

BEACON LAKES

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2018

Version 2 -Adopted Budget:
(Adopted on 7/11/17)

Prepared by:



BEACON LAKES

Community Development District

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Beacon Lakes
Community Development District

Operating Budget
Fiscal Year 2018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	FY 2016	BUDGET	THRU	APR	PROJECTED	BUDGET
			FY 2017	APR-17	SEPT-2017	FY 2017	FY 2018
REVENUES							
Interest - Investments	\$ 1,548	\$3,315	\$ 1,500	\$ 2,021	\$ 2,021	\$ 4,042	\$ 1,500
Interest - Tax Collector	56	41	-	57	-	57	-
Special Assmnts- Tax Collector	702,002	702,002	702,002	685,045	16,957	702,002	702,002
Special Assmnts- Discounts	(27,506)	(27,148)	(28,080)	(21,591)	(6,489)	(28,080)	(28,080)
Settlements	-	1,275	-	-	-	-	-
Other Miscellaneous Revenues	-	4,234	-	-	-	-	-
TOTAL REVENUES	676,100	683,719	675,422	665,532	12,489	678,021	675,422
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Arbitrage Rebate	600	-	600	-	600	600	600
ProfServ-Dissemination Agent	1,500	1,500	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	7,924	10,285	23,000	6,299	16,701	23,000	23,000
ProfServ-Legal Services	15,061	32,596	27,484	14,672	12,812	27,484	27,484
ProfServ-Mgmt Consulting Serv	51,056	51,567	53,114	30,983	30,983	61,966	54,707
ProfServ-Special Assessment	8,011	8,091	8,334	8,334	-	8,334	8,584
Auditing Services	5,000	5,000	5,000	5,000	-	5,000	5,200
Postage and Freight	435	496	500	284	216	500	500
Insurance - Property	11,259	11,941	13,732	12,031	-	12,031	13,836
Printing and Binding	1,085	1,547	1,800	591	591	1,182	1,800
Legal Advertising	399	543	500	-	-	-	500
Misc-Bank Charges	-	-	-	-	-	-	-
Misc-Property Taxes	1,288	1,264	1,361	7,638	-	7,638	1,361
Misc-Assessmnt Collection Cost	6,745	6,755	7,020	5,745	-	5,745	7,020
Misc-Contingency	50	-	250	50	200	250	250
Misc-Web Hosting	1,081	875	1,000	583	500	1,083	1,000
Office Supplies	198	193	325	350	-	350	325
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	111,867	132,828	145,195	92,735	63,603	156,338	147,342
<i>Field</i>							
ProfServ-Field Management	48,000	48,000	48,000	28,000	24,000	52,000	48,000
Contracts-Janitorial Services	51,660	51,660	51,660	30,237	25,830	56,067	51,660
Contracts-Other Services	-	1,701	1,701	1,765	-	1,765	1,765
Contracts-Wetland Mitigation	23,893	23,893	23,893	13,938	11,947	25,885	23,893
Contracts-Landscape	178,452	178,452	178,452	104,097	89,226	193,323	178,452
Contracts-Canal Maint/Cleaning	39,255	42,354	39,255	23,728	15,527	39,255	39,255
Electricity - General	7,993	5,417	7,500	3,483	3,483	6,966	7,500
R&M-General	10,244	14,361	48,000	7,339	7,339	14,678	48,000
R&M-Canals	16,079	10,970	16,000	8,393	7,607	16,000	16,000
R&M-Fertilizer	-	-	10,000	-	10,000	10,000	10,000
R&M-Grounds	28,946	21,118	30,000	975	29,025	30,000	30,000
R&M-Irrigation	38,858	37,929	26,000	22,851	22,851	45,702	26,000
R&M-Mulch	24,200	26,928	25,000	3,750	21,250	25,000	25,000
R&M-Trees and Trimming	8,360	32,550	30,000	3,450	26,550	30,000	30,000
R&M-Mitigation	19,410	12,750	17,500	4,500	13,000	17,500	17,500
Total Field	495,350	508,083	552,961	256,506	307,635	564,141	553,025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	FY 2016	BUDGET FY 2017	THRU APR-17	APR SEPT-2017	PROJECTED FY 2017	BUDGET FY 2018
TOTAL EXPENDITURES	607,217	640,911	698,156	349,241	371,238	720,479	700,367
Excess (deficiency) of revenues							
Over (under) expenditures	68,883	42,808	(22,734)	316,291	(358,749)	(42,458)	(24,945)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(22,734)	-	-	-	(24,945)
TOTAL OTHER SOURCES (USES)	-	-	(22,734)	-	-	-	(24,945)
Net change in fund balance	68,883	42,808	(22,734)	316,291	(358,749)	(42,458)	(24,945)
FUND BALANCE, BEGINNING	634,649	703,532	746,340	746,340	-	746,340	703,882
FUND BALANCE, ENDING	\$ 703,532	\$ 746,340	\$ 723,606	\$ 1,062,631	\$ (358,749)	\$ 703,882	\$ 678,937

Budget Narrative
Fiscal Year 2018**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their operating, money market and certificates of deposit accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Professional Services-Arbitrage Rebate**

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

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

Professional Services-Legal Services

The District's Attorney, Billing, Cochran, Heath provides 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 as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Severn Trent in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, with a moderate proposed increase.

Professional Services-Special Assessment

Administrative costs to put the District's assessments on the Tax Roll.

Auditing Services

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 an existing engagement letter.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Administrative** (continued)**Postage and Freight**

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

Insurance-Property

The District's Property Insurance policy is with Public Risk Insurance Agency. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase (15%) in the premium paid for FY 2015.

Printing and Binding

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

Legal Advertising

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

Miscellaneous-Property Taxes

This represents billing from Miami-Dade Tax Collector on eleven portfolios.

Miscellaneous-Assessment Collection Costs

The District reimburses the Miami-Dade County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 1% of the anticipated assessment collections.

Miscellaneous-Contingency

This represents any additional expenditure that may not have been provided for in the budget.

Miscellaneous-Web Hosting

Per Florida Statute, the District is required to have and maintain a website.

Office Supplies

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

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Field****Professional Services-Field Management**

The District will be managed by Prologis for the operation of the Property and its contractors @ \$4,000 per month.

Contracts-Janitorial Services

The District will contract with Facility Pro-Sweep, Inc. for power sweeping services, day porter services. Total of \$4,305 per month.

Contracts-Other Services

The District will contract with CSX Transportation, Inc. for crossing signal maintenance. Class III Located at SXL 48.51. NW 137th Avenue, Hialeah, Florida. Contract No. DOT631054X01.

Contracts-Wetland Mitigation

The District will contract with Greensleeves, Inc. for maintenance @ \$1,991.12 per month.

Contracts-Landscape

The District will contract with GreenScape, Inc. for landscape maintenance; common area roads on west side of 129th Ave; common area roads Phase I; and common area roads Phase II. Total of \$14,871 per month.

Contracts-Canal Maintenance/Cleaning

The District will contract with Superior Landscaping, Inc for the canal maintenance for a monthly service of \$4,101.83 per month. District is also reimbursed every quarter by Pan American West POA 20.25% of quarterly expenditures. The reimbursement is applied back to this expenditure.

Electricity-General

The District will incur electrical usage of entrance, crossings, lift stations and pumps.

R&M-General

All general repairs and maintenance that the District should incur during the fiscal year. National Signal Leasing \$255 per month; Payroll/Staff, maintenance person allocation; other R&M.

R&M-Canals

Other non-contractual canal maintenance expenditures. Superior Landscaping, Inc., Hydrological Associates; CRB. District is also reimbursed every quarter by Pan American West POA 20.25% of quarterly expenditures. The reimbursement is applied back to this expenditure.

R&M-Fertilizer

Greenscape Landscape Maintenance, Inc. will provide fertilizing services.

R&M-Grounds

The District will incur landscape replacement/enhancements, debris removal, guardrails, roads, drainage landscaping, irrigation and any additional work needed. The vendor is Greenscape Landscape Maintenance, Inc.

R&M-Irrigation

Greenscape Landscape Maintenance, Inc. will provide irrigation services.

R&M-Mulch

The District has an agreement with Greenscape Landscape Maintenance, Inc. to provide mulch for the District property.

R&M-Trees and Trimming

The District has an agreement with Greenscape Landscape Maintenance, Inc. to provide and trim trees for main roads.

Budget Narrative
Fiscal Year 2018

EXPENDITURES

Field (continued)

R&M-Mitigation

The District will incur other non-contractual mitigation expenditures. Environmental and permitting consultant.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 703,882
Net Change in Fund Balance - Fiscal Year 2018	(24,945)
Reserves - Fiscal Year 2018 Additions	-
Total Funds Available (Estimated) - 9/30/2018	678,937

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	175,092 ⁽¹⁾
Reserves - Irrigation System	<u>72,277</u>
Subtotal	<u>247,369</u>
Total Allocation of Available Funds	247,369

Total Unassigned (undesignated) Cash \$ 431,568

Notes

(1) Represents approximately 3 months of operating expenditures

Beacon Lakes

Community Development District

Debt Service Budgets

Fiscal Year 2018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-17	PROJECTED APR SEPT-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	217,556	217,556	217,556	212,301	5,255	217,556	217,556
Special Assmnts- Discounts	(8,524)	(8,413)	(8,702)	(6,691)	(2,011)	(8,702)	(8,702)
Other Miscellaneous Revenues	-	-	-	-	-	-	-
TOTAL REVENUES	209,032	209,143	208,854	205,610	3,244	208,854	208,854
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Trustee Fees	-	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	2,093	2,094	2,176	1,780	396	2,176	2,176
Total Administrative	2,093	2,094	2,176	1,780	396	2,176	2,176
<i>Debt Service</i>							
Principal Debt Retirement	-	-	-	-	-	-	-
Debt Retirement - Other	204,503	213,930	204,503	-	204,503	204,503	204,503
Principal Prepayments	-	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-	-
Total Debt Service	204,503	213,930	204,503	-	204,503	204,503	204,503
TOTAL EXPENDITURES	206,596	216,024	206,679	1,780	204,899	206,679	206,679
Excess (deficiency) of revenues Over (under) expenditures	2,436	(6,881)	2,175	203,830	(201,655)	2,175	2,176
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	2,175	-	-	-	2,176
TOTAL OTHER SOURCES (USES)	-	-	2,175	-	-	-	2,176
Net change in fund balance	2,436	(6,881)	2,175	203,830	(201,655)	2,175	2,176
FUND BALANCE, BEGINNING	4,445	6,881	-	-	-	-	2,175
FUND BALANCE, ENDING	\$ 6,881	\$ -	\$ 2,175	\$ 203,830	\$ (201,655)	\$ 2,175	\$ 4,351

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	FY 2016	BUDGET	THRU	APR	PROJECTED	BUDGET
			FY 2017	APR-17	SEPT-2017	FY 2017	FY 2018
REVENUES							
Interest - Investments	\$ 6	\$ 15	\$ -	\$ 23	\$ -	\$ 23	\$ -
Special Assmnts- Tax Collector	96,718	96,718	96,718	95,358	1,360	96,718	96,718
Special Assmnts- Prepayment	-	-	-	-	-	-	-
Special Assmnts- Discounts	(3,790)	(3,740)	(3,869)	(3,005)	-	(3,005)	(3,869)
Other Miscellaneous Revenues	-	-	-	-	-	-	-
TOTAL REVENUES	92,934	92,993	92,849	92,376	1,360	93,736	92,849
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Trustee Fees	8,046	8,742	7,749	5,099	2,650	7,749	7,749
Misc-Assessmnt Collection Cost	929	931	967	800	167	967	967
Total Administrative	8,975	9,673	8,716	5,899	2,817	8,716	8,716
<i>Debt Service</i>							
Debt Retirement Series A	-	-	-	-	-	-	-
Debt Retirement Series B	5,000	5,000	5,000	-	5,000	5,000	\$5,000
Debt Retirement - Other	-	77,892	77,892	-	77,892	77,892	77,892
Prepayments Series A	-	-	-	-	-	-	-
Prepayments Series B	-	-	-	-	-	-	-
Interest Expense Series A	-	-	-	-	-	-	-
Interest Expense Series B	9,300	8,990	8,680	4,340	4,340	8,680	\$8,370
Total Debt Service	14,300	91,882	91,572	4,340	87,232	91,572	91,262
TOTAL EXPENDITURES	23,275	101,555	100,288	10,239	90,049	100,288	99,978
Excess (deficiency) of revenues							
Over (under) expenditures	69,659	(8,562)	(7,439)	82,137	(88,689)	(6,552)	(7,129)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	26	-	(13)	-	(13)	-
Operating Transfers-Out	(1,767)	-	-	-	-	-	-
Balance	-	-	(7,439)	-	-	-	(7,129)
TOTAL OTHER SOURCES (USES)	(1,767)	26	(7,439)	(13)	-	(13)	(7,129)
Net change in fund balance	67,892	(8,536)	(7,439)	82,124	(88,689)	(6,565)	(7,129)
FUND BALANCE, BEGINNING	(45,131)	22,761	14,225	14,225	-	14,225	7,660
FUND BALANCE, ENDING	\$ 22,761	\$ 14,225	\$ 6,786	\$ 96,349	\$ (88,689)	\$ 7,660	\$ 531

BEACON LAKES

Community Development District

AMORTIZATION SCHEDULE

SERIES 2007 B SPECIAL ASSESSMENT BONDS

DEBT SERVICE SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/2017	\$135,000	6.200%		\$4,185	
5/1/2018	\$135,000	6.200%	\$5,000	\$4,185	\$13,370
11/1/2018	\$130,000	6.200%		\$4,030	
5/1/2019	\$130,000	6.200%	\$5,000	\$4,030	\$13,060
11/1/2019	\$125,000	6.200%		\$3,875	
5/1/2020	\$125,000	6.200%	\$5,000	\$3,875	\$12,750
11/1/2020	\$120,000	6.200%		\$3,720	
5/1/2021	\$120,000	6.200%	\$5,000	\$3,720	\$12,440
11/1/2021	\$115,000	6.200%		\$3,565	
5/1/2022	\$115,000	6.200%	\$5,000	\$3,565	\$12,130
11/1/2022	\$110,000	6.200%		\$3,410	
5/1/2023	\$110,000	6.200%	\$5,000	\$3,410	\$11,820
11/1/2023	\$105,000	6.200%		\$3,255	
5/1/2024	\$105,000	6.200%	\$5,000	\$3,255	\$11,510
11/1/2024	\$100,000	6.200%		\$3,100	
5/1/2025	\$100,000	6.200%	\$5,000	\$3,100	\$11,200
11/1/2025	\$95,000	6.200%		\$2,945	
5/1/2026	\$95,000	6.200%	\$5,000	\$2,945	\$10,890
11/1/2026	\$90,000	6.200%		\$2,790	
5/1/2027	\$90,000	6.200%	\$5,000	\$2,790	\$10,580
11/1/2027	\$85,000	6.200%		\$2,635	
5/1/2028	\$85,000	6.200%	\$5,000	\$2,635	\$10,270
11/1/2028	\$80,000	6.200%		\$2,480	
5/1/2029	\$80,000	6.200%	\$5,000	\$2,480	\$9,960
11/1/2029	\$75,000	6.200%		\$2,325	
5/1/2030	\$75,000	6.200%	\$5,000	\$2,325	\$9,650
11/1/2030	\$70,000	6.200%		\$2,170	
5/1/2031	\$70,000	6.200%	\$5,000	\$2,170	\$9,340
11/1/2031	\$65,000	6.200%		\$2,015	
5/1/2032	\$65,000	6.200%	\$5,000	\$2,015	\$9,030
11/1/2032	\$60,000	6.200%		\$1,860	
5/1/2033	\$60,000	6.200%	\$10,000	\$1,860	\$13,720
11/1/2033	\$50,000	6.200%		\$1,550	
5/1/2034	\$50,000	6.200%	\$10,000	\$1,550	\$13,100
11/1/2034	\$40,000	6.200%		\$1,240	
5/1/2035	\$40,000	6.200%	\$10,000	\$1,240	\$12,480
11/1/2035	\$30,000	6.200%		\$930	

BEACON LAKES

Community Development District

AMORTIZATION SCHEDULE

SERIES 2007 B SPECIAL ASSESSMENT BONDS

DEBT SERVICE SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
5/1/2036	\$30,000	6.200%	\$10,000	\$930	\$11,860
11/1/2036	\$20,000	6.200%		\$620	
5/1/2037	\$20,000	6.200%	\$10,000	\$620	\$11,240
11/1/2037	\$10,000	6.200%		\$310	
5/1/2038	\$10,000	6.200%	\$10,000	\$310	\$10,620
			\$135,000	\$106,020	\$241,020

Budget Narrative
Fiscal Year 2018**REVENUES****Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Professional Services-Trustee**

The District issued the Series 2007 Special Assessment Bonds that is deposited with a Trustee to handle all trustee matters. The annual trustee fees are based on standard fees charged plus any out-of-pocket expenditures.

Miscellaneous-Assessment Collection Cost

The District reimburses the Miami-Dade County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 1% of the anticipated assessment collections.

Debt Retirement Series B

The District pays an annual principal amount on 5/1 of each fiscal year.

Debt Retirement-Other

As a result of excess special assessments prepayments by landowners, the District owes landowners in assessments related to the Series 2003A Special Assessment bond and in assessments related to the Series 2007 Special Assessment bond. Payments to landowners to end in FY 2024 for Series 2003A Special Assessment bond and FY 2030 for Series 2007 Special Assessment bond.

Interest Expense Series B

The District pays semi-annual interest amounts on 5/1 and 11/1 of each fiscal year.

Beacon Lakes

Community Development District

Supporting Budget Schedule

Fiscal Year 2018

BEACON LAKES

Community Development District

Comparison of Assessment Rates Fiscal Year 2018 vs. Fiscal Year 2017

General Fund 001 (Maintenance)			Debt Service 2003			Debt Service 2007			Total Assessments per Unit			Units
FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	Acres
\$2,137.15	\$2,137.15	0.0%	\$13,622.82	\$13,622.82	0%	\$6,056.24	\$6,056.24	0%	\$21,816.20	\$21,816.21	0%	328.476