

### Unit Information

Unit Type: Special District      Year: 2021

Unit Name: Beacon Tradeport Community Development District      Unit Dependency: Independent

Unit Status: Active

### Location Information

Name: Ms. Patti Powers

Title: Treasurer

Phone: (954) 721-8681

Address:

5385 N. Nob Hill Road  
Sunrise, FL 33351

### Contact Information

Name: Mrs. Jennifer Wasserman, CPA

Title: District Accountant

Phone: (954) 721-8681

Email: jwasserman@gmssf.com

Address:

5385 N. Nob Hill Road  
Sunrise, FL 33351

### AFR Details

#### Original AFR

AFR Status: Verified By DFS

AFR Received Date: 5/16/2022

Audit Received Date: 4/26/2022

Submission Type: Electronic

### Long-Term Debt Information

Long-Term Debt: \$39,590,000

### Audit Information

Was an audit performed? Yes

Audit Performed Date: 4/25/2022

Auditor Name: Grau & Associates

Address:

951 Yamato Road ? Suite 280  
Boca Raton, Florida 33431

### Certification

#### Chief Financial Officer

Name: Patti Powers

Title: Treasurer

#### Chairman/Elected Official

Name: Pete A. Marrero

Title: Chairman

Yes    No

Have You Experienced a Financial Emergency in this year?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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If Yes, Have You Compiled With Section 218.503(2), Florida Statutes?

<input type="checkbox"/>	<input type="checkbox"/>
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Revenues Report for FYE 2021

Account Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
325100 - Special Assessments - Capital Improvement	298,336	0	6,737,330	0	0	0	0	0	0	0	0	7,035,666
361100 - Interest	639	0	3,168	1,564	0	0	0	0	0	0	0	5,371
369900 - Other Miscellaneous Revenues	486,132	0	0	0	0	0	0	0	0	0	0	486,132
Grand Total	785,107	0	6,740,498	1,564	0	0	0	0	0	0	0	7,527,169

Expenditures Report for FYE 2021

Account/Object Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
513.30 - Financial and Administrative - Operating Expenses	158,019	0	0	0	0	0	0	0	0	0	0	158,019
517.70 - Debt Service Payments - Debt Service	0	0	6,781,054	0	0	0	0	0	0	0	0	6,781,054
538.30 - Flood Control/Stormwater Control - Operating Expenses	151,596	0	0	0	0	0	0	0	0	0	0	151,596
538.60 - Flood Control/Stormwater Control - Capital Outlay	23,500	0	0	1,727,433	0	0	0	0	0	0	0	1,750,933
Grand Total	333,115	0	6,781,054	1,727,433	0	0	0	0	0	0	0	8,841,602

Data Element Worksheet Report for FYE: 2021, Beacon Tradeport Community Development District

Affiliates Report for FYE 2021

Supplemental Information Report for FYE 2021

Compensation

Total Employees	Total Employee Compensation Earned or Awarded	Total Contractors	Total Contractor Compensation Earned or Awarded
0	0	0	0



Construction Projects

Project Name	Total Expenditure
Roadway improvements - NW 110 Ave, NW 17 St, & NW 14 St	1,637,235

Millage Rates

Special Assessments

Total Category	Unit Type	Rate
Operations and maintenance	Rate	37.99 - 15284.02
Debt service	Rate	165.54 - 5350040.68

Bonds

Bond Type	Series	Earliest Maturity Date	Latest Maturity Date	Total Outstanding Amount
Non-Ad Valorem	2012	05/01/2025	5/1/2025	4,540,000
Non-Ad Valorem	2014	05/01/2025	5/1/2028	35,615,000
Non-Ad Valorem	2017	05/01/2042	5/1/2042	4,765,000