

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2021  
UPDATED AUGUST 25, 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
	Amended Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ -				\$ 85,164
Allowable discounts (4%)	-				(3,407)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	81,757
Assessment levy: off-roll	161,420	59,879	101,541	161,420	-
Landowner contribution	4,256	4,256	-	4,256	253,436
Lot closing	40,603	80,198	(39,595)	40,603	-
Total revenues	<u>206,279</u>	<u>144,333</u>	<u>61,946</u>	<u>206,279</u>	<u>335,193</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
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	-	2,950	2,950	3,100
Arbitrage rebate calculation	750	-	750	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
Tax collector	-	-	-	-	1,703
Total professional & administrative	<u>102,430</u>	<u>52,099</u>	<u>46,605</u>	<u>98,704</u>	<u>103,043</u>
<b>Field operations (shared)</b>					
Management	6,000	-	6,000	6,000	14,400
Stormwater management					
Lake maintenance	5,000	-	5,000	5,000	10,000
Dry retention area maintenance	9,000	-	9,000	9,000	37,000
Preserve maintenance	2,000	-	2,000	2,000	3,500
Streetlighting	4,092	1,092	3,000	4,092	-
Maintenance contract	-	-	-	-	2,000
Electricity	-	-	-	-	5,000
Irrigation supply					
Maintenance contract	1,500	-	1,500	1,500	3,000
Electricity	5,000	-	5,000	5,000	24,000
Repairs and maintenance	500	-	500	500	2,500
Monuments and street signage					
Repairs and maintenance	1,000	-	1,000	1,000	2,000
Electricity	500	-	500	500	1,250
Holiday decorating	-	-	-	-	-

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

	Fiscal Year 2020				Proposed Budget FY 2021
	Amended Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected	
Landscape maint. entries/buffers					
Maintenance contract	50,000	-	50,000	50,000	100,000
Plant replacement	-	-	-	-	7,500
Irrigation repairs	2,500	-	2,500	2,500	15,000
Roadway maintenance	2,500	-	2,500	2,500	5,000
Total field operations	<u>89,592</u>	<u>1,092</u>	<u>88,500</u>	<u>89,592</u>	<u>232,150</u>
Total expenditures	<u>192,022</u>	<u>53,191</u>	<u>135,105</u>	<u>188,296</u>	<u>335,193</u>
Net increase/(decrease) of fund balance	14,257	91,142	(73,159)	17,983	-
Fund balance - beginning (unaudited)	<u>(4,257)</u>	<u>(4,257)</u>	<u>86,885</u>	<u>(4,257)</u>	<u>17,983</u>
Fund balance - ending (projected)	<u>\$ 10,000</u>	<u>\$ 86,885</u>	<u>\$ 13,726</u>	<u>\$ 17,983</u>	<u>\$ 17,983</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><b>Wrathell, Hunt and Associates, LLC</b> (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	3,100
<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 &amp; 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
Tax collector	1,703

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

<b>Expenditures (continued)</b>	
<b>Field operations (shared)</b>	
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 11 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	
Maintenance contract	2,000
Periodic repairs by a licensed electrician	
Electricity	5,000
Electricity for 55 poles	
Irrigation supply	
Maintenance contract	3,000
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
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	1,250
Electricity for the monument lighting.	
Landscape maint. entries/buffers	
Maintenance contract	100,000
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
Periodic plant replacements.	
Irrigation repairs	15,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	5,000
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$ 335,193</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
	Amended Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20		
<b>REVENUES</b>					
Assessment levy: on-roll - gross Single Family program	\$ -				\$ 27,051
Allowable discounts (4%)	-				(1,082)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	25,969
Assessment levy: off-roll	29,503	-	29,503	29,503	-
Landowner contribution	-	-	-	-	99,862
Lot closing	4,077	23,254	(19,177)	4,077	-
Interest and miscellaneous	500	-	500	500	500
<b>Total revenues</b>	<b>34,080</b>	<b>23,254</b>	<b>10,826</b>	<b>34,080</b>	<b>126,331</b>
<b>EXPENDITURES</b>					
<b>Single Family Program</b>					
Management	-	-	-	-	-
Accounting	750	-	750	750	1,500
Landscape maintenance	15,000	-	15,000	15,000	30,000
Plant replacement	1,500	-	1,500	1,500	7,500
Irrigation repairs	1,000	-	1,000	1,000	5,000
Pool maintenance	1,000	-	1,000	1,000	12,000
Gym equipment- PM	-	-	-	-	1,000
Repairs and maintenance	-	-	-	-	7,500
Electricity	500	-	500	500	6,000
Insurance	1,500	-	1,500	1,500	15,000
Bank Fees	500	-	500	500	500
Phone/cable/internet	1,000	-	1,000	1,000	6,000
Water/sewer/propane	1,000	-	1,000	1,000	12,000
Janitorial	750	-	750	750	9,000
Security monitoring/gates	2,240	-	2,240	2,240	3,840
Gate repairs and maintenance	-	-	-	-	3,500
Security amenity center	1,590	-	-	-	-
Pest control	-	-	-	-	1,200
Permits/licenses	750	-	750	750	750
Holiday decorating	-	-	-	-	1,000
Supplies	-	-	-	-	2,500
Contingencies	-	-	-	-	-
<b>Total single family program</b>	<b>29,080</b>	<b>-</b>	<b>27,490</b>	<b>27,490</b>	<b>125,790</b>
<b>Other Fees and Charges</b>					
Tax collector	-	-	-	-	541
<b>Total other fees and charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>541</b>
<b>Total expenditures</b>	<b>29,080</b>	<b>-</b>	<b>27,490</b>	<b>27,490</b>	<b>126,331</b>

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

	Fiscal Year 2020			Total Actual & Projected	Proposed Budget FY 2021
	Amended Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20		
Excess/(deficiency) of revenues over/(under) expenditures	5,000	23,254	(16,664)	6,590	-
Fund balance - beginning (unaudited)	-	-	23,254	-	6,590
Fund balances - ending Unassigned	5,000	23,254	6,590	6,590	6,590
Fund balance - ending (projected)	<u>\$ 5,000</u>	<u>\$ 23,254</u>	<u>\$ 6,590</u>	<u>\$ 6,590</u>	<u>\$ 6,590</u>



**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	3,840
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.	
Tax collector	541
Total expenditures	<u>\$ 126,331</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
	Amended Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20		
<b>REVENUES</b>					
Assessment levy: on-roll - gross Townhome program	\$ -				\$ 18,228
Allowable discounts (4%)	-				(729)
Assessment levy: on-roll - net		\$ -	\$ -	\$ -	17,499
Assessment levy: off-roll	14,520	-	14,520	14,520	-
Landowner contribution	-	-	-	-	40,266
Lot closing	5,430	21,204	(15,774)	5,430	-
Interest and miscellaneous	500	-	500	500	500
<b>Total revenues</b>	<b>20,450</b>	<b>21,204</b>	<b>(754)</b>	<b>20,450</b>	<b>58,265</b>
<b>EXPENDITURES</b>					
<b>Town Home Program</b>					
Management	-	-	-	-	-
Accounting	300	-	300	300	750
Landscape maintenance	8,000	-	8,000	8,000	18,000
Irrigation water	100	-	100	100	500
Plant replacement	1,000	-	1,000	1,000	2,500
Irrigation repairs	1,000	-	1,000	1,000	2,500
Pool maintenance	1,500	-	1,500	1,500	9,000
Repairs and maintenance	-	-	-	-	3,000
Electricity	500	-	500	500	4,000
Insurance	1,500	-	1,500	1,500	7,000
Bank Fees	250	-	250	250	500
Water/sewer	500	-	500	500	2,000
Janitorial	300	-	300	300	3,000
Security amenity center	500	-	500	500	2,500
Pest control	-	-	-	-	900
Permits/licenses	-	-	-	-	500
Supplies	-	-	-	-	750
Contingencies	-	-	-	-	500
<b>Total other contractual</b>	<b>15,450</b>	<b>-</b>	<b>15,150</b>	<b>15,150</b>	<b>57,900</b>
<b>Other fees and charges</b>					
Tax collector	-	-	-	-	365
<b>Total Other Fees and Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>365</b>
<b>Total expenditures</b>	<b>15,450</b>	<b>-</b>	<b>15,150</b>	<b>15,150</b>	<b>58,265</b>
Excess/(deficiency) of revenues over/(under) expenditures	5,000	21,204	(15,904)	5,300	-
Fund balance - beginning (unaudited)	-	-	21,204	-	5,300
Fund balances - ending Unassigned	5,000	21,204	5,300	5,300	5,300
<b>Fund balance - ending (projected)</b>	<b>\$ 5,000</b>	<b>\$ 21,204</b>	<b>\$ 5,300</b>	<b>\$ 5,300</b>	<b>\$ 5,300</b>

**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	500
Tax collector	365
Total expenditures	<u><u>\$58,265</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	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ -				\$ 95,526
Allowable discounts (4%)	-				(3,821)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	91,705
Assessment levy: off-roll	225,002	-	212,752	212,752	333,825
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>425,530</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	-
Principal prepayment	-	-	455,000	455,000	-
Interest	558,238	331,925	226,313	558,238	423,619
Tax collector	-	-	-	-	1,911
Total expenditures	<u>558,238</u>	<u>331,925</u>	<u>681,313</u>	<u>1,013,238</u>	<u>425,530</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)	1,112,174	1,128,630	1,272,540	1,128,630	803,979
Ending fund balance (projected)	<u>\$ 778,938</u>	<u>\$ 1,272,540</u>	<u>\$ 803,979</u>	<u>\$ 803,979</u>	<u>803,979</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>\$ 39,545</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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
<b>Total</b>	<b>6,645,000.00</b>		<b>8,970,847.06</b>	<b>15,615,847.06</b>	



**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		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ -				\$ 98,800
Allowable discounts (4%)	-				(3,952)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	94,848
Assessment levy: off-roll	410,828	-	364,535	364,535	317,877
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>412,725</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	90,000
Interest	393,603	234,034	159,569	393,603	317,225
Tax collector	-	-	-	-	1,976
Total expenditures	<u>393,603</u>	<u>234,034</u>	<u>159,569</u>	<u>393,603</u>	<u>409,201</u>
Excess/(deficiency) of revenues over/(under) expenditures	17,225	(184,163)	204,966	20,803	3,524
Fund balance:					
Net increase/(decrease) in fund balance	17,225	(184,163)	204,966	20,803	3,524
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>679,289</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>\$ 15,808</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>5,925,000.00</b>		<b>6,159,343.81</b>	<b>12,084,343.81</b>	

**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	
<b>REVENUES</b>					
Assessment levy: off-roll	\$ 236,044	\$ -	\$ 212,212	\$ 212,212	\$ 171,563
Assessment prepayments	-	799,689	360,199	1,159,888	-
Lot closing	-	23,832	-	23,832	-
Interest	-	2,345	-	2,345	-
Total revenues	<u>236,044</u>	<u>825,866</u>	<u>572,411</u>	<u>1,398,277</u>	<u>171,563</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal prepayment	-	-	860,000	860,000	295,000
Interest	291,722	173,456	118,266	291,722	179,859
Total expenditures	<u>291,722</u>	<u>173,456</u>	<u>978,266</u>	<u>1,151,722</u>	<u>474,859</u>
Excess/(deficiency) of revenues over/(under) expenditures	(55,678)	652,410	(405,855)	246,555	(303,296)
Fund balance:					
Net increase/(decrease) in fund balance	(55,678)	652,410	(405,855)	246,555	(303,296)
Beginning fund balance (unaudited)	410,475	416,319	1,068,729	416,319	662,874
Ending fund balance (projected)	<u>\$ 354,797</u>	<u>\$ 1,068,729</u>	<u>\$ 662,874</u>	<u>\$ 662,874</u>	<u>359,578</u>
Use of fund balance:					
Debt service reserve account balance (required)					(236,531)
Interest expense - November 1, 2021					(85,781)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 37,266</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/20	295,000.00		94,078.13	389,078.13	3,050,000.00
05/01/21			85,781.25	85,781.25	3,050,000.00
11/01/21	-		85,781.25	85,781.25	3,050,000.00
05/01/22			85,781.25	85,781.25	3,050,000.00
11/01/22	-		85,781.25	85,781.25	3,050,000.00
05/01/23			85,781.25	85,781.25	3,050,000.00
11/01/23	-		85,781.25	85,781.25	3,050,000.00
05/01/24			85,781.25	85,781.25	3,050,000.00
11/01/24	-		85,781.25	85,781.25	3,050,000.00
05/01/25			85,781.25	85,781.25	3,050,000.00
11/01/25	-		85,781.25	85,781.25	3,050,000.00
05/01/26			85,781.25	85,781.25	3,050,000.00
11/01/26	-		85,781.25	85,781.25	3,050,000.00
05/01/27			85,781.25	85,781.25	3,050,000.00
11/01/27	-		85,781.25	85,781.25	3,050,000.00
05/01/28			85,781.25	85,781.25	3,050,000.00
11/01/28	-		85,781.25	85,781.25	3,050,000.00
05/01/29			85,781.25	85,781.25	3,050,000.00
11/01/29	-		85,781.25	85,781.25	3,050,000.00
05/01/30			85,781.25	85,781.25	3,050,000.00
11/01/30	-		85,781.25	85,781.25	3,050,000.00
05/01/31			85,781.25	85,781.25	3,050,000.00
11/01/31	-		85,781.25	85,781.25	3,050,000.00
05/01/32			85,781.25	85,781.25	3,050,000.00
11/01/32	3,050,000.00	5.625%	85,781.25	3,135,781.25	-
<b>Total</b>	<b>3,345,000.00</b>		<b>2,152,828.13</b>	<b>5,497,828.13</b>	

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

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2021					Total	Fiscal Year 2020 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 1 and 2</u></b>								
32	SF 50'	630.48	491.83	-	-	1,218.44	2,340.75	n/a
23	SF 40'	504.38	491.83	-	-	1,218.44	2,214.65	n/a
40	TH	403.51	-	455.70	-	794.64	1,653.85	n/a
<b>95</b>								
<b><u>Commercial</u></b>								
10.13	Commercial	3,676.95	-	-	12,487.09	-	16,164.04	n/a
<b>10.13</b>								

**Landowner Contribution (GF, SRF - SF & SRF - TH)/Off-Roll Assessments (Series 2019 & Series 2019A-1) - Platted**

Number of Units	Unit Type	Projected Fiscal Year 2021					Total	Fiscal Year 2020 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 1 and 2</u></b>								
38	SF 50'	592.65	462.32	-	-	1,146.31	2,201.28	2,562.23
19	SF 40'	474.12	462.32	-	-	1,146.31	2,082.75	2,420.40
94	TH	379.30	-	428.36	-	747.60	1,555.26	1,782.78
<b>151</b>								
<b><u>Commercial</u></b>								
28.44	Commercial	3,456.33	-	-	11,737.84	-	15,194.17	10,022.32
<b>28.44</b>								

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

<b>Landowner Contribution (GF, SRF - SF &amp; SRF - TH)/Off-Roll Assessments (Series 2019 &amp; Series 2019A-1) - Unplatted</b>
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	Unit Type	Projected Fiscal Year 2021					Total	Fiscal Year 2020 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 1 and 2</u></b>								
52	SF 50'	592.65	462.32	-	-	1,146.31	2,201.28	2,562.23
20	SF 40'	474.12	462.32	-	-	1,146.31	2,082.75	2,420.40
0	TH	379.30	-	428.36	-	747.60	1,555.26	1,782.78
<b>72</b>								
<b><u>Future Phases</u></b>								
54	SF 50'	592.65	462.32	-	-	1,146.31	2,201.28	2,562.23
33	SF 40'	474.12	462.32	-	-	1,146.31	2,082.75	2,420.40
<b>87</b>								