

**Beacon Meadows Special Dependent Tax District**  
**Financial Statements**  
**For the year ended September 30, 2025**

Prepared by:  
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**Beacon Meadows Special Dependent Tax District  
Annual Financial Report  
For the Fiscal Year Ended September 30, 2025**

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**Principal Officials**

Steve Castry , 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, 2025, 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,



October 24, 2025  
Tampa, Florida

**Beacon Meadows Special Dependent Tax District**  
**Statement of Net Position**  
**September 30, 2025**

**ASSETS**

|                                                        |               |
|--------------------------------------------------------|---------------|
| Cash and cash equivalents                              | \$ 44,039     |
| 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                                           | <u>44,119</u> |

**LIABILITIES**

|                                |           |
|--------------------------------|-----------|
| Accounts and contracts payable | --        |
| Accrued liabilities            | --        |
| Deferred revenue               | --        |
| Deposits held                  | --        |
| Other long-term debt           | --        |
| Total liabilities              | <u>--</u> |

**NET POSITION**

|                                                 |                  |
|-------------------------------------------------|------------------|
| Invested in capital assets, net of related debt | --               |
| Unrestricted                                    | 44,119           |
| Total net position                              | <u>\$ 44,119</u> |

**Reconciliation:**

|                                                                                                                                            |                  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Total net position on Statement of Net Position                                                                                            | \$ 44,119        |
| Less capital assets, net of accumulated depreciation<br>on Statement of Net Position                                                       | --               |
| Fund Balance, end of year, on Statement of Revenues,<br>Expenditures, and Changes in Fund Balances<br>Governmental Funds Budget and Actual | <u>\$ 44,119</u> |

**Beacon Meadows Special Dependent Tax District**  
**Statement of Activities**  
**For the fiscal year ended September 30, 2025**

| Functions/Programs                                       | Expenses         | Program Revenues |                             |                             | Net Revenue/<br>(Expense) and<br>Change in<br>Net Position |
|----------------------------------------------------------|------------------|------------------|-----------------------------|-----------------------------|------------------------------------------------------------|
|                                                          |                  | Charges for      | Operating                   | Capital                     |                                                            |
|                                                          |                  | Services         | Grants and<br>Contributions | Grants and<br>Contributions | Governmental<br>Activities                                 |
| Governmental activities:                                 |                  |                  |                             |                             |                                                            |
| General government                                       | \$ --            | \$ --            | \$ --                       | \$ --                       | \$ --                                                      |
| Physical environment                                     | 69,484           | 37,353           | --                          | --                          | (32,131)                                                   |
| Interest on long-term debt                               | --               | --               | --                          | --                          | --                                                         |
| Total governmental activities                            | <u>\$ 69,484</u> | <u>\$ 37,353</u> | <u>\$ --</u>                | <u>\$ --</u>                | <u>(32,131)</u>                                            |
| <b>General revenues:</b>                                 |                  |                  |                             |                             |                                                            |
| Intergovernmental--Grants (should be zero)               |                  |                  |                             |                             | --                                                         |
| Investment earnings                                      |                  |                  |                             |                             | --                                                         |
| Miscellaneous                                            |                  |                  |                             |                             | --                                                         |
| Total general revenues                                   |                  |                  |                             |                             | <u>--</u>                                                  |
| Change in net assets                                     |                  |                  |                             |                             | (32,131)                                                   |
| Net position - beginning of year, as previously reported |                  |                  |                             |                             | <u>76,250</u>                                              |
| Net position - end of year                               |                  |                  |                             |                             | <u><u>\$ 44,119</u></u>                                    |

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, 2025**

|                                                           | <b>Final<br/>Budget</b> | <b>Actual</b>   | <b>Variance with<br/>Final Budget<br/>Positive/<br/>(Negative)</b> | <b>State of<br/>Florida<br/>UAS<br/>Code*</b> |
|-----------------------------------------------------------|-------------------------|-----------------|--------------------------------------------------------------------|-----------------------------------------------|
| <b>Revenues:</b>                                          |                         |                 |                                                                    |                                               |
| Special assessments (i.e. by special district)            | \$ 36,480               | \$ 37,353       | \$ 873                                                             | 325.100                                       |
| Taxes--other                                              | --                      | --              | --                                                                 |                                               |
| Grants or Donations or Contributions                      | --                      | --              | --                                                                 |                                               |
| Interest                                                  | --                      | --              | --                                                                 | 361.100                                       |
| Miscellaneous                                             | --                      | --              | --                                                                 | 369.900                                       |
| <b>Total revenues</b>                                     | <u>36,480</u>           | <u>37,353</u>   | <u>873</u>                                                         |                                               |
| <b>Expenditures:</b>                                      |                         |                 |                                                                    |                                               |
| Professional services                                     | --                      | --              | --                                                                 | 539.30                                        |
| Accounting and auditing                                   | 750                     | 750             | --                                                                 | 539.30                                        |
| Contractual services                                      | --                      | --              | --                                                                 | 539.30                                        |
| Travel and per diem                                       | --                      | --              | --                                                                 | 539.30                                        |
| Communication                                             | 830                     | 591             | 239                                                                | 539.30                                        |
| Utilities                                                 | 1,800                   | 1,237           | 563                                                                | 539.30                                        |
| Rentals                                                   | 480                     | 600             | (120)                                                              | 539.30                                        |
| Insurance                                                 | 100                     | 100             | --                                                                 | 539.30                                        |
| Repairs and maintenance                                   | 104,750                 | 65,128          | 39,622                                                             | 539.30                                        |
| Printing and binding                                      | --                      | --              | --                                                                 | 539.30                                        |
| Other charges and fees                                    | 355                     | 338             | 17                                                                 | 539.30                                        |
| Office supplies                                           | 80                      | --              | 80                                                                 | 539.30                                        |
| Operating supplies                                        | 200                     | --              | 200                                                                | 539.30                                        |
| Books and publications                                    | --                      | --              | --                                                                 | 539.30                                        |
| Tax Collector/Property Appraiser fees                     | 1,536                   | 740             | 796                                                                | 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                                        |
| <b>Total expenditures</b>                                 | <u>110,881</u>          | <u>69,484</u>   | <u>41,397</u>                                                      |                                               |
| Excess (deficiency) of revenues over (under) expenditures | <u>(74,401)</u>         | <u>(32,131)</u> | <u>42,270</u>                                                      |                                               |

\* 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 | --                     | --                   | --                   | not applic. |
| Budgetary reserve--reserve for contingencies  | --                     | --                   | --                   | not applic. |
| <b>Total other financing sources (uses)</b>   | <u>--</u>              | <u>--</u>            | <u>--</u>            |             |
| Net change in fund balances                   | (74,401)               | (32,131)             | 42,270               | not applic. |
| Fund balances, beginning of year              | 76,901                 | 76,250               | (651)                | not applic. |
| <b>Fund balances, end of year</b>             | <u><u>\$ 2,500</u></u> | <u><u>44,119</u></u> | <u><u>41,619</u></u> | 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, 2025 the total carrying amount of the district's bank deposits was \$44,039 and the total bank (statement) balance(s) was \$44,954. Note that bank deposits include checking and savings accounts. Certificates of Deposit are included with investments which are shown below.

At September 30, 2025 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, 2025 were as follows:

|                                 |    |    |
|---------------------------------|----|----|
| Accounts receivable, gross      | \$ | -- |
| Allowance for doubtful accounts |    | -- |
| Accounts receivable, net        | \$ | -- |

Amounts due from other governments:

|            |    |    |
|------------|----|----|
| (describe) | \$ | -- |
|------------|----|----|

## **Note 4 - Capital Assets**

Capital assets at September 30, 2025 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, 2025, and when it is expected to be fully paid off.)