

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2020
UPDATED MAY 29, 2019**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
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**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Proposed Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 399,030
Landowner contribution	99,775	24,258	59,197	83,455	-
Total revenues	<u>99,775</u>	<u>24,258</u>	<u>59,197</u>	<u>83,455</u>	<u>399,030</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	14,000	24,000	38,000	48,000
Legal	25,000	9,742	15,258	25,000	25,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	6,000	-	4,200	4,200	4,200
Arbitrage rebate calculation	750	-	-	-	750
Dissemination agent	1,000	83	581	664	1,000
Trustee	6,000	-	-	-	10,500
Telephone	200	100	100	200	200
Postage	500	14	486	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	974	226	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	500	357	143	500	500
Website					
Hosting & maintenance	650	-	650	650	705
ADA compliance	300	139	-	139	200
Total professional & administrative	<u>99,775</u>	<u>25,834</u>	<u>54,894</u>	<u>80,728</u>	<u>102,430</u>
Field operations (shared)					
Management	-	-	-	-	12,000
Stormwater management					
Lake maintenance	-	-	-	-	3,600
Dry retention area maintenance	-	-	-	-	37,000
Preserve maintenance	-	-	-	-	3,500
Streetlighting	-	-	-	-	40,000
Irrigation supply					
Maintenance Contract	-	-	-	-	3,000
Electricity	-	-	-	-	24,000
Repairs and maintenance	-	-	-	-	2,500
Monuments and street signage					
Repairs and maintenance	-	-	-	-	4,000
Electricity	-	-	-	-	2,500
Holiday decorating	-	-	-	-	7,000

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Proposed Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected	
Landscape maint. entries/buffers					
Maintenance contract	-	-	-	-	120,000
Plant replacement	-	-	-	-	7,500
Irrigation repairs	-	-	-	-	15,000
Roadway maintenance	-	-	-	-	15,000
Total field operations	-	-	-	-	296,600
Total expenditures	<u>99,775</u>	<u>25,834</u>	<u>54,894</u>	<u>80,728</u>	<u>399,030</u>
Net increase/(decrease) of fund balance	-	(1,576)	4,303	2,727	-
Fund balance - beginning (unaudited)	200	(2,727)	(4,303)	(2,727)	2,727
Fund balance - ending (projected)	<u>\$ 200</u>	<u>\$ (4,303)</u>	<u>\$ -</u>	<u>\$ 2,727</u>	<u>\$ 2,727</u>

***This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	3,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,200
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	10,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,200
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
<p>Hosting & maintenance</p>	
	705
<p>ADA compliance</p>	
	200
Tax collector	-

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Field operations (shared)

Management	12,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Stormwater management	
Lake maintenance	3,600
Covers the cost of hiring a licensed contractor to treat the 2 wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
Dry retention area maintenance	37,000
Covers the costs of mowing, string trimming and trash/debris pick up and disposal 30 times per year.	
Preserve maintenance	3,500
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	40,000
Irrigation supply	
Maintenance Contract	3,000
Covers the cost of hiring a licensed contractor to provide monthly preventative maintenance on one 15 hp and one 5 hp well/pumping system.	
Electricity	24,000
Costs of electricity for the one 15 hp and one 5 hp well/pumping system anticipated to run 10 hours a day 6 days a week.	
Repairs and maintenance	2,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Monuments and street signage	
Repairs and maintenance	4,000
Covers the costs of periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	2,500
Cover the costs of electricity for the monument lighting.	
Holiday decorating	7,000
Covers the costs of hiring a qualified contractor to provide a basic holiday lighting and decoration package to the entry monuments at CR 466 and 462.	
Landscape maint. entries/buffers	
Maintenance contract	120,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments.	
Plant replacement	7,500
Cover the costs of periodic plant replacements.	
Irrigation repairs	15,000
Covers the costs of periodic sprinkler head and valve replacements line repairs.	
Roadway maintenance	15,000
Covers the periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$ 399,030</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 191,540
Interest and miscellaneous	-	-	-	-	500
Total revenues	-	-	-	-	192,040
EXPENDITURES					
Single Family Program					
Management	-	-	-	-	19,440
Accounting	-	-	-	-	1,500
Landscape maintenance	-	-	-	-	40,000
Plant replacement	-	-	-	-	7,500
Irrigation repairs	-	-	-	-	5,000
Pool maintenance	-	-	-	-	14,400
Gym equipment- PM	-	-	-	-	750
Repairs and maintenance	-	-	-	-	18,000
Electricity	-	-	-	-	6,000
Insurance	-	-	-	-	15,000
Bank Fees	-	-	-	-	500
Phone/cable/internet	-	-	-	-	6,000
Water/sewer/propane	-	-	-	-	12,000
Janitorial	-	-	-	-	9,000
Security monitoring/gates	-	-	-	-	12,000
Gate repairs and maintenance	-	-	-	-	3,500
Security amenity center	-	-	-	-	2,500
Pest control	-	-	-	-	1,200
Permits/licenses	-	-	-	-	750
Holiday decorating	-	-	-	-	7,000
Supplies	-	-	-	-	7,500
Contingencies	-	-	-	-	2,500
Total single family program	-	-	-	-	192,040
Other Fees and Charges					
Tax collector	-	-	-	-	-
Total other fees and charges	-	-	-	-	-
Total expenditures	-	-	-	-	192,040

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19		
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balances - ending					
Committed	-	-	-	-	-
Unassigned	-	-	-	-	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND-SINGLE FAMILY PROGRAM**

Expenditures

Management	\$ 19,440
Covers the costs of hiring a qualified contractor to manage the day to day operations of the Amenity Center, and grounds associated specifically with the Single Family neighborhood as well as registering new residents and basic event planning and management.	
Accounting	1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Landscape maintenance	40,000
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the Amenity Center and Common Areas	
Plant replacement	7,500
Cover the costs of periodic plant replacements.	
Irrigation repairs	5,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	14,400
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Gym equipment- PM	750
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
Repairs and maintenance	18,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	6,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	15,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Bank Fees	500
Covers the costs of bank fees, check stock etc for a separate account for this fund.	
Phone/cable/internet	6,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	12,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	
Janitorial	9,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms.	
Security monitoring/gates	12,000
Covers costs associated with operating and managing a basic call box entry system at each gate, including credential entry system	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND-SINGLE FAMILY PROGRAM**

Expenditures (continued)		
Gate repairs and maintenance		3,500
	Covers costs of preventative as well as periodic repair and maintenance of the mechanical systems associated with the gates.	
Security amenity center		2,500
	Covers costs of after hours building security system monitoring service as well as amenity center credential system.	
Pest control		1,200
	Covers cost of once a month building pest control service.	
Permits/licenses		750
	Covers annual Health department permit and music re-broadcast license.	
Holiday decorating		7,000
	Covers cost of basic holiday light and decoration package at the two entry gates.	
Supplies		7,500
	Covers basic amenity center and gym supplies as well as events.	
Contingencies		2,500
Tax collector		-
Total expenditures		<u><u>\$ 192,040</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19		
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 77,900
Interest and miscellaneous	-	-	-	-	500
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>78,400</u>
EXPENDITURES					
Town Home Program					
Management	-	-	-	-	6,000
Accounting	-	-	-	-	750
Landscape maintenance	-	-	-	-	29,250
Irrigation water	-	-	-	-	500
Plant replacement	-	-	-	-	2,500
Irrigation repairs	-	-	-	-	2,500
Pool maintenance	-	-	-	-	9,000
Repairs and maintenance	-	-	-	-	6,000
Electricity	-	-	-	-	4,000
Insurance	-	-	-	-	7,000
Bank Fees	-	-	-	-	500
Water/sewer	-	-	-	-	2,000
Janitorial	-	-	-	-	2,000
Security amenity center	-	-	-	-	2,500
Pest control	-	-	-	-	900
Permits/licenses	-	-	-	-	500
Supplies	-	-	-	-	1,500
Contingencies	-	-	-	-	1,000
Total other contractual	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>78,400</u>
Other fees and charges					
Tax collector	-	-	-	-	-
Total Other Fees and Charges	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>78,400</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balances - ending					
Committed	-	-	-	-	-
Unassigned	-	-	-	-	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND-TOWN HOME PROGRAM**

Management	6,000
Cover the costs of hiring a qualified contractor to manage the day to day operations of the Amenity Center, and grounds associated specifically with the Town Home neighborhood as well as registering new residents.	
Accounting	750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Landscape maintenance	29,250
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, once a year mulch and monthly irrigation wet checks and adjustments for the amenity center and common areas.	
Irrigation water	500
Anticipates irrigation water supply being provided from HOA for a nominal annual fee.	
Plant replacement	2,500
Cover the costs of periodic plant replacements.	
Irrigation repairs	2,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	9,000
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Repairs and maintenance	6,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	4,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	7,000
Property coverage for the amenity center and all associated facilities.	
Bank Fees	500
Covers the costs of bank fees, check stock etc for a separate account for this fund.	
Water/sewer	2,000
Covers water and sewer from the City.	
Janitorial	2,000
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms.	
Security amenity center	2,500
Covers costs of after hours building security system monitoring service as well as amenity center credential system.	
Pest control	900
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND-TOWN HOME PROGRAM**

Expenditures (continued)

Supplies	1,500
Covers basic amenity center supplies.	
Contingencies	<u>1,000</u>
Total expenditures	<u><u>\$ 78,400</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual Through 3/31/2019	Projected Through 9/30/2019	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 225,002
Interest	-	1,311	-	1,311	-
Total revenues	-	1,311	-	1,311	225,002
EXPENDITURES					
Debt service					
Interest	-	-	-	-	558,238
Underwriter's discount	-	120,700	-	120,700	-
Cost of issuance	-	79,100	12,822	91,922	-
Total expenditures	-	199,800	12,822	212,622	558,238
Excess/(deficiency) of revenues over/(under) expenditures	-	(198,489)	(12,822)	(211,311)	(333,236)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,323,485	-	1,323,485	-
Total other financing sources/(uses)	-	1,323,485	-	1,323,485	-
Fund balance:					
Net increase/(decrease) in fund balance	-	1,124,996	(12,822)	1,112,174	(333,236)
Beginning fund balance (unaudited)	-	-	1,124,996	-	1,112,174
Ending fund balance (projected)	\$ -	\$1,124,996	\$ 1,112,174	\$ 1,112,174	778,938
Use of fund balance:					
Debt service reserve account balance (required)					(552,625)
Principal expense - November 1, 2020					-
Interest expense - November 1, 2020					(226,313)
Projected fund balance surplus/(deficit) as of September 30, 2020					\$ -

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/19	-		331,925.00	331,925.00	7,100,000.00
05/01/20	-		226,312.50	226,312.50	7,100,000.00
11/01/20	-		226,312.50	226,312.50	7,100,000.00
05/01/21	-		226,312.50	226,312.50	7,100,000.00
11/01/21	-		226,312.50	226,312.50	7,100,000.00
05/01/22	-		226,312.50	226,312.50	7,100,000.00
11/01/22	100,000.00	6.375%	226,312.50	326,312.50	7,000,000.00
05/01/23			223,125.00	223,125.00	7,000,000.00
11/01/23	105,000.00	6.375%	223,125.00	328,125.00	6,895,000.00
05/01/24			219,778.13	219,778.13	6,895,000.00
11/01/24	110,000.00	6.375%	219,778.13	329,778.13	6,785,000.00
05/01/25			216,271.88	216,271.88	6,785,000.00
11/01/25	120,000.00	6.375%	216,271.88	336,271.88	6,665,000.00
05/01/26			212,446.88	212,446.88	6,665,000.00
11/01/26	125,000.00	6.375%	212,446.88	337,446.88	6,540,000.00
05/01/27			208,462.50	208,462.50	6,540,000.00
11/01/27	135,000.00	6.375%	208,462.50	343,462.50	6,405,000.00
05/01/28			204,159.38	204,159.38	6,405,000.00
11/01/28	140,000.00	6.375%	204,159.38	344,159.38	6,265,000.00
05/01/29			199,696.88	199,696.88	6,265,000.00
11/01/29	150,000.00	6.375%	199,696.88	349,696.88	6,115,000.00
05/01/30			194,915.63	194,915.63	6,115,000.00
11/01/30	160,000.00	6.375%	194,915.63	354,915.63	5,955,000.00
05/01/31			189,815.63	189,815.63	5,955,000.00
11/01/31	170,000.00	6.375%	189,815.63	359,815.63	5,785,000.00
05/01/32			184,396.88	184,396.88	5,785,000.00
11/01/32	180,000.00	6.375%	184,396.88	364,396.88	5,605,000.00
05/01/33			178,659.38	178,659.38	5,605,000.00
11/01/33	195,000.00	6.375%	178,659.38	373,659.38	5,410,000.00
05/01/34			172,443.75	172,443.75	5,410,000.00
11/01/34	205,000.00	6.375%	172,443.75	377,443.75	5,205,000.00
05/01/35			165,909.38	165,909.38	5,205,000.00
11/01/35	220,000.00	6.375%	165,909.38	385,909.38	4,985,000.00
05/01/36			158,896.88	158,896.88	4,985,000.00
11/01/36	230,000.00	6.375%	158,896.88	388,896.88	4,755,000.00
05/01/37			151,565.63	151,565.63	4,755,000.00
11/01/37	245,000.00	6.375%	151,565.63	396,565.63	4,510,000.00
05/01/38			143,756.25	143,756.25	4,510,000.00
11/01/38	260,000.00	6.375%	143,756.25	403,756.25	4,250,000.00
05/01/39			135,468.75	135,468.75	4,250,000.00
11/01/39	280,000.00	6.375%	135,468.75	415,468.75	3,970,000.00
05/01/40			126,543.75	126,543.75	3,970,000.00
11/01/40	295,000.00	6.375%	126,543.75	421,543.75	3,675,000.00
05/01/41			117,140.63	117,140.63	3,675,000.00
11/01/41	315,000.00	6.375%	117,140.63	432,140.63	3,360,000.00
05/01/42			107,100.00	107,100.00	3,360,000.00
11/01/42	335,000.00	6.375%	107,100.00	442,100.00	3,025,000.00
05/01/43			96,421.88	96,421.88	3,025,000.00
11/01/43	355,000.00	6.375%	96,421.88	451,421.88	2,670,000.00

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			85,106.25	85,106.25	2,670,000.00
11/01/44	380,000.00	6.375%	85,106.25	465,106.25	2,290,000.00
05/01/45			72,993.75	72,993.75	2,290,000.00
11/01/45	405,000.00	6.375%	72,993.75	477,993.75	1,885,000.00
05/01/46			60,084.38	60,084.38	1,885,000.00
11/01/46	430,000.00	6.375%	60,084.38	490,084.38	1,455,000.00
05/01/47			46,378.13	46,378.13	1,455,000.00
11/01/47	455,000.00	6.375%	46,378.13	501,378.13	1,000,000.00
05/01/48			31,875.00	31,875.00	1,000,000.00
11/01/48	485,000.00	6.375%	31,875.00	516,875.00	515,000.00
05/01/49			16,415.63	16,415.63	515,000.00
11/01/49	515,000.00	6.375%	16,415.63	531,415.63	-
Total	7,100,000.00		9,529,456.42	16,629,456.42	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual Through 3/31/2019	Projected Through 9/30/2019		
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 410,828
Interest	-	765	-	765	-
Total revenues	-	765	-	765	410,828
EXPENDITURES					
Debt service					
Interest	-	-	-	-	393,603
Underwriter's discount	-	100,725	-	100,725	-
Cost of issuance	-	70,152	6,558	76,710	-
Total expenditures	-	170,877	6,558	177,435	393,603
Excess/(deficiency) of revenues over/(under) expenditures	-	(170,112)	(6,558)	(176,670)	17,225
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	822,294	-	822,294	-
Total other financing sources/(uses)	-	822,294	-	822,294	-
Fund balance:					
Net increase/(decrease) in fund balance	-	652,182	(6,558)	645,624	17,225
Beginning fund balance (unaudited)	-	-	652,182	-	645,624
Ending fund balance (projected)	\$ -	\$ 652,182	\$ 645,624	\$ 645,624	662,849
Use of fund balance:					
Debt service reserve account balance (required)					(410,825)
Principal expense - November 1, 2020					(90,000)
Interest expense - November 1, 2020					(159,569)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ 2,455</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/19	-		234,034.17	234,034.17	5,925,000.00
05/01/20	-		159,568.75	159,568.75	5,925,000.00
11/01/20	90,000.00	4.250%	159,568.75	249,568.75	5,835,000.00
05/01/21	-		157,656.25	157,656.25	5,835,000.00
11/01/21	95,000.00	4.250%	157,656.25	252,656.25	5,740,000.00
05/01/22	-		155,637.50	155,637.50	5,740,000.00
11/01/22	95,000.00	4.250%	155,637.50	250,637.50	5,645,000.00
05/01/23			153,618.75	153,618.75	5,645,000.00
11/01/23	100,000.00	4.250%	153,618.75	253,618.75	5,545,000.00
05/01/24			151,493.75	151,493.75	5,545,000.00
11/01/24	105,000.00	4.250%	151,493.75	256,493.75	5,440,000.00
05/01/25			149,262.50	149,262.50	5,440,000.00
11/01/25	110,000.00	4.750%	149,262.50	259,262.50	5,330,000.00
05/01/26			146,650.00	146,650.00	5,330,000.00
11/01/26	115,000.00	4.750%	146,650.00	261,650.00	5,215,000.00
05/01/27			143,918.75	143,918.75	5,215,000.00
11/01/27	120,000.00	4.750%	143,918.75	263,918.75	5,095,000.00
05/01/28			141,068.75	141,068.75	5,095,000.00
11/01/28	125,000.00	4.750%	141,068.75	266,068.75	4,970,000.00
05/01/29			138,100.00	138,100.00	4,970,000.00
11/01/29	130,000.00	4.750%	138,100.00	268,100.00	4,840,000.00
05/01/30			135,012.50	135,012.50	4,840,000.00
11/01/30	140,000.00	5.500%	135,012.50	275,012.50	4,700,000.00
05/01/31			131,162.50	131,162.50	4,700,000.00
11/01/31	145,000.00	5.500%	131,162.50	276,162.50	4,555,000.00
05/01/32			127,175.00	127,175.00	4,555,000.00
11/01/32	155,000.00	5.500%	127,175.00	282,175.00	4,400,000.00
05/01/33			122,912.50	122,912.50	4,400,000.00
11/01/33	165,000.00	5.500%	122,912.50	287,912.50	4,235,000.00
05/01/34			118,375.00	118,375.00	4,235,000.00
11/01/34	170,000.00	5.500%	118,375.00	288,375.00	4,065,000.00
05/01/35			113,700.00	113,700.00	4,065,000.00
11/01/35	180,000.00	5.500%	113,700.00	293,700.00	3,885,000.00
05/01/36			108,750.00	108,750.00	3,885,000.00
11/01/36	190,000.00	5.500%	108,750.00	298,750.00	3,695,000.00
05/01/37			103,525.00	103,525.00	3,695,000.00
11/01/37	200,000.00	5.500%	103,525.00	303,525.00	3,495,000.00
05/01/38			98,025.00	98,025.00	3,495,000.00
11/01/38	210,000.00	5.500%	98,025.00	308,025.00	3,285,000.00
05/01/39			92,250.00	92,250.00	3,285,000.00
11/01/39	225,000.00	5.500%	92,250.00	317,250.00	3,060,000.00
05/01/40			86,062.50	86,062.50	3,060,000.00
11/01/40	235,000.00	5.625%	86,062.50	321,062.50	2,825,000.00
05/01/41			79,453.13	79,453.13	2,825,000.00
11/01/41	250,000.00	5.625%	79,453.13	329,453.13	2,575,000.00
05/01/42			72,421.88	72,421.88	2,575,000.00
11/01/42	265,000.00	5.625%	72,421.88	337,421.88	2,310,000.00
05/01/43			64,968.75	64,968.75	2,310,000.00
11/01/43	280,000.00	5.625%	64,968.75	344,968.75	2,030,000.00

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			57,093.75	57,093.75	2,030,000.00
11/01/44	295,000.00	5.625%	57,093.75	352,093.75	1,735,000.00
05/01/45			48,796.88	48,796.88	1,735,000.00
11/01/45	310,000.00	5.625%	48,796.88	358,796.88	1,425,000.00
05/01/46			40,078.13	40,078.13	1,425,000.00
11/01/46	330,000.00	5.625%	40,078.13	370,078.13	1,095,000.00
05/01/47			30,796.88	30,796.88	1,095,000.00
11/01/47	345,000.00	5.625%	30,796.88	375,796.88	750,000.00
05/01/48			21,093.75	21,093.75	750,000.00
11/01/48	365,000.00	5.625%	21,093.75	386,093.75	385,000.00
05/01/49			10,828.13	10,828.13	385,000.00
11/01/49	385,000.00	5.625%	10,828.13	395,828.13	-
Total	5,925,000.00		6,552,946.73	12,477,946.73	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-2
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual Through 3/31/2019	Projected Through 9/30/2019	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 236,044
Interest	-	487	-	487	-
Total revenues	-	487	-	487	236,044
EXPENDITURES					
Debt service					
Interest	-	-	-	-	291,722
Underwriter's discount	-	71,485	-	71,485	-
Cost of issuance	-	48,829	5,612	54,441	-
Total expenditures	-	120,314	5,612	125,926	291,722
Excess/(deficiency) of revenues over/(under) expenditures	-	(119,827)	(5,612)	(125,439)	(55,678)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	535,914	-	535,914	-
Total other financing sources/(uses)	-	535,914	-	535,914	-
Fund balance:					
Net increase/(decrease) in fund balance	-	416,087	(5,612)	410,475	(55,678)
Beginning fund balance (unaudited)	-	-	416,087	-	410,475
Ending fund balance (projected)	\$ -	\$416,087	\$ 410,475	\$ 410,475	354,797
Use of fund balance:					
Debt service reserve account balance (required)					(236,531)
Principal expense - November 1, 2020					-
Interest expense - November 1, 2020					(118,266)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ -</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/19	-		173,456.25	173,456.25	4,205,000.00
05/01/20			118,265.63	118,265.63	4,205,000.00
11/01/20	-		118,265.63	118,265.63	4,205,000.00
05/01/21			118,265.63	118,265.63	4,205,000.00
11/01/21	-		118,265.63	118,265.63	4,205,000.00
05/01/22			118,265.63	118,265.63	4,205,000.00
11/01/22	-		118,265.63	118,265.63	4,205,000.00
05/01/23			118,265.63	118,265.63	4,205,000.00
11/01/23	-		118,265.63	118,265.63	4,205,000.00
05/01/24			118,265.63	118,265.63	4,205,000.00
11/01/24	-		118,265.63	118,265.63	4,205,000.00
05/01/25			118,265.63	118,265.63	4,205,000.00
11/01/25	-		118,265.63	118,265.63	4,205,000.00
05/01/26			118,265.63	118,265.63	4,205,000.00
11/01/26	-		118,265.63	118,265.63	4,205,000.00
05/01/27			118,265.63	118,265.63	4,205,000.00
11/01/27	-		118,265.63	118,265.63	4,205,000.00
05/01/28			118,265.63	118,265.63	4,205,000.00
11/01/28	-		118,265.63	118,265.63	4,205,000.00
05/01/29			118,265.63	118,265.63	4,205,000.00
11/01/29	-		118,265.63	118,265.63	4,205,000.00
05/01/30			118,265.63	118,265.63	4,205,000.00
11/01/30	-		118,265.63	118,265.63	4,205,000.00
05/01/31			118,265.63	118,265.63	4,205,000.00
11/01/31	-		118,265.63	118,265.63	4,205,000.00
05/01/32			118,265.63	118,265.63	4,205,000.00
11/01/32	4,205,000.00	5.625%	118,265.63	4,323,265.63	-
Total	4,205,000.00		3,248,362.63	7,453,362.63	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2020**

Off-Roll (Gross Unplatted Acre Allocation)

<u>Number of Acres</u>	Projected Fiscal Year 2020					<u>Total</u>
	<u>GF</u>	<u>SRF - SF</u>	<u>SRF - TH</u>	<u>Series 2019</u>	<u>Series 2019A-1</u>	
<u>Residential</u>						
113.557	2,109.21	1,691.13	690.40	-	3,617.81	8,108.55
<u>Commercial</u>						
40.027	3,985.18	-	-	5,621.26	-	9,606.44

Off-Roll Assessments (Planned Platted Unit/Net Commercial Acres Allocation)

<u>Number of Units</u>	<u>Unit Type</u>	Projected Fiscal Year 2020					<u>Total</u>
		<u>GF</u>	<u>SRF - SF</u>	<u>SRF - TH</u>	<u>Series 2019</u>	<u>Series 2019A-1</u>	
<u>Phases 1 and 2</u>							
122	SF 50'	709.13	706.79	-	-	1,146.31	2,562.23
62	SF 40'	567.30	706.79	-	-	1,146.31	2,420.40
134	TH	453.84	-	581.34	-	747.60	1,782.78
318							
<u>Future Phases</u>							
54	SF 50'	709.13	706.79	-	-	1,146.31	2,562.23
33	SF 40'	567.30	706.79	-	-	1,146.31	2,420.40
87							
<u>Commercial</u>							
38.37	Commercial	4,158.31	-	-	5,864.01	-	10,022.32
38.37							