

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET-GOVERNMENTAL FUNDS
December 31, 2019

	Major Funds			Totals
	General	Debt Service Fund	Capital Projects Fund	Governmental Funds
<u>ASSETS:</u>				
Cash - Checking	\$343,965	---	---	\$343,965
Due From Other Funds	\$51,403	\$204,172	---	\$255,575
<u>Investments:</u>				
State Board - Operating	\$41	---	---	\$41
State Board - Reserves	\$355,941	---	---	\$355,941
State Board - Settlement	---	\$1,388,457	---	\$1,388,457
<u>SERIES 2012A</u>				
Reserve	---	\$604,554	---	\$604,554
Revenue	---	\$1,355,396	---	\$1,355,396
Bond Redemption	---	\$6,261	---	\$6,261
Cost of Issuance	---	---	\$6,240	\$6,240
<u>SERIES 2014A</u>				
Reserve	---	\$2,532,487	---	\$2,532,487
Revenue	---	\$344,861	---	\$344,861
Redemption	---	\$98,324	---	\$98,324
Construction	---	---	\$9,425	\$9,425
<u>SERIES 2017A</u>				
Reserve	---	\$32,120	---	\$32,120
Revenue	---	\$5,030,030	---	\$5,030,030
Construction	---	---	\$4,322,494	\$4,322,494
Total Assets	\$751,350	\$11,596,662	\$4,338,159	\$16,686,171
<u>LIABILITIES:</u>				
Accounts Payable	\$2,686	---	---	\$2,686
Due To Other Funds	\$190,770	\$64,805	---	\$255,575
Total Liabilities	\$193,456	\$64,805	\$0	\$258,261
<u>FUND BALANCES:</u>				
Restricted for:				
Debt Service	---	\$11,531,857	---	\$11,531,857
Capital Projects	---	---	\$4,338,159	\$4,338,159
Assigned to:				
Maintenance Reserves	\$355,941	---	---	\$355,941
Unassigned	\$201,953	---	---	\$201,953
Total Fund Balances	\$557,894	\$11,531,857	\$4,338,159	\$16,427,910
TOTAL LIABILITIES AND FUND BALANCES	\$751,350	\$11,596,662	\$4,338,159	\$16,686,171

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>REVENUES:</u>				
Special Assessments-On Roll	\$137,664	\$119,927	\$119,927	\$0
Special Assessments-Off Roll	\$160,000	\$40,000	\$160,000	\$120,000
FEMA Revenue	\$0	\$0	\$0	\$0
Interest Income	\$750	\$188	\$1,715	\$1,528
TOTAL REVENUES	<u>\$298,414</u>	<u>\$160,115</u>	<u>\$281,642</u>	<u>\$121,528</u>
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering	\$50,000	\$12,500	\$1,145	\$11,355
Arbitrage	\$1,800	\$450	\$0	\$450
Attorney	\$30,000	\$7,500	\$3,180	\$4,320
Annual Audit	\$6,500	\$1,625	\$1,000	\$625
Trustee Fees	\$24,500	\$13,436	\$13,436	\$0
Management Fees	\$52,334	\$13,084	\$13,084	\$0
Computer Time	\$1,000	\$250	\$250	(\$0)
Telephone	\$250	\$63	\$0	\$63
Postage	\$425	\$106	\$9	\$98
Printing & Binding	\$1,250	\$313	\$129	\$184
Rentals & Leases	\$2,400	\$600	\$600	(\$0)
Insurance	\$8,058	\$8,058	\$7,511	\$547
Legal Advertising	\$500	\$125	\$0	\$125
Other Current Charges	\$500	\$125	\$187	(\$62)
Real Estate Taxes	\$3,500	\$875	\$3,079	(\$2,204)
Office Supplies	\$250	\$63	\$26	\$36
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Design/Maintenance	\$3,000	\$750	\$750	\$0
Holiday Lighting	\$59,657	\$14,914	\$0	\$14,914
TOTAL ADMINISTRATIVE	<u>\$246,098</u>	<u>\$75,011</u>	<u>\$44,560</u>	<u>\$30,450</u>
<u>DRAINAGE SYSTEM:</u>				
Lake Maintenance	\$15,000	\$3,750	\$1,634	\$2,116
Storm Drain Cleaning	\$150,000	\$37,500	\$0	\$37,500
Mosquito Control	\$102,000	\$25,500	\$25,500	\$0
Contingencies	\$5,000	\$1,250	\$0	\$1,250
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL DRAINAGE SYSTEM	<u>\$272,000</u>	<u>\$68,000</u>	<u>\$27,134</u>	<u>\$40,866</u>

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>IRRIGATION SYSTEM:</u>				
Electric	\$19,618	\$4,904	\$2,177	\$2,728
Repairs and Maintenance	\$3,500	\$875	\$0	\$875
Landscape Improvements	\$3,471	\$868	\$0	\$868
Contingencies	\$5,000	\$1,250	\$0	\$1,250
Capital Outlay	\$5,000	\$1,250	\$0	\$1,250
TOTAL IRRIGATION SYSTEM	<u>\$36,588</u>	<u>\$9,147</u>	<u>\$2,177</u>	<u>\$6,970</u>
TOTAL EXPENDITURES	<u>\$554,687</u>	<u>\$152,158</u>	<u>\$73,872</u>	<u>\$78,286</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$256,273)</u>	<u>\$7,957</u>	<u>\$207,771</u>	<u>\$199,814</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$256,273	\$64,068	\$0	(\$64,068)
TOTAL OTHER FINANCING SOURCES/(USES)	<u>\$256,273</u>	<u>\$64,068</u>	<u>\$0</u>	<u>(\$64,068)</u>
Net change in fund balance	<u>\$0</u>	<u>\$72,025</u>	<u>\$207,771</u>	<u>\$135,746</u>
FUND BALANCE - Beginning	\$0		\$350,123	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$557,894</u>	

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2012

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$248	\$248
Special Assessments	\$1,269,020	\$1,097,259	\$1,097,259	\$0
TOTAL REVENUES	\$1,269,020	\$1,097,259	\$1,097,508	\$248
EXPENDITURES:				
SERIES 2012				
Interest - 11/01	\$98,564	\$98,564	\$119,792	(\$21,229)
Interest - 5/01	\$98,564	\$0	\$0	\$0
Principal - 5/01	\$1,020,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,217,127	\$98,564	\$119,792	(\$21,229)
Excess (deficiency) of revenues over (under) expenditures	\$51,893	\$998,696	\$977,715	(\$20,981)
Net change in fund balance	\$51,893	\$998,696	\$977,715	(\$20,981)
FUND BALANCE - Beginning	\$441,728		\$1,034,983	
FUND BALANCE - Ending	\$493,621		\$2,012,698	

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2014

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
REVENUES:				
Interest Income	\$2,580	\$645	\$16,615	\$15,970
Special Assessments	\$5,039,475	\$5,041,597	\$5,041,597	\$0
TOTAL REVENUES	\$5,042,055	\$5,042,242	\$5,058,212	\$15,970
EXPENDITURES:				
SERIES 2014				
Interest - 11/01	\$745,088	\$745,088	\$745,088	\$0
Interest - 5/01	\$736,989	\$0	\$0	\$0
Principal - 5/01	\$3,620,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$5,102,077	\$745,088	\$745,088	\$0
Excess (deficiency) of revenues over (under) expenditures	(\$60,022)	\$4,297,154	\$4,313,124	\$15,970
Net change in fund balance	(\$60,022)	\$4,297,154	\$4,313,124	\$15,970
FUND BALANCE - Beginning	\$952,024		\$4,856,139	
FUND BALANCE - Ending	<u>\$892,002</u>		<u>\$9,169,263</u>	

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$28	\$28
Special Assessments	\$321,199	\$293,753	\$293,753	\$0
TOTAL REVENUES	\$321,199	\$293,753	\$293,781	\$28
EXPENDITURES:				
SERIES 2017				
Interest - 11/01	\$87,285	\$87,285	\$87,285	\$0
Interest - 5/01	\$87,285	\$0	\$0	\$0
Principal - 5/01	\$145,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$319,570	\$87,285	\$87,285	\$0
Excess (deficiency) of revenues over (under) expenditures	\$1,629	\$206,468	\$206,496	\$28
Net change in fund balance	\$1,629	\$206,468	\$206,496	\$28
FUND BALANCE - Beginning	\$111,297		\$143,399	
FUND BALANCE - Ending	\$112,926		\$349,895	

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2020

Series 2012A, Special Assessment Refunding Bonds (Industrial)		
Interest Rate;	2.980%	
Maturity Date:	5/1/2025	
Bonds outstanding - 9/30/2019		\$6,615,000.00
Less:	May 1, 2020 (Mandatory)	\$0.00
Current Bonds Outstanding		\$6,615,000.00
Series 2014A, Special Assessment Refunding Bonds (Commercial)		
Interest Rate;	3.3835%	
Maturity Date:	5/1/2028	
Bonds outstanding - 9/30/2019		\$43,085,000.00
Less:	May 1, 2020 (Mandatory)	\$0.00
Current Bonds Outstanding		\$43,085,000.00
Series 2017A, Special Assessment Refunding Bonds (Commercial)		
Interest Rate;	3.4500%	
Maturity Date:	5/1/2042	
Bonds outstanding - 9/30/2019		\$5,060,000.00
Less:	May 1, 2020 (Mandatory)	\$0.00
Current Bonds Outstanding		\$5,060,000.00
Total Current Bonds Outstanding		\$54,760,000.00

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2012

CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2	\$2
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$2</u>	<u>\$2</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$2</u>	<u>\$2</u>
Net change in fund balance	<u>\$0</u>	<u><u>\$0</u></u>	<u>\$2</u>	<u><u>\$2</u></u>
FUND BALANCE - Beginning	\$0		\$6,239	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$6,240</u>	

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2014

CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2	\$2
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$2</u>	<u>\$2</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$2</u>	<u>\$2</u>
Net change in fund balance	<u>\$0</u>	<u>\$0</u>	<u>\$2</u>	<u>\$2</u>
FUND BALANCE - Beginning	\$0		\$9,422	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$9,425</u>	

BEACON TRADEPORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017

CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$12,871	\$12,871
TOTAL REVENUS	<u>\$0</u>	<u>\$0</u>	<u>\$12,871</u>	<u>\$12,871</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$24,422	(\$24,422)
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$24,422</u>	<u>(\$24,422)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>(\$11,552)</u>	<u>(\$11,552)</u>
Net change in fund balance	<u>\$0</u>	<u>\$0</u>	<u>(\$11,552)</u>	<u>(\$11,552)</u>
FUND BALANCE - Beginning	\$0		\$4,334,045	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$4,322,494</u>	