASSERMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/17/25	00077	12/17/25	12172025	202512	300	20700	10000		TRANSFER OF TAX RECEIPTS	*	1,623.96		
		12/17/25	12172025	202512	300	20700	10000		TRANSFER OF TAX RECEIPTS	*	174,103.23		
BEACON TRADEPORT CDD											175,727.19	002649	
1/13/26	00019	1/07/26	8950	202512	310	51300	31100		SVCS 12/25	*	972.50		
ALVAREZ ENGINEERS, INC.											972.50	002650	
1/13/26	00046	1/01/26	5798	202601	320	53800	46800		LAKE MAINT 01/26	*	544.83		
		1/01/26	5798	202601	320	53800	49100		MOSQUITO CONTROL 01/26	*	8,500.00		
ECO BLUE AQUATIC SERVICES, INC.											9,044.83	002651	
1/13/26	00008	12/30/25	91224472	202512	310	51300	42000		DELIVERY THRU 12/18/25	*	43.14		
FEDEX											43.14	002652	
1/13/26	00038	1/01/26	258	202601	310	51300	34000		MGMT FEE 01/26	*	5,354.67		
		1/01/26	258	202601	310	51300	44000		RENT 01/26	*	200.00		
		1/01/26	258	202601	310	51300	35100		COMPUTER TIME 01/26	*	83.33		
		1/01/26	258	202601	320	53800	49300		WEB ADMIN 01/26	*	250.00		
		1/01/26	258	202601	310	51300	42000		POSTAGE&DELIVERY 01/26	*	4.44		
GOVERNMENTAL MANAGEMENT SERVICES -											5,892.44	002653	
1/13/26	00098	11/28/25	INV22639	202511	320	53800	49000		HOLIDAY LIGHTS 11/25	*	29,870.00		
HOLIDAY OUTDOOR DECOR											29,870.00	002654	
1/13/26	00093	12/28/25	83740	202512	330	53800	35000		QRTLTY MAINT 12/25	*	500.00		
TOTAL IRRIGATION MANAGEMENT											500.00	002655	
1/13/26	00003	12/31/25	196731	202512	310	51300	31500		12/25 LEGAL SERVICES	*	540.00		
BILLING COCHRAN PA											540.00	002656	
2/11/26	00019	2/04/26	9004	202601	310	51300	31100		SVCS 01/26	*	277.50		
ALVAREZ ENGINEERS, INC.											277.50	002657	

BTRD BEACON TRADEPO JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/11/26	00003	1/31/26 197159	202601 310-51300-31500		*	500.00	
		SVCS 01/26		BILLING COCHRAN PA			500.00 002658
2/11/26	00046	2/01/26 5838	202602 320-53800-46800		*	544.83	
		LAKE MAINT 02/26					
		2/01/26 5838	202602 320-53800-49100		*	8,500.00	
		MOSQUITO CONTROL 02/26		ECO BLUE AQUATIC SERVICES, INC.			9,044.83 002659
2/11/26	00008	1/27/26 91542406	202601 310-51300-42000		*	35.12	
		DELIVERY THRU 01/15/26		FEDEX			35.12 002660
2/11/26	00038	2/01/26 259	202602 310-51300-34000		*	5,354.67	
		MGMT FEE 02/26					
		2/01/26 259	202602 310-51300-44000		*	200.00	
		RENT 02/26					
		2/01/26 259	202602 310-51300-35100		*	83.33	
		COMPUTER TIME 02/26					
		2/01/26 259	202602 320-53800-49300		*	250.00	
		WEBSITE ADMIN 02/26					
		2/01/26 259	202602 310-51300-42000		*	3.70	
		POSTAGE&DELIVERY 02/26		GOVERNMENTAL MANAGEMENT SERVICES -			5,891.70 002661
TOTAL FOR BANK A						810,763.58	
TOTAL FOR REGISTER						810,763.58	

Beacon Tradeport

Community Development District

Unaudited Financial Reporting

January 31, 2026



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Beacon Tradeport
Community Development District
Balance Sheet
January 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 184,817	\$ -	\$ -	\$ 184,817
Due from General Fund	-	167,112	-	167,112
Investments:				
State Board of Administration (SBA)-Operating	802,955	-	-	802,955
State Board of Administration (SBA)-Reserves	405,297	-	-	405,297
State Board of Administration (SBA)-Settlement	-	1,661,738	-	1,661,738
SERIES 2012A				
Reserve	-	630,586	-	630,586
Interest	-	59	-	59
Revenue	-	43,703	-	43,703
Bond Redemption	-	13,658	-	13,658
SERIES 2014A				
Reserve	-	2,560,768	-	2,560,768
Revenue	-	5,771,933	-	5,771,933
Redemption	-	58,403	-	58,403
Construction	-	-	10,845	10,845
SERIES 2017A				
Reserve	-	32,113	-	32,113
Revenue	-	436,340	-	436,340
Prepayment	-	7	-	7
Construction	-	-	1	1
Total Assets	\$ 1,393,069	\$ 11,376,420	\$ 10,846	\$ 12,780,335
Liabilities:				
Accounts Payable	\$ 1,807	\$ -	\$ -	\$ 1,807
Due to Debt Service	167,112	-	-	167,112
Total Liabilities	\$ 168,919	\$ -	\$ -	\$ 168,919
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 11,376,420	\$ -	\$ 11,376,420
Capital Projects	-	-	10,846	10,846
Assigned for:				
Capital Reserves	405,297	-	-	405,297
Unassigned	818,854	-	-	818,854
Total Fund Balances	\$ 1,224,150	\$ 11,376,420	\$ 10,846	\$ 12,611,416
Total Liabilities & Fund Balance	\$ 1,393,069	\$ 11,376,420	\$ 10,846	\$ 12,780,335

Beacon Tradeport
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget Through 01/31/26	Actual Through 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 514,708	\$ 308,825	\$ 491,067	\$ 182,242
Special Assessments - Direct Bill	160,000	160,000	160,000	-
Interest Income	10,000	3,333	12,368	9,034
Cost Sharing Revenues	4,555	1,518	-	(1,518)
Total Revenues	\$ 689,263	\$ 473,677	\$ 663,435	\$ 189,758
Expenditures:				
<u>General and Administrative:</u>				
Engineering	\$ 45,000	\$ 15,000	\$ 5,165	\$ 9,835
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	25,000	8,333	10,360	(2,027)
Annual Audit	5,900	1,967	-	1,967
Arbitrage Calculation	1,800	600	600	-
Trustee Fees	24,750	8,250	8,527	(277)
Management Fees	64,256	21,419	21,419	0
Information Technology	1,000	333	333	(0)
Website Maintenance	3,000	1,000	1,000	-
Postage and Delivery	750	250	186	64
Insurance General Liability	11,796	11,796	10,629	1,167
Printing and Binding	750	250	0	250
Rental and Leases	2,400	800	800	(0)
Legal Advertising	1,500	500	-	500
Other Current Charges	1,500	500	34	466
Office Supplies	250	83	-	83
Dues, Licenses and Subscriptions	175	175	175	-
Holiday Lighting	59,740	59,740	59,740	-
Total General and Administrative	\$ 251,566	\$ 132,996	\$ 120,968	\$ 12,028

Beacon Tradeport
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget Through 01/31/26	Actual Through 01/31/26	Variance
<i>Operations and Maintenance</i>				
Lake Maintenance	\$ 6,538	\$ 2,179	\$ 2,179	\$ 0
Storm Drain Cleaning	130,000	43,333	-	43,333
Mosquito Control	102,000	34,000	34,000	-
Electric	15,000	5,000	2,602	2,398
Repairs and Maintenance	3,500	1,167	-	1,167
Contingencies	10,000	3,333	500	2,833
Capital Outlay	10,000	3,333	-	3,333
Reserves	160,659	53,553	-	53,553
Total Operations and Maintenance	\$ 437,697	\$ 145,899	\$ 39,281	\$ 106,618
Total Expenditures	\$ 689,263	\$ 278,895	\$ 160,249	\$ 118,646
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 194,781	\$ 503,186	\$ 308,404
Fund Balance - Beginning			\$ 720,965	
Fund Balance - Ending			\$ 1,224,150	

Beacon Tradeport
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget Through 01/31/26	Actual Through 01/31/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 8,786	\$ 8,786
Carry Forward Surplus	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 8,786	\$ 8,786
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	-	-	-	-
Principal - 5/1	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 8,786	\$ 8,786
Fund Balance - Beginning			\$ 706,608	
Fund Balance - Ending			\$ 715,394	

Beacon Tradeport
Community Development District
Debt Service Fund Series 2014
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget Through 01/31/26	Actual Through 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 5,536,661	\$ 3,321,996	\$ 5,545,356	\$ 2,223,359
Interest Income	2,000	667	201,891	201,225
Carry Forward Surplus	650,698	-	-	-
Total Revenues	\$ 6,189,359	\$ 3,322,663	\$ 5,747,247	\$ 2,424,584
Expenditures:				
Interest - 11/1	\$ 659,248	\$ 659,248	\$ 659,248	\$ -
Special Call - 11/1	-	-	-	-
Interest - 5/1	439,452	-	-	-
Principal - 5/1	5,150,000	-	-	-
Special Call - 5/1	-	-	-	-
Total Expenditures	\$ 6,248,700	\$ 659,248	\$ 659,248	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (59,341)	\$ 2,663,415	\$ 5,087,999	\$ 2,424,584
Fund Balance - Beginning			\$ 5,084,687	
Fund Balance - Ending			\$ 10,172,687	

Beacon Tradeport
Community Development District
Debt Service Fund Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget Through 01/31/26	Actual Through 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 321,199	\$ 192,720	\$ 311,861	\$ 119,142
Interest Income	-	-	2,888	2,888
Carry Forward Surplus	203,845	-	-	-
Total Revenues	\$ 525,044	\$ 192,720	\$ 314,750	\$ 122,030
Expenditures:				
Interest - 11/1	\$ 70,725	\$ 70,725	\$ 70,725	\$ -
Interest - 5/1	70,725	-	-	-
Principal - 5/1	180,000	-	-	-
Total Expenditures	\$ 321,450	\$ 70,725	\$ 70,725	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 203,594	\$ 121,995	\$ 244,025	\$ 122,030
Net Change in Fund Balance	\$ 203,594	\$ 121,995	\$ 244,025	\$ 122,030
Fund Balance - Beginning			\$ 244,314	
Fund Balance - Ending			\$ 488,339	

Beacon Tradeport
Community Development District
Capital Projects Fund Series 2014
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget Through 01/31/26	Actual Through 01/31/26	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 138	\$ 138
Interest Income	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 138	\$ 138
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 138	\$ 138
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 138	\$ -
Fund Balance - Beginning			\$ 10,707	
Fund Balance - Ending			\$ 10,845	

Beacon Tradeport
Community Development District
Capital Projects Fund Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget Through 01/31/26	Actual Through 01/31/26	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	-	-
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 491,067
Special Assessments - Direct Bill	160,000	-	-	-	-	-	-	-	-	-	-	-	160,000
Interest Income	2,789	2,620	2,986	3,972	-	-	-	-	-	-	-	-	12,368
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost Sharing Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 162,789	\$ 292,101	\$ 161,384	\$ 47,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 663,435

Expenditures:

General and Administrative:

Engineering	\$ 2,665	\$ 1,250	\$ 973	\$ 278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,165
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	8,820	500	540	500	-	-	-	-	-	-	-	-	10,360
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Calculation	-	600	-	-	-	-	-	-	-	-	-	-	600
Trustee Fees	8,527	-	-	-	-	-	-	-	-	-	-	-	8,527
Management Fees	5,355	5,355	5,355	5,355	-	-	-	-	-	-	-	-	21,419
Information Technology	83	83	83	83	-	-	-	-	-	-	-	-	333
Website Maintenance	250	250	250	250	-	-	-	-	-	-	-	-	1,000
Postage and Delivery	94	4	48	40	-	-	-	-	-	-	-	-	186
Insurance General Liability	10,629	-	-	-	-	-	-	-	-	-	-	-	10,629
Printing and Binding	0	-	-	-	-	-	-	-	-	-	-	-	0
Rental and Leases	200	200	200	200	-	-	-	-	-	-	-	-	800
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	34	-	-	-	-	-	-	-	-	-	-	-	34
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,968

Beacon Tradeport
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations and Maintenance</i>													
Lake Maintenance	\$ 545	\$ 545	\$ 545	\$ 545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,179
Mosquito Control	8,500	8,500	8,500	8,500	-	-	-	-	-	-	-	-	34,000
Electric	757	851	994	-	-	-	-	-	-	-	-	-	2,602
Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingencies	-	-	500	-	-	-	-	-	-	-	-	-	500
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations and Maintenance	\$ 9,801	\$ 9,896	\$ 10,539	\$ 9,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,281
Total Expenditures	\$ 78,503	\$ 48,008	\$ 17,988	\$ 15,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,249
Excess (Deficiency) of Revenues over Expenditures	\$ 84,286	\$ 244,093	\$ 143,397	\$ 31,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,186
Net Change in Fund Balance	\$ 84,286	\$ 244,093	\$ 143,397	\$ 31,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,186

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		-
Current Bonds Outstanding		\$17,305,000

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		-
Current Bonds Outstanding		\$4,100,000

Total Current Bonds Outstanding		\$21,405,000
--	--	---------------------

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

COMMERCIAL

ON ROLL ASSESSMENTS

Allocation in %	0.19%	97.72%	2.08%	100.00%
-----------------	-------	--------	-------	---------

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2014		2017		Total
								Debt Service	Debt Service	Debt Service	Debt Service	
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
TOTAL		\$ 5,963,935.76	\$ 238,557.46	\$ 57,253.78	\$ 6,512.12	\$ 5,674,636.64	\$ 11,043.93	\$ 5,545,355.74	\$ 118,236.98	\$ -	\$ -	\$ 5,674,636.65

100.00%	Percent Collected
\$ -	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

INDUSTRIAL

ON ROLL ASSESSMENTS

Allocation in %	71.26%	28.74%	100.00%
-----------------	--------	--------	---------

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2017		Total
								Debt Service	Debt Service	
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	
TOTAL		\$ 707,563.78	\$ 27,686.06	\$ 6,798.78	\$ 568.44	\$ 673,647.38	\$ 480,023.07	\$ 193,624.31	\$ 673,647.38	

95.11%	Percent Collected
\$ 36,415.67	Balance Remaining to Collect