

# **BEACON LAKES**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2020**

Adopted Budget:

(Adopted at 7/9/19 meeting)

Prepared by:



# BEACON LAKES

Community Development District

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**Beacon Lakes**  
Community Development District

**Operating Budget**  
Fiscal Year 2020

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET	THRU	JUNE	PROJECTED	BUDGET
			FY 2019	MAY-2019	SEPT-2019	FY 2019	FY 2020
<b>REVENUES</b>							
Interest - Investments	\$4,116	\$8,210	\$ 1,500	\$ 11,461	\$ 5,731	\$ 17,192	\$ 7,000
Interest - Tax Collector	69	526	-	727	-	727	-
Special Assmnts- Tax Collector	702,002	700,600	791,885	786,903	4,982	791,885	759,943
Special Assmnts- Discounts	(26,523)	(25,110)	(31,675)	(30,444)	-	(30,444)	(30,398)
Other Miscellaneous Revenues	3,990	4,690	-	202	-	202	-
<b>TOTAL REVENUES</b>	<b>683,654</b>	<b>688,916</b>	<b>761,710</b>	<b>768,849</b>	<b>10,713</b>	<b>779,562</b>	<b>736,545</b>

**EXPENDITURES**

*Administrative*

ProfServ-Dissemination Agent	1,500	1,500	1,500	-	1,500	1,500	1,500
ProfServ-Engineering	14,826	22,270	23,000	4,831	18,169	23,000	23,000
ProfServ-Legal Services	29,441	55,310	27,484	8,906	18,578	27,484	27,484
ProfServ-Mgmt Consulting Serv	53,114	54,707	56,348	37,565	18,783	56,348	58,038
ProfServ-Special Assessment	8,334	8,584	8,842	8,842	-	8,842	9,107
Auditing Services	5,000	5,000	5,200	5,000	-	5,000	5,200
Postage and Freight	617	661	500	307	293	600	600
Insurance - Property	12,031	-	-	-	-	-	-
Insurance - General Liability	-	12,393	13,836	11,286	-	11,286	13,836
Printing and Binding	1,096	1,166	1,800	665	333	998	1,800
Legal Advertising	368	446	500	646	-	646	500
Misc-Admin Fee (%)	-	3,734	-	3,734	-	3,734	3,734
Misc-Property Taxes	7,638	1,304	1,361	3,087	-	1,304	1,304
Misc-Assessmnt Collection Cost	6,755	6,306	7,919	7,580	50	7,630	7,599
Misc-Contingency	100	71	250	773	-	773	250
Misc-Web Hosting	1,000	1,199	1,500	1,000	500	1,500	15,000
Office Supplies	510	479	325	176	88	264	325
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>142,505</b>	<b>175,305</b>	<b>150,540</b>	<b>94,573</b>	<b>58,293</b>	<b>151,083</b>	<b>169,453</b>

*Field*

ProfServ-Field Management	48,000	48,000	48,000	32,000	16,000	48,000	48,000
Contracts-Janitorial Services	51,660	51,660	51,660	34,440	17,220	51,660	51,660
Contracts-Other Services	1,765	1,701	1,765	1,701	-	1,701	1,701
Contracts-Water Analysis	-	-	19,300	8,613	10,687	19,300	19,300
Contracts-Wetland Mitigation	23,893	25,729	23,893	20,824	10,412	31,236	31,235
Contracts-Landscape	178,452	178,452	178,452	118,968	59,484	178,452	191,652
Contracts-Canal Maint/Cleaning	41,746	39,255	39,255	27,831	11,424	39,255	39,255
Contracts-Rail Road Crossing	-	-	18,552	12,368	6,184	18,552	18,552
Electricity - General	7,150	10,949	12,000	5,727	2,864	8,591	10,000
R&M-General	11,962	2,960	15,000	9	14,991	15,000	12,000
R&M-Canals	15,178	14,913	16,000	-	16,000	16,000	5,667
R&M-Fertilizer	-	-	10,000	-	10,000	10,000	6,000
R&M-Grounds	5,439	18,490	30,000	16,635	5,365	22,000	18,800
R&M-Irrigation	31,669	29,575	30,000	22,913	7,087	30,000	30,000
R&M-Mulch	21,990	7,008	25,000	-	25,000	25,000	25,000
R&M-Trees and Trimming	9,430	12,750	30,000	2,200	27,800	30,000	30,000
R&M-Mitigation	7,500	7,500	13,000	3,000	10,000	13,000	13,000
Contracts-Rail Road Crossing	-	10,822	-	-	-	-	-

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU MAY-2019	JUNE SEPT-2019	PROJECTED FY 2019	BUDGET FY 2020
R&M-Rail Road Crossing	-	13,992	-	26	-	26	100
Misc-Hurricane Expense	11,350	10,950	11,000	-	-	-	11,000
<b>Total Field</b>	<b>467,184</b>	<b>484,706</b>	<b>572,877</b>	<b>307,255</b>	<b>250,517</b>	<b>557,772</b>	<b>562,922</b>
<b>TOTAL EXPENDITURES</b>	<b>609,689</b>	<b>660,011</b>	<b>723,417</b>	<b>401,828</b>	<b>308,811</b>	<b>708,856</b>	<b>732,375</b>
Excess (deficiency) of revenues							
Over (under) expenditures	73,965	28,905	38,293	367,021	(298,098)	70,706	4,170
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	38,293	-	-	-	4,170
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>38,293</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,170</b>
Net change in fund balance	73,965	28,905	38,293	367,021	(298,098)	70,706	4,170
<b>FUND BALANCE, BEGINNING</b>	746,339	820,304	849,209	849,209	-	849,209	919,915
<b>FUND BALANCE, ENDING</b>	<b>\$ 820,304</b>	<b>\$ 849,209</b>	<b>\$ 887,502</b>	<b>\$ 1,216,230</b>	<b>\$ (298,098)</b>	<b>\$ 919,915</b>	<b>\$ 924,085</b>

**Budget Narrative**  
Fiscal Year 2020**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 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-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 Inframark Infrastructure Management Services, LLC. Also included are costs for Information Technology charges to process all the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark 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 3% proposed increase.

**Professional Services-Special Assessment**

Administrative costs to put the District's assessments on the Tax Roll. A moderate 3% proposed increase.

**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.

**Postage and Freight**

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

**Budget Narrative**  
Fiscal Year 2020**EXPENDITURES****Administrative** (continued)**Insurance-General Liability**

The District's Property Insurance policy is with Public Risk Insurance Agency. They specialize in providing insurance coverage to governmental agencies. The coverage includes business auto and general/public officials' liability. The projected budgeted amount will remain the same as FY 2017 budget amount.

**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 2020**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 137<sup>th</sup> Avenue, Hialeah, Florida. Contract No. DOT631054X01.

**Contracts-Wetland Mitigation**

The District will contract with Greensleeves, Inc. for maintenance @ \$2,602.95 per month.

**Contracts-Landscape**

The District will contract with GreenScape, Inc. for landscape maintenance; common area roads on west side of 129<sup>th</sup> Ave; common area roads Phase I; and common area roads Phase II. Landscape of \$14,871 per month plus \$1,100 for expansion area for a total of \$15,971.

**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.

**Contracts-Railroad Crossing**

The District will contract with American Track Generations, LLC for the monthly signal maintenance. The amount is \$1,546 per month.

**Contracts-Water Analysis**

The District will contract with Hydraulic Associates for quarterly water sampling.

**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.



**Budget Narrative**  
Fiscal Year 2020

**EXPENDITURES**

**Field** (continued)

**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

**R&M-Mitigation**

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

**R&M-Railroad Crossing**

The District will incur other non-contractual railroad expenditures.

**Miscellaneous-Hurricane Expense**

The District may incur other field expenses during the hurricane season.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 919,915
Net Change in Fund Balance - Fiscal Year 2020	4,170
Reserves - Fiscal Year 2020 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2020</b>	<b>924,085</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	183,094 <sup>(1)</sup>
Reserves - Irrigation System	<u>72,277</u>
Subtotal	<u>255,371</u>
<b>Total Allocation of Available Funds</b>	<b>255,371</b>

**Total Unassigned (undesignated) Cash** \$ 668,714

**Notes**

(1) Represents approximately 3 months of operating expenditures

**Beacon Lakes**  
Community Development District

**Debt Service Budgets**  
Fiscal Year 2020

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAY-2019	PROJECTED JUNE SEPT-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>REVENUES</b>							
Special Assmnts- Tax Collector	\$ 217,556	\$ 217,122	\$ 217,556	\$ 216,188	\$ 1,368	\$ 217,556	\$ 217,556
Special Assmnts- Discounts	(8,220)	(7,782)	(8,702)	(8,364)	-	(8,364)	(8,702)
<b>TOTAL REVENUES</b>	<b>209,336</b>	<b>209,340</b>	<b>208,854</b>	<b>207,824</b>	<b>1,368</b>	<b>209,192</b>	<b>208,854</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	2,093	1,954	2,176	2,083	14	2,097	2,176
<b>Total Administrative</b>	<b>2,093</b>	<b>1,954</b>	<b>2,176</b>	<b>2,083</b>	<b>14</b>	<b>2,097</b>	<b>2,176</b>
<i>Debt Service</i>							
Debt Retirement - Other	207,243	204,503	209,992	-	206,679	206,679	206,679
<b>Total Debt Service</b>	<b>207,243</b>	<b>204,503</b>	<b>209,992</b>	<b>-</b>	<b>206,679</b>	<b>206,679</b>	<b>206,679</b>
<b>TOTAL EXPENDITURES</b>	<b>209,336</b>	<b>206,457</b>	<b>212,168</b>	<b>2,083</b>	<b>206,692</b>	<b>208,775</b>	<b>208,854</b>
Excess (deficiency) of revenues							
Over (under) expenditures	-	2,883	(3,314)	205,741	(205,324)	417	(0)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(3,314)	-	-	-	(0)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(3,314)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0)</b>
Net change in fund balance	-	2,883	(3,314)	205,741	(205,324)	417	(0)
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>-</b>	<b>2,883</b>	<b>2,883</b>	<b>-</b>	<b>2,883</b>	<b>3,300</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 2,883</b>	<b>\$ (431)</b>	<b>\$ 208,624</b>	<b>\$ (205,324)</b>	<b>\$ 3,300</b>	<b>\$ 3,300</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAY-2019	PROJECTED JUNE SEPT-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>REVENUES</b>							
Interest - Investments	\$ 94	\$ 79	\$ -	\$ 26	\$ 13	\$ 39	\$ -
Special Assmnts- Tax Collector	96,718	96,525	96,718	96,110	608	96,718	96,718
Special Assmnts- Discounts	(3,654)	(3,460)	(3,869)	(3,718)	-	(3,718)	(3,869)
<b>TOTAL REVENUES</b>	<b>93,158</b>	<b>93,144</b>	<b>92,849</b>	<b>92,418</b>	<b>621</b>	<b>93,039</b>	<b>92,849</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
ProfServ-Trustee Fees	8,742	8,742	8,742	9,106	-	9,106	8,742
Misc-Assessmnt Collection Cost	931	869	967	926	6	932	967
<b>Total Administrative</b>	<b>9,673</b>	<b>9,611</b>	<b>9,709</b>	<b>10,032</b>	<b>6</b>	<b>10,038</b>	<b>9,709</b>
<i>Debt Service</i>							
Debt Retirement Series B	5,000	5,000	5,000	5,000	-	5,000	5,000
Debt Retirement - Other	77,892	60,064	68,660	-	68,660	68,660	70,390
Interest Expense Series B	8,680	8,370	8,060	8,060	-	8,060	7,750
<b>Total Debt Service</b>	<b>91,572</b>	<b>73,434</b>	<b>81,720</b>	<b>13,060</b>	<b>68,660</b>	<b>81,720</b>	<b>83,140</b>
<b>TOTAL EXPENDITURES</b>	<b>101,245</b>	<b>83,045</b>	<b>91,429</b>	<b>23,092</b>	<b>68,666</b>	<b>91,758</b>	<b>92,849</b>
Excess (deficiency) of revenues Over (under) expenditures	(8,087)	10,099	1,420	69,326	(68,045)	1,281	(0)
<b>OTHER FINANCING SOURCES (USES)</b>							
Operating Transfers-Out	(21)	(1,528)	-	(19)	-	(19)	-
Contribution to (Use of) Fund Balance	-	-	1,420	-	-	-	(0)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(21)</b>	<b>(1,528)</b>	<b>1,420</b>	<b>(19)</b>	<b>-</b>	<b>(19)</b>	<b>(0)</b>
Net change in fund balance	(8,108)	8,571	1,420	69,307	(68,045)	1,262	(0)
<b>FUND BALANCE, BEGINNING</b>	<b>14,225</b>	<b>6,117</b>	<b>14,688</b>	<b>14,688</b>	<b>-</b>	<b>14,688</b>	<b>15,950</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 6,117</b>	<b>\$ 14,688</b>	<b>\$ 16,108</b>	<b>\$ 83,995</b>	<b>\$ (68,045)</b>	<b>\$ 15,950</b>	<b>\$ 15,950</b>

**BEACON LAKES**

Community Development District

**AMORTIZATION SCHEDULE**  
 SERIES 2007 B SPECIAL ASSESSMENT BONDS  
 DEBT SERVICE SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
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	
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
			\$125,000	\$89,590	\$214,590

**Budget Narrative**  
Fiscal Year 2020**REVENUES****Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District 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**

Because 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 2020



Comparison of Assessment Rates  
Fiscal Year 2020 vs. Fiscal Year 2019

General Fund 001 (Maintenance)		Debt Service 2003		Debt Service 2007		Total Assessments per Unit		Units
FY 2020	FY 2019	FY 2020	FY 2019	FY 2020	FY 2019	FY 2020	FY 2019	Acres
	Percent Change		Percent Change		Percent Change		Percent Change	
\$2,137.15	0.0%	\$13,622.82	0%	\$6,056.24	0%	\$21,816.20	\$21,816.21	355.587
\$2,137.15	0.0%	\$13,622.82	0%	\$6,056.24	0%	\$21,816.20	\$21,816.21	355.587