Beacon Meadows Special Dependent Tax District Financial Statements For the year ended September 30, 2023

Prepared by: Robert Walker, CPA, PA 2803 W. Busch Blvd. Ste 106 Tampa, FL 33618

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Beacon Meadows Special Dependent Tax District Annual Financial Report For the Fiscal Year Ended September 30, 2023

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Principal Officials

Wendy McCrorey	, President
Dena Galyardt	, Vice-President
Barbara Appel	, Treasurer
Penny Phillips	, Secretary

Robert Walker, CPA, PA

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INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Beacon Meadows Special Dependent Tax District Tampa, Florida

Management is responsible for the accompanying financial statements of Beacon Meadows Special Dependent Tax District ("District"), which comprise the statement of net position as of September 30, 2023, and the related statements of activities for the year then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit certain disclosures ordinarily included in financial statements prepared in accordance with accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about District's assets, liabilities, net position, revenue, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Respectfully submitted,

Bort Wall on

November 2, 2023 Tampa, Florida

Beacon Meadows Special Dependent Tax District Statement of Net Position September 30, 2023

Cash and cash equivalents 52,472 Investments - Accounts receivable, net - Interest receivable - Due from other governmental units - Deposits 80 Prepaid charges - Other current assets - Land - Buildings, net of accumulated depreciation - Building improvements, net of accumulated depreciation - Equipment, net of accumulated depreciation - Infrastructure, net of accumulated depreciation - Signage, net of accumulated depreciation - Other Improvements, net of accumulated depreciation - Construction in progress - Total assets 52,552 LIABILITIES - Accounts and contracts payable - Invalu	ASSETS	
Accounts receivable, net	Cash and cash equivalents	\$ 52,472
Interest receivable	Investments	
Due from other governmental units	Accounts receivable, net	
Deposits 80 Prepaid charges Other current assets Land Buildings, net of accumulated depreciation Building improvements, net of accumulated depreciation Equipment, net of accumulated depreciation Infrastructure, net of accumulated depreciation Signage, net of accumulated depreciation Construction in progress Total assets 52,552 LIABILITIES Accounts and contracts payable Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted 52,552 Total net position \$52,552 Reconciliation: Total net position on Statement of Net Position	Interest receivable	
Prepaid charges Other current assets Land Buildings, net of accumulated depreciation Building improvements, net of accumulated depreciation Equipment, net of accumulated depreciation Infrastructure, net of accumulated depreciation Signage, net of accumulated depreciation Other Improvements, net of accumulated depreciation Construction in progress Total assets 52,552 LIABILITIES Accounts and contracts payable Accounts and contracts payable Accounted liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted 52,552 Total net position on Statement of Net Position \$52,552 Reconciliation:	Due from other governmental units	
Other current assets Land Buildings, net of accumulated depreciation Building improvements, net of accumulated depreciation Equipment, net of accumulated depreciation Infrastructure, net of accumulated depreciation Signage, net of accumulated depreciation Other Improvements, net of accumulated depreciation Other Improvements, net of accumulated depreciation Construction in progress Total assets 52,552 LIABILITIES Accounts and contracts payable Accounts and contracts payable Accounts and contracts payable Accound liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted 52,552 Reconciliation: Total net position on Statement of Net Position Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Deposits	80
Land Buildings, net of accumulated depreciation Building improvements, net of accumulated depreciation Equipment, net of accumulated depreciation Equipment, net of accumulated depreciation Infrastructure, net of accumulated depreciation Signage, net of accumulated depreciation Other Improvements, net of accumulated depreciation Construction in progress Total assets 52,552 LIABILITIES Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted Total net position Reconciliation: Total net position on Statement of Net Position Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Prepaid charges	
Buildings, net of accumulated depreciation Building improvements, net of accumulated depreciation Equipment, net of accumulated depreciation Infrastructure, net of accumulated depreciation Signage, net of accumulated depreciation Other Improvements, net of accumulated depreciation Construction in progress Total assets 52,552 LIABILITIES Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted Total net position on Statement of Net Position Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Other current assets	
Building improvements, net of accumulated depreciation Equipment, net of accumulated depreciation Infrastructure, net of accumulated depreciation Signage, net of accumulated depreciation Other Improvements, net of accumulated depreciation Construction in progress Total assets ELIABILITIES Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted Total net position on Statement of Net Position Seconciliation: Total net position on Statement of Net Position on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Land	
Equipment, net of accumulated depreciation Infrastructure, net of accumulated depreciation Signage, net of accumulated depreciation Other Improvements, net of accumulated depreciation Construction in progress Total assets 52,552 LIABILITIES Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted Total net position on Statement of Net Position on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Buildings, net of accumulated depreciation	
Infrastructure, net of accumulated depreciation Signage, net of accumulated depreciation Other Improvements, net of accumulated depreciation Construction in progress Total assets 52,552 LIABILITIES Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted Total net position on Statement of Net Position on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Building improvements, net of accumulated depreciation	
Signage, net of accumulated depreciation Other Improvements, net of accumulated depreciation Construction in progress Total assets S2,552 LIABILITIES Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities Total net position Reconciliation: Total net position on Statement of Net Position S12,552 Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Equipment, net of accumulated depreciation	
Other Improvements, net of accumulated depreciation Construction in progress Total assets 52,552 LIABILITIES Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities Total net position Reconciliation: Total net position on Statement of Net Position Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Infrastructure, net of accumulated depreciation	
Construction in progress Total assets 52,552 LIABILITIES Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted Total net position Reconciliation: Total net position on Statement of Net Position Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Signage, net of accumulated depreciation	
Total assets LIABILITIES Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted Total net position Reconciliation: Total net position on Statement of Net Position Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Other Improvements, net of accumulated depreciation	
LIABILITIES Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted 52,552 Total net position statement of Net Position \$52,552 Reconciliation: Total net position on Statement of Net Position \$52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Construction in progress	
Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted 52,552 Total net position Statement of Net Position \$52,552 Reconciliation: Total net position on Statement of Net Position \$52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Total assets	52,552
Accounts and contracts payable Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted 52,552 Total net position Statement of Net Position \$52,552 Reconciliation: Total net position on Statement of Net Position \$52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances		
Accrued liabilities Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted 52,552 Total net position \$52,552 Reconciliation: Total net position on Statement of Net Position \$52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	LIABILITIES	
Deferred revenue Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted 52,552 Total net position \$52,552 Reconciliation: Total net position on Statement of Net Position \$52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Accounts and contracts payable	
Deposits held Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted 52,552 Total net position \$52,552 Reconciliation: Total net position on Statement of Net Position \$52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Accrued liabilities	
Other long-term debt Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted 52,552 Total net position \$52,552 Reconciliation: Total net position on Statement of Net Position \$52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Deferred revenue	
Total liabilities NET POSITION Invested in capital assets, net of related debt Unrestricted 52,552 Total net position \$52,552 Reconciliation: Total net position on Statement of Net Position \$52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Deposits held	
NET POSITION Invested in capital assets, net of related debt Unrestricted 52,552 Total net position \$52,552 Reconciliation: Total net position on Statement of Net Position \$52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Other long-term debt	
Invested in capital assets, net of related debt Unrestricted 52,552 Total net position \$52,552 Reconciliation: Total net position on Statement of Net Position \$52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Total liabilities	
Invested in capital assets, net of related debt Unrestricted 52,552 Total net position \$52,552 Reconciliation: Total net position on Statement of Net Position \$52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	NET POSITION	
Unrestricted 52,552 Total net position \$52,552 Reconciliation: Total net position on Statement of Net Position \$52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances		
Total net position \$ 52,552 Reconciliation: Total net position on Statement of Net Position \$ 52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances		52 552
Reconciliation: Total net position on Statement of Net Position \$ 52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances		\$
Total net position on Statement of Net Position \$ 52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances		 ,
Total net position on Statement of Net Position \$ 52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances		
Total net position on Statement of Net Position \$ 52,552 Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances		
Less capital assets, net of accumulated depreciation on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Reconciliation:	
on Statement of Net Position Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Total net position on Statement of Net Position	\$ 52,552
Fund Balance, end of year, on Statement of Revenues, Expenditures, and Changes in Fund Balances	Less capital assets, net of accumulated depreciation	
Expenditures, and Changes in Fund Balances	on Statement of Net Position	
	Fund Balance, end of year, on Statement of Revenues,	
Governmental Funds Budget and Actual \$ 52,552	Expenditures, and Changes in Fund Balances	
	Governmental Funds Budget and Actual	\$ 52,552

Beacon Meadows Special Dependent Tax District Statement of Activities For the fiscal year ended September 30, 2023

							Net Revenue/ (Expense) and
				Program Reven	ues		Change in
				Operating	Capital		Net Position
			Charges for	Grants and	Grants and		Governmental
Functions/Programs	Ex	penses	Services	Contributions	Contributions	•	Activities
Governmental activities:							
General government	\$	\$	\$		\$	\$	
Physical environment		23,550	31,078				7,528
Interest on long-term debt							
Total governmental activities	\$	23,550 \$	31,078 \$		\$		7,528
	Ger	neral reve	enues:				
	In	tergovernm	nentalGrants (should be zero)			
	In	vestment e	arnings				
	M	iscellaneou	IS				
	-	Total gene	al revenues				
		Change i	n net assets				7,528
	Net	position - b	eginning of yea	r, as previously r	eported		45,024
	Net	position - e	nd of year			\$	52,552

Note: Special Assessments (property taxes assessed by the special district) are shown on the "Physical environment" line under "Charges for Services."

Net position end of year on the Statement of Activities should match the total net position on the Statement of Net Position.

Beacon Meadows Special Dependent Tax District Statement of Revenues, Expenditures, and Changes in Fund Balances Governmental Fund Budget and Actual For the fiscal year ended September 30, 2023

	Final Budget	Actual	Variance with Final Budget Positive/ (Negative)	State of Florida UAS Code*
Revenues:				
Special assessments (i.e. by special district)	\$ 30,400	31,078	678	325.100
Taxesother				
Grants or Donations or Contributions				
Interest				361.100
Miscellaneous				369.900
Total revenues	 30,400	31,078	678	
Expenditures:				
Professional services				539.30
Accounting and auditing	750	750		539.30
Contractual services				539.30
Travel and per diem				539.30
Communication	600	461	139	539.30
Utilities	1,800	1,408	392	539.30
Rentals	250	480	(230)	539.30
Insurance	100	100		539.30
Repairs and maintenance	68,409	19,405	49,004	539.30
Printing and binding	, 	, 	, 	539.30
Other charges and fees	360	330	30	539.30
Office supplies	80		80	539.30
Operating supplies	200		200	539.30
Books and publications				539.30
Tax Collector/Property Appraiser fees	1,280	616	664	539.30
Capital outlays (to buy or build capital assets)				539.60
Debt service: principal				539.70
Debt service: interest and fiscal charges				539.70
Total expenditures	73,829	23,550	50,279	0000
Excess (deficiency) of revenues over (under)				
expenditures	(43,429)	7,528	50,957	

^{*} Summarize by UAS code and report the total as one number in LOGER.

Continued on following page

Beacon Meadows Special Dependent Tax District Statement of Revenues, Expenditures, and Changes in Fund Balances Governmental Fund Budget and Actual, Continued

Other financing sources (uses)				
Face amount of long-term debt issued				384.000
Premium on long-term debt issued				384.000
Discount on long-term debt issued				384.000
Minus 5% of budgeted special assess. revenues	s			not applic.
Budgetary reservereserve for contingencies				not applic.
Total other financing sources (uses)				
Net change in fund balances	(43,429)	7,528	50,957	not applic.
Fund balances, beginning of year	45,929	45,024	(905)	not applic.
Fund balances, end of year	\$ 2,500	52,552	50,052	not applic.

Beacon Meadows Special Dependent Tax District Notes to the Financial Statements

Note 1 - Summary of Significant Accounting Policies

The Beacon Meadows Special Dependent Tax District (the "District") was created by Hillsborough County Ordinance(s) 87-53 pursuant to Chapter 189, Florida Statutes, for the purpose of development, administration and maintenance of the common areas of this District. The District is a discretely presented component unit of Hillsborough County, Florida.

The government-wide financial statements, including the statement of net position and the statement of activities, provide an overview of the District as a whole. The government-wide financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. The statement of revenues, expenditures, and changes in fund balances, governmental fund budget and actual is prepared using the financial resources measurement focus and the modified accrual basis of accounting.

Note 2 - Deposits and Investments

At September 30, 2023 the total carrying amount of the district's bank deposits was \$52,472 and the total bank (statement) balance(s) was \$53,410. Note that bank deposits include checking and savings accounts. Certificates of Deposit are included with investments which are shown below.

At September 30, 2023 the following investments were held by the district:

US treasury securities		\$
Other (list:)		
Other (list:)		
State Board of Administration's Local Government Investment Pool		
State Board of Administration's Fund B Surplus Funds Trust Fund		
Guaranteed investment contracts		
Open-end mutual funds (list:)	
Certificates of deposit		
Total investments		\$

Beacon Meadows Special Dependent Tax District Notes to the Financial Statements

Note 3 - Accounts Receivable, Amounts Due From Other Governments

Accounts receivable at September 30, 2023 were as follows:

Accounts receivable, gross	\$
Allowance for doubtful accounts	
Accounts receivable, net	\$
Amounts due from other governments:	

Note 4 - Capital Assets

Capital assets at September 30, 2023 were as follows:

	Ending Balance		
Land, including rights-of-way	\$		
Infrastructure			
Construction in progress			
Buildings			
Building improvements			
Equipment			
Signage		13,573	
Other Improvements		5,091	
Less accumulated depreciation for:			
Buildings			
Building improvements			
Equipment			
Signage	(13,573)		
Other Improvements	(5,091)		
Total accumulated depreciation		(18,664)	
Total capital assets, net	\$		

Note 5 - Bonds, Notes, or Other Indebtedness

(Describe amount borrowed, date of borrowing, who it was borrowed from, interest rate, how it is being paid back, how much is owed at September 30, 2023, and when it is expected to be fully paid off.)