

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2021
UPDATED MAY 15, 2020**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
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**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

| | Fiscal Year 2020 | | | | Proposed Budget FY 2021 |
|--|-------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Proposed Budget FY 2020 | Actual through 3/31/2020 | Projected through 9/30/2020 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: off-roll | \$ 399,030 | \$ 59,879 | \$ 258,953 | \$ 318,832 | \$ 367,590 |
| Landowner contribution | - | 4,256 | - | 4,256 | - |
| Lot closing | - | 80,198 | - | 80,198 | - |
| Total revenues | <u>399,030</u> | <u>144,333</u> | <u>258,953</u> | <u>403,286</u> | <u>367,590</u> |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Management/accounting/recording | 48,000 | 24,000 | 24,000 | 48,000 | 48,000 |
| Legal | 25,000 | 11,093 | 13,907 | 25,000 | 25,000 |
| Engineering | 3,500 | - | 2,000 | 2,000 | 3,500 |
| Audit | 4,200 | - | 4,200 | 4,200 | 4,200 |
| Arbitrage rebate calculation | 750 | - | - | - | 750 |
| Dissemination agent | 1,000 | 500 | 500 | 1,000 | 1,000 |
| Trustee | 10,500 | 10,500 | - | 10,500 | 10,500 |
| Telephone | 200 | 100 | 100 | 200 | 200 |
| Postage | 500 | 57 | 443 | 500 | 500 |
| Printing & binding | 500 | 250 | 250 | 500 | 500 |
| Legal advertising | 1,200 | - | 600 | 600 | 1,200 |
| Annual special district fee | 175 | 175 | - | 175 | 175 |
| Insurance | 5,500 | 5,125 | - | 5,125 | 5,500 |
| Contingencies/bank charges | 500 | 100 | 400 | 500 | 500 |
| Website | | | | | |
| Hosting & maintenance | 705 | - | 705 | 705 | 705 |
| ADA compliance | 200 | 199 | - | 199 | 210 |
| Total professional & administrative | <u>102,430</u> | <u>52,099</u> | <u>47,105</u> | <u>99,204</u> | <u>102,440</u> |
| Field operations (shared) | | | | | |
| Management | 12,000 | - | 7,200 | 7,200 | 14,400 |
| Stormwater management | | | | | |
| Lake maintenance | 3,600 | - | 5,000 | 5,000 | 10,000 |
| Dry retention area maintenance | 37,000 | - | 18,000 | 18,000 | 37,000 |
| Preserve maintenance | 3,500 | - | 2,000 | 2,000 | 3,500 |
| Streetlighting | 40,000 | 1,092 | 38,908 | 40,000 | - |
| Pole lease | - | - | - | - | 35,000 |
| Electricity | - | - | - | - | 5,000 |
| Irrigation supply | | | | | |
| Maintenance contract | 3,000 | - | 1,500 | 1,500 | 3,000 |
| Electricity | 24,000 | - | 12,000 | 12,000 | 24,000 |
| Repairs and maintenance | 2,500 | - | 1,500 | 1,500 | 2,500 |
| Monuments and street signage | | | | | |
| Repairs and maintenance | 4,000 | - | 2,000 | 2,000 | 2,000 |
| Electricity | 2,500 | - | 1,500 | 1,500 | 1,250 |
| Holiday decorating | 7,000 | - | - | - | - |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

| | Fiscal Year 2020 | | | | Proposed Budget FY 2021 |
|---|-------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Proposed Budget FY 2020 | Actual through 3/31/2020 | Projected through 9/30/2020 | Total Actual & Projected | |
| Landscape maint. entries/buffers | | | | | |
| Maintenance contract | 120,000 | - | 50,000 | 50,000 | 100,000 |
| Plant replacement | 7,500 | - | 3,000 | 3,000 | 7,500 |
| Irrigation repairs | 15,000 | - | 7,000 | 7,000 | 15,000 |
| Roadway maintenance | 15,000 | - | 2,500 | 2,500 | 5,000 |
| Total field operations | <u>296,600</u> | <u>1,092</u> | <u>152,108</u> | <u>153,200</u> | <u>265,150</u> |
| Total expenditures | <u>399,030</u> | <u>53,191</u> | <u>199,213</u> | <u>252,404</u> | <u>367,590</u> |
| Net increase/(decrease) of fund balance | - | 91,142 | 59,740 | 150,882 | - |
| Fund balance - beginning (unaudited) | <u>2,727</u> | <u>(4,257)</u> | <u>86,885</u> | <u>(4,257)</u> | <u>150,882</u> |
| Fund balance - ending (projected) | <u>\$ 2,727</u> | <u>\$ 86,885</u> | <u>\$ 146,625</u> | <u>\$ 150,882</u> | <u>\$ 150,882</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 | |
| Hosting & maintenance | 705 |
| ADA compliance | 210 |

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

Expenditures (continued)

Field operations (shared)

| | |
|---|--------------------------|
| Management | 14,400 |
| 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 | 10,000 |
| 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 | |
| Pole lease | 35,000 |
| Annual cost of leasing 129 poles by 10 year agreement with SECO starting 2020. | |
| Electricity | 5,000 |
| Electricity provided by SECO. | |
| 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 | 2,000 |
| Covers the costs of periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments. | |
| Electricity | 1,250 |
| Cover the costs of electricity for the monument lighting. | |
| Landscape maint. entries/buffers | |
| Maintenance contract | 100,000 |
| 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 | 5,000 |
| Covers the periodic roadway repairs and sidewalk/paver brick cleaning | |
| Total expenditures | <u><u>\$ 367,590</u></u> |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2021**

| | Fiscal Year 2020 | | | Total Actual & Projected | Proposed Budget FY 2021 |
|------------------------------|------------------------------|------------------------------|---------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2020 | Actual through 3/31/20 | Projected through 9/30/20 | | |
| REVENUES | | | | | |
| Assessment levy: off-roll | \$ 191,540 | \$ - | \$ 168,286 | \$ 168,286 | \$ 123,451 |
| Lot closing | - | 23,254 | - | 23,254 | - |
| Interest and miscellaneous | 500 | - | 500 | 500 | 500 |
| Total revenues | 192,040 | 23,254 | 168,786 | 192,040 | 123,951 |
| EXPENDITURES | | | | | |
| Single Family Program | | | | | |
| Management | 19,440 | - | - | - | - |
| Accounting | 1,500 | - | 750 | 750 | 1,500 |
| Landscape maintenance | 40,000 | - | 15,000 | 15,000 | 30,000 |
| Plant replacement | 7,500 | - | 3,000 | 3,000 | 7,500 |
| Irrigation repairs | 5,000 | - | 5,000 | 5,000 | 5,000 |
| Pool maintenance | 14,400 | - | - | - | 12,000 |
| Gym equipment- PM | 750 | - | - | - | 1,000 |
| Repairs and maintenance | 18,000 | - | - | - | 7,500 |
| Electricity | 6,000 | - | - | - | 6,000 |
| Insurance | 15,000 | - | 2,500 | 2,500 | 15,000 |
| Bank Fees | 500 | - | 500 | 500 | 500 |
| Phone/cable/internet | 6,000 | - | 1,000 | 1,000 | 6,000 |
| Water/sewer/propane | 12,000 | - | 1,000 | 1,000 | 12,000 |
| Janitorial | 9,000 | - | - | - | 9,000 |
| Security monitoring/gates | 12,000 | - | 1,000 | 1,000 | 2,000 |
| Gate repairs and maintenance | 3,500 | - | - | - | 3,500 |
| Security amenity center | 2,500 | - | - | - | - |
| Pest control | 1,200 | - | - | - | 1,200 |
| Permits/licenses | 750 | - | 750 | 750 | 750 |
| Holiday decorating | 7,000 | - | - | - | 1,000 |
| Supplies | 7,500 | - | - | - | 2,500 |
| Contingencies | 2,500 | - | - | - | - |
| Total expenditures | 192,040 | - | 30,500 | 30,500 | 123,950 |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2021**

| | Fiscal Year 2020 | | | Total Actual & Projected | Proposed Budget FY 2021 |
|--|------------------------------|------------------------------|---------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2020 | Actual through 3/31/20 | Projected through 9/30/20 | | |
| Excess/(deficiency) of revenues over/(under) expenditures | - | 23,254 | 138,286 | 161,540 | 1 |
| Fund balance - beginning (unaudited) | - | - | 23,254 | - | 161,540 |
| Fund balances - ending | | | | | |
| Unassigned | - | 23,254 | 161,540 | 161,540 | 161,541 |
| Fund balance - ending (projected) | \$ - | \$ 23,254 | \$ 161,540 | \$ 161,540 | \$ 161,541 |

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

Expenditures

| | |
|--|----------|
| Accounting | \$ 1,500 |
| This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.). | |
| Landscape maintenance | 30,000 |
| 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 | 12,000 |
| Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning. | |
| Gym equipment- PM | 1,000 |
| Covers cost of quarterly preventative maintenance/adjustments by outside contractor. | |
| Repairs and maintenance | 7,500 |
| 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 | 2,000 |
| 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. | |
| 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 | 1,000 |
| Covers cost of basic holiday light and decoration package at the two entry gates. | |
| Supplies | 2,500 |
| Covers basic amenity center and gym supplies as well as events. | |
| Total expenditures | <u>\$ 123,950</u> |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
FISCAL YEAR 2021**

| | Fiscal Year 2020 | | | Total Actual & Projected | Proposed Budget FY 2021 |
|--|------------------------------|------------------------------|---------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2020 | Actual through 3/31/20 | Projected through 9/30/20 | | |
| REVENUES | | | | | |
| Assessment levy: off-roll | \$ 77,900 | \$ - | \$ 56,696 | \$ 56,696 | \$ 57,400 |
| Lot closing | - | 21,204 | - | 21,204 | - |
| Interest and miscellaneous | 500 | - | 500 | 500 | 500 |
| Total revenues | <u>78,400</u> | <u>21,204</u> | <u>57,196</u> | <u>78,400</u> | <u>57,900</u> |
| EXPENDITURES | | | | | |
| Town Home Program | | | | | |
| Management | 6,000 | - | - | - | - |
| Accounting | 750 | - | 300 | 300 | 750 |
| Landscape maintenance | 29,250 | - | 9,000 | 9,000 | 18,000 |
| Irrigation water | 500 | - | 100 | 100 | 500 |
| Plant replacement | 2,500 | - | 1,000 | 1,000 | 2,500 |
| Irrigation repairs | 2,500 | - | 1,000 | 1,000 | 2,500 |
| Pool maintenance | 9,000 | - | - | - | 9,000 |
| Repairs and maintenance | 6,000 | - | - | - | 3,000 |
| Electricity | 4,000 | - | 500 | 500 | 4,000 |
| Insurance | 7,000 | - | 1,500 | 1,500 | 7,000 |
| Bank Fees | 500 | - | 250 | 250 | 500 |
| Water/sewer | 2,000 | - | 500 | 500 | 2,000 |
| Janitorial | 2,000 | - | - | - | 3,000 |
| Security amenity center | 2,500 | - | 500 | 500 | 2,500 |
| Pest control | 900 | - | - | - | 900 |
| Permits/licenses | 500 | - | - | - | 500 |
| Supplies | 1,500 | - | - | - | 750 |
| Contingencies | 1,000 | - | - | - | 500 |
| Total expenditures | <u>78,400</u> | <u>-</u> | <u>14,350</u> | <u>14,350</u> | <u>57,900</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | - | 21,204 | 42,846 | 64,050 | - |
| Fund balance - beginning (unaudited) | - | - | 21,204 | - | 64,050 |
| Fund balances - ending Unassigned | - | 21,204 | 64,050 | 64,050 | 64,050 |
| Fund balance - ending (projected) | <u>\$ -</u> | <u>\$ 21,204</u> | <u>\$ 64,050</u> | <u>\$ 64,050</u> | <u>\$ 64,050</u> |

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

| | |
|---|--------|
| Accounting | \$ 750 |
| This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.). | |
| Landscape maintenance | 18,000 |
| 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. | |
| 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 | 3,000 |
| 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 | 3,000 |
| 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 | 750 |
| Covers basic amenity center supplies. | |
| Contingencies | <u>500</u> |
| Total expenditures | <u><u>\$57,900</u></u> |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2021**

| | Fiscal Year 2020 | | | | Proposed Budget FY 2021 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2020 | Actual Through 3/31/2020 | Projected Through 9/30/2020 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: off-roll | \$ 225,002 | \$ - | \$ 212,752 | \$ 212,752 | \$ 423,619 |
| Assessment prepayments | - | 456,520 | - | 456,520 | - |
| Lot closing | - | 12,250 | - | 12,250 | - |
| Interest | - | 7,065 | - | 7,065 | - |
| Total revenues | <u>225,002</u> | <u>475,835</u> | <u>212,752</u> | <u>688,587</u> | <u>423,619</u> |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal | - | - | - | - | - |
| Principal prepayment | - | - | 455,000 | 455,000 | - |
| Interest | 558,238 | 331,925 | 226,313 | 558,238 | 423,619 |
| Tax collector | - | - | - | - | - |
| Total expenditures | <u>558,238</u> | <u>331,925</u> | <u>681,313</u> | <u>1,013,238</u> | <u>423,619</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (333,236) | 143,910 | (468,561) | (324,651) | - |
| Fund balance: | | | | | |
| Net increase/(decrease) in fund balance | (333,236) | 143,910 | (468,561) | (324,651) | - |
| Beginning fund balance (unaudited) | <u>1,112,174</u> | <u>1,128,630</u> | <u>1,272,540</u> | <u>1,128,630</u> | <u>803,979</u> |
| Ending fund balance (projected) | <u><u>\$ 778,938</u></u> | <u><u>\$ 1,272,540</u></u> | <u><u>\$ 803,979</u></u> | <u><u>\$ 803,979</u></u> | <u><u>803,979</u></u> |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (552,625) |
| Principal expense - November 1, 2021 | | | | | - |
| Interest expense - November 1, 2021 | | | | | (211,809) |
| Projected fund balance surplus/(deficit) as of September 30, 2021 | | | | | <u><u>\$ 39,545</u></u> |

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

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|----------|------------------|--------------------|-----------------|---------------------|---------------------|
| 11/01/20 | - | | 211,809.38 | 211,809.38 | 7,100,000.00 |
| 05/01/21 | - | | 211,809.38 | 211,809.38 | 7,100,000.00 |
| 11/01/21 | - | | 211,809.38 | 211,809.38 | 7,100,000.00 |
| 05/01/22 | - | | 211,809.38 | 211,809.38 | 7,100,000.00 |
| 11/01/22 | 90,000.00 | 6.375% | 211,809.38 | 301,809.38 | 7,010,000.00 |
| 05/01/23 | | | 208,940.63 | 208,940.63 | 7,010,000.00 |
| 11/01/23 | 95,000.00 | 6.375% | 208,940.63 | 303,940.63 | 6,915,000.00 |
| 05/01/24 | | | 205,912.50 | 205,912.50 | 6,915,000.00 |
| 11/01/24 | 105,000.00 | 6.375% | 205,912.50 | 310,912.50 | 6,810,000.00 |
| 05/01/25 | | | 202,565.63 | 202,565.63 | 6,810,000.00 |
| 11/01/25 | 110,000.00 | 6.375% | 202,565.63 | 312,565.63 | 6,700,000.00 |
| 05/01/26 | | | 199,059.38 | 199,059.38 | 6,700,000.00 |
| 11/01/26 | 115,000.00 | 6.375% | 199,059.38 | 314,059.38 | 6,585,000.00 |
| 05/01/27 | | | 195,393.75 | 195,393.75 | 6,585,000.00 |
| 11/01/27 | 125,000.00 | 6.375% | 195,393.75 | 320,393.75 | 6,460,000.00 |
| 05/01/28 | | | 191,409.38 | 191,409.38 | 6,460,000.00 |
| 11/01/28 | 130,000.00 | 6.375% | 191,409.38 | 321,409.38 | 6,330,000.00 |
| 05/01/29 | | | 187,265.63 | 187,265.63 | 6,330,000.00 |
| 11/01/29 | 140,000.00 | 6.375% | 187,265.63 | 327,265.63 | 6,190,000.00 |
| 05/01/30 | | | 182,803.13 | 182,803.13 | 6,190,000.00 |
| 11/01/30 | 150,000.00 | 6.375% | 182,803.13 | 332,803.13 | 6,040,000.00 |
| 05/01/31 | | | 178,021.88 | 178,021.88 | 6,040,000.00 |
| 11/01/31 | 160,000.00 | 6.375% | 178,021.88 | 338,021.88 | 5,880,000.00 |
| 05/01/32 | | | 172,921.88 | 172,921.88 | 5,880,000.00 |
| 11/01/32 | 170,000.00 | 6.375% | 172,921.88 | 342,921.88 | 5,710,000.00 |
| 05/01/33 | | | 167,503.13 | 167,503.13 | 5,710,000.00 |
| 11/01/33 | 180,000.00 | 6.375% | 167,503.13 | 347,503.13 | 5,530,000.00 |
| 05/01/34 | | | 161,765.63 | 161,765.63 | 5,530,000.00 |
| 11/01/34 | 190,000.00 | 6.375% | 161,765.63 | 351,765.63 | 5,340,000.00 |
| 05/01/35 | | | 155,709.38 | 155,709.38 | 5,340,000.00 |
| 11/01/35 | 205,000.00 | 6.375% | 155,709.38 | 360,709.38 | 5,135,000.00 |
| 05/01/36 | | | 149,175.00 | 149,175.00 | 5,135,000.00 |
| 11/01/36 | 215,000.00 | 6.375% | 149,175.00 | 364,175.00 | 4,920,000.00 |
| 05/01/37 | | | 142,321.88 | 142,321.88 | 4,920,000.00 |
| 11/01/37 | 230,000.00 | 6.375% | 142,321.88 | 372,321.88 | 4,690,000.00 |
| 05/01/38 | | | 134,990.63 | 134,990.63 | 4,690,000.00 |
| 11/01/38 | 245,000.00 | 6.375% | 134,990.63 | 379,990.63 | 4,445,000.00 |
| 05/01/39 | | | 127,181.25 | 127,181.25 | 4,445,000.00 |
| 11/01/39 | 260,000.00 | 6.375% | 127,181.25 | 387,181.25 | 4,185,000.00 |
| 05/01/40 | | | 118,893.75 | 118,893.75 | 4,185,000.00 |
| 11/01/40 | 280,000.00 | 6.375% | 118,893.75 | 398,893.75 | 3,905,000.00 |
| 05/01/41 | | | 109,968.75 | 109,968.75 | 3,905,000.00 |
| 11/01/41 | 295,000.00 | 6.375% | 109,968.75 | 404,968.75 | 3,610,000.00 |
| 05/01/42 | | | 100,565.63 | 100,565.63 | 3,610,000.00 |
| 11/01/42 | 315,000.00 | 6.375% | 100,565.63 | 415,565.63 | 3,295,000.00 |
| 05/01/43 | | | 90,525.00 | 90,525.00 | 3,295,000.00 |
| 11/01/43 | 335,000.00 | 6.375% | 90,525.00 | 425,525.00 | 2,960,000.00 |

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

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|--------------|---------------------|--------------------|---------------------|----------------------|---------------------|
| 05/01/44 | | | 79,846.88 | 79,846.88 | 2,960,000.00 |
| 11/01/44 | 355,000.00 | 6.375% | 79,846.88 | 434,846.88 | 2,605,000.00 |
| 05/01/45 | | | 68,531.25 | 68,531.25 | 2,605,000.00 |
| 11/01/45 | 380,000.00 | 6.375% | 68,531.25 | 448,531.25 | 2,225,000.00 |
| 05/01/46 | | | 56,418.75 | 56,418.75 | 2,225,000.00 |
| 11/01/46 | 400,000.00 | 6.375% | 56,418.75 | 456,418.75 | 1,825,000.00 |
| 05/01/47 | | | 43,668.75 | 43,668.75 | 1,825,000.00 |
| 11/01/47 | 430,000.00 | 6.375% | 43,668.75 | 473,668.75 | 1,395,000.00 |
| 05/01/48 | | | 29,962.50 | 29,962.50 | 1,395,000.00 |
| 11/01/48 | 455,000.00 | 6.375% | 29,962.50 | 484,962.50 | 940,000.00 |
| 05/01/49 | | | 15,459.38 | 15,459.38 | 940,000.00 |
| 11/01/49 | 485,000.00 | 6.375% | 15,459.38 | 500,459.38 | 455,000.00 |
| Total | 6,645,000.00 | | 8,970,847.06 | 15,615,847.06 | |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2021**

| | Fiscal Year 2020 | | | Total Revenue & Expenditures | Proposed Budget FY 2021 |
|---|------------------------------|--------------------------------|-----------------------------------|------------------------------------|-------------------------------|
| | Adopted Budget FY 2020 | Actual Through 3/31/2020 | Projected Through 9/30/2020 | | |
| REVENUES | | | | | |
| Assessment levy: off-roll | \$ 410,828 | \$ - | \$ 364,535 | \$ 364,535 | \$ 410,828 |
| Lot closing | - | 46,293 | - | 46,293 | - |
| Interest | - | 3,578 | - | 3,578 | - |
| Total revenues | <u>410,828</u> | <u>49,871</u> | <u>364,535</u> | <u>414,406</u> | <u>410,828</u> |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal | - | - | - | - | 90,000 |
| Interest | 393,603 | 234,034 | 159,569 | 393,603 | 317,225 |
| Tax collector | - | - | - | - | - |
| Total expenditures | <u>393,603</u> | <u>234,034</u> | <u>159,569</u> | <u>393,603</u> | <u>407,225</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | 17,225 | (184,163) | 204,966 | 20,803 | 3,603 |
| Fund balance: | | | | | |
| Net increase/(decrease) in fund balance | 17,225 | (184,163) | 204,966 | 20,803 | 3,603 |
| Beginning fund balance (unaudited) | 645,624 | 654,962 | 470,799 | 654,962 | 675,765 |
| Ending fund balance (projected) | <u>\$662,849</u> | <u>\$470,799</u> | <u>\$ 675,765</u> | <u>\$ 675,765</u> | <u>679,368</u> |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (410,825) |
| Principal expense - November 1, 2021 | | | | | (95,000) |
| Interest expense - November 1, 2021 | | | | | (157,656) |
| Projected fund balance surplus/(deficit) as of September 30, 2021 | | | | | <u>\$ 15,887</u> |

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

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|----------|------------------|--------------------|-----------------|---------------------|---------------------|
| 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 | | 6,159,343.81 | 12,084,343.81 | |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-2
FISCAL YEAR 2021**

| | Fiscal Year 2020 | | | | Proposed Budget FY 2021 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2020 | Actual Through 3/31/2020 | Projected Through 9/30/2020 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: off-roll | \$ 236,044 | \$ - | \$ 212,212 | \$ 212,212 | \$ 191,813 |
| Assessment prepayments | - | 799,689 | - | 799,689 | - |
| Lot closing | - | 23,832 | - | 23,832 | - |
| Interest | - | 2,345 | - | 2,345 | - |
| Total revenues | <u>236,044</u> | <u>825,866</u> | <u>212,212</u> | <u>1,038,078</u> | <u>191,813</u> |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal prepayment | - | - | 795,000 | 795,000 | - |
| Interest | 291,722 | 173,456 | 118,266 | 291,722 | 191,813 |
| Total expenditures | <u>291,722</u> | <u>173,456</u> | <u>913,266</u> | <u>1,086,722</u> | <u>191,813</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (55,678) | 652,410 | (701,054) | (48,644) | - |
| Fund balance: | | | | | |
| Net increase/(decrease) in fund balance | (55,678) | 652,410 | (701,054) | (48,644) | - |
| Beginning fund balance (unaudited) | 410,475 | 416,319 | 1,068,729 | 416,319 | 367,675 |
| Ending fund balance (projected) | <u>\$ 354,797</u> | <u>\$ 1,068,729</u> | <u>\$ 367,675</u> | <u>\$ 367,675</u> | <u>367,675</u> |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (236,531) |
| Interest expense - November 1, 2021 | | | | | (95,906) |
| Projected fund balance surplus/(deficit) as of September 30, 2021 | | | | | <u>\$ 35,238</u> |

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

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|--------------|---------------------|-------------|---------------------|---------------------|-----------------|
| 11/01/20 | - | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 05/01/21 | | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 11/01/21 | - | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 05/01/22 | | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 11/01/22 | - | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 05/01/23 | | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 11/01/23 | - | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 05/01/24 | | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 11/01/24 | - | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 05/01/25 | | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 11/01/25 | - | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 05/01/26 | | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 11/01/26 | - | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 05/01/27 | | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 11/01/27 | - | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 05/01/28 | | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 11/01/28 | - | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 05/01/29 | | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 11/01/29 | - | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 05/01/30 | | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 11/01/30 | - | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 05/01/31 | | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 11/01/31 | - | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 05/01/32 | | | 95,906.25 | 95,906.25 | 3,410,000.00 |
| 11/01/32 | 3,410,000.00 | 5.625% | 95,906.25 | 3,505,906.25 | - |
| Total | 3,410,000.00 | | 2,397,656.25 | 5,807,656.25 | |

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2021**

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

| Number of Units | Unit Type | Projected Fiscal Year 2020 | | | | | Total | Fiscal Year 2020 Total |
|------------------------------|------------|----------------------------|----------|----------|-------------|----------------|-----------|---------------------------|
| | | GF | SRF - SF | SRF - TH | Series 2019 | Series 2019A-1 | | |
| <u>Phases 1 and 2</u> | | | | | | | | |
| 122 | SF 50' | 653.26 | 455.54 | - | - | 1,146.31 | 2,255.11 | 2,562.23 |
| 62 | SF 40' | 522.61 | 455.54 | - | - | 1,146.31 | 2,124.46 | 2,420.40 |
| 134 | TH | 418.09 | - | 428.36 | - | 747.60 | 1,594.05 | 1,782.78 |
| 318 | | | | | | | | |
| <u>Future Phases</u> | | | | | | | | |
| 54 | SF 50' | 653.26 | 455.54 | - | - | 1,146.31 | 2,255.11 | 2,562.23 |
| 33 | SF 40' | 522.61 | 455.54 | - | - | 1,146.31 | 2,124.46 | 2,420.40 |
| 87 | | | | | | | | |
| <u>Commercial</u> | | | | | | | | |
| 38.57 | Commercial | 3,809.83 | - | - | 11,737.85 | - | 15,547.68 | 10,022.32 |
| 38.57 | | | | | | | | |