

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 168,913				\$ 321,615
Allowable discounts (4%)	(6,757)				(12,865)
Assessment levy: on-roll - net	162,156	\$226,652	\$ 11,437	\$ 238,089	308,750
Landowner contribution	250,015	66,371	71,317	137,688	137,875
Lot closing	-	86,995	10,000	96,995	-
Interest	-	5,356	-	5,356	-
Total revenues	412,171	385,374	92,754	478,128	446,625
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	6,230	18,770	25,000	25,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	1,000	-	1,000	750
Dissemination agent	1,000	499	501	1,000	1,000
Trustee	10,500	-	10,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	248	252	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	184	750	934	1,500
Annual special district fee	175	175	-	175	175
Insurance	7,000	6,068	2,000	8,068	8,500
Contingencies/bank charges	500	281	219	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	3,378	4,533	-	4,533	6,432
Supplies	-	122	150	272	300
Total professional & administrative	106,518	43,900	64,797	108,697	111,372

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>Field operations (shared)</b>					
Management	14,400	18,412	18,412	36,824	20,000
Security amenity center	49	246	250	496	500
Stormwater management			-		
Lake maintenance	10,000	4,950	5,050	10,000	10,000
Dry retention area maintenance	37,000	-	37,000	37,000	37,000
Preserve maintenance	3,500	-	3,500	3,500	3,500
Streetlighting					
Maintenance contract	2,000	-	2,000	2,000	2,000
Electricity	5,000	-	5,000	5,000	5,000
Irrigation supply					
Maintenance contract	3,000	597	2,403	3,000	3,000
Electricity	24,000	3,673	6,000	9,673	10,000
Repairs and maintenance	2,500	4,509	2,000	6,509	2,500
Monuments and street signage					
Repairs and maintenance	2,000	-	2,000	2,000	2,000
Electricity	1,250	774	476	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	84,000	58,097	60,000	118,097	120,000
Mulch	70,000	-	70,000	70,000	70,000
Plant replacement	7,500	-	7,500	7,500	7,500
Tree treatment	8,500	-	8,500	8,500	8,500
Fertilization and pest control	16,000	1,265	14,735	16,000	20,000
Irrigation repairs	10,000	1,180	5,000	6,180	7,500
Roadway maintenance	5,000	-	2,500	2,500	5,000
Total field operations	305,699	93,703	252,326	346,029	335,250
Total expenditures	412,217	137,603	317,123	454,726	446,622
Excess/(deficiency) of revenues over/(under) expenditures	3	247,771	(224,369)	23,402	3
Fund balance - beginning (unaudited)	23,401	(32,273)	215,498	(32,273)	23,402
Fund balance - ending (projected)	\$23,404	\$215,498	\$(8,871)	\$23,402	\$23,405

**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	1,500
<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	8,500
<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	6,432
Supplies	300

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

**Expenditures (continued)**

**Field operations (shared)**

Management	20,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Security amenity center	500
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	10,000
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	120,000
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.	
Mulch	70,000
Covers supply and install of mulch once per year.	
Plant replacement	7,500
Periodic plant replacements.	
Tree treatment	8,500
Fertilization and pest control	20,000
Irrigation repairs	7,500
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	5,000
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$446,622</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross Single Family program	\$ 88,752				\$ 94,445
Allowable discounts (4%)	(3,550)				(3,778)
Assessment levy: on-roll - net	85,202	\$ 84,137	\$ 4,246	\$ 88,383	90,667
Assessment levy: off-roll	-	-	-	-	-
Landowner contribution	140,423	-	115,620	115,620	136,072
Lot closing	-	48,735	10,000	58,735	-
Interest and miscellaneous	500	-	500	500	500
<b>Total revenues</b>	<b>226,125</b>	<b>132,872</b>	<b>130,366</b>	<b>263,238</b>	<b>227,239</b>
<b>EXPENDITURES</b>					
<b>Single Family Program</b>					
Onsite management	33,000	-	33,000	33,000	33,000
Lifetyles events	12,000	937	11,063	12,000	12,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting Electric	6,240	-	6,240	6,240	6,240
Streetlighting Maintenance	2,000	-	2,000	2,000	2,000
Landscape maintenance	18,000	8,496	9,504	18,000	18,000
Tree treatment	7,160	-	7,160	7,160	7,160
Fertilization and pest control	4,000	-	4,000	4,000	4,000
Plant replacement	7,500	680	6,820	7,500	7,500
Irrigation repairs	5,000	-	5,000	5,000	5,000
Pool maintenance	12,000	6,113	5,887	12,000	12,000
Gym equipment- PM	1,000	550	450	1,000	1,000
Repairs and maintenance	7,500	5,198	2,302	7,500	7,500
Electricity	15,000	8,231	6,769	15,000	15,000
Gate electricity	-	3,180	3,500	6,680	-
Insurance	15,000	16,642	-	16,642	15,000
Bank fees	-	-	-	-	-
Phone/cable/internet	6,000	3,367	2,633	6,000	6,000
Water/sewer/propane	12,000	1,382	10,618	12,000	12,000
Janitorial	35,000	14,682	20,318	35,000	35,000
Pressure washing	5,000	-	5,000	5,000	5,000
Security monitoring/gates	9,000	-	9,000	9,000	10,000
Gate repairs and maintenance	3,500	-	3,500	3,500	3,500
Security amenity center	-	4,971	-	4,971	-
Pest control	1,200	390	810	1,200	1,200
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	498	502	1,000	1,000
Supplies	3,000	1,113	1,887	3,000	3,000
Contingencies	1,000	940	60	1,000	1,000
<b>Total single family program</b>	<b>224,350</b>	<b>78,120</b>	<b>159,523</b>	<b>237,643</b>	<b>225,350</b>
<b>Other Fees and Charges</b>					
Tax collector	1,775	1,683	92	1,775	1,889
<b>Total other fees and charges</b>	<b>1,775</b>	<b>1,683</b>	<b>92</b>	<b>1,775</b>	<b>1,889</b>
<b>Total expenditures</b>	<b>226,125</b>	<b>79,803</b>	<b>159,615</b>	<b>239,418</b>	<b>227,239</b>
Excess/(deficiency) of revenues over/(under) expenditures	-	53,069	(29,249)	23,820	-
Fund balance - beginning (unaudited)	5,226	(18,594)	34,475	(18,594)	5,226
Fund balances - ending					
Unassigned	5,226	34,475	5,226	5,226	5,226
<b>Fund balance - ending (projected)</b>	<b>\$ 5,226</b>	<b>\$ 34,475</b>	<b>\$ 5,226</b>	<b>\$ 5,226</b>	<b>\$ 5,226</b>

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

**Expenditures**

Onsite management	\$ 33,000
Lifetyles events	12,000
Accounting	1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Streetlighting Electric	6,240
Streetlighting Maintenance	2,000
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	
Tree treatment	7,160
Fertilization and pest control	4,000
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	15,000
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.	
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	35,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms.	
Pressure washing	5,000
For periodic pressure washing of amenity center and pool areas.	
Security monitoring/gates	10,000
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	3,000
Covers basic amenity center and gym supplies as well as events.	
Contingencies	1,000
Tax collector	1,889
Total expenditures	<u><u>\$227,239</u></u>



**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Townhome program	\$ 38,454				\$ 61,504
Allowable discounts (4%)	(1,538)				(2,460)
Assessment levy: on-roll - net	36,916	\$ 49,591	\$ 2,503	\$ 52,094	59,044
Landowner contribution	35,084	-	-	-	21,237
Lot closing	-	15,947	10,000	25,947	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	<u>72,500</u>	<u>65,538</u>	<u>13,003</u>	<u>78,541</u>	<u>80,781</u>
<b>EXPENDITURES</b>					
<b>Town Home Program</b>					
Accounting	750	375	375	750	750
Streetlighting electricity	2,280	1,977	2,000	3,977	4,500
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	18,000	1,176	9,000	10,176	18,000
Irrigation water	500	-	500	500	500
Plant replacement	2,500	-	1,250	1,250	2,500
Irrigation repairs	2,500	525	1,250	1,775	2,500
Pool maintenance	9,000	4,260	4,740	9,000	9,000
Repairs and maintenance	3,000	1,000	1,500	2,500	3,000
Electricity	4,000	2,425	2,500	4,925	5,000
Insurance	3,000	-	3,000	3,000	3,000
Bank fees	500	-	500	500	500
Phone/cable/internet	2,000	1,057	1,000	2,057	2,000
Water/sewer	2,000	684	1,316	2,000	2,000
Janitorial	12,800	4,330	6,400	10,730	12,800
Pressure washing	3,000	-	-	-	3,000
Security amenity center	2,500	-	1,250	1,250	2,500
Pest control	900	5,103	500	5,603	5,500
Permits/licenses	500	-	500	500	500
Supplies	750	-	750	750	750
Contingencies	500	-	500	500	500
Total other contractual	<u>71,730</u>	<u>22,912</u>	<u>39,581</u>	<u>62,493</u>	<u>79,550</u>
<b>Other fees and charges</b>					
Tax collector	769	992	-	992	1,230
Total other fees and charges	<u>769</u>	<u>992</u>	<u>-</u>	<u>992</u>	<u>1,230</u>
Total expenditures	<u>72,499</u>	<u>23,904</u>	<u>39,581</u>	<u>63,485</u>	<u>80,780</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	41,634	(26,578)	15,056	1
Fund balance - beginning (unaudited)	23,679	17,139	58,773	17,139	32,195
Fund balances - ending Unassigned	23,679	58,773	32,195	32,195	32,196
Fund balance - ending (projected)	<u>\$ 23,679</u>	<u>\$ 58,773</u>	<u>\$ 32,195</u>	<u>\$ 32,195</u>	<u>\$ 32,196</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.).	
Streetlighting electricity	4,500
Streetlighting maintenance	750
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	5,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	3,000
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	12,800
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms.	
Pressure washing	3,000
Covers cost of periodic pressure washing of amenity center and pool area.	
Security amenity center	2,500
Covers costs of after hours building security system monitoring service as well as amenity center credential system.	
Pest control	5,500
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	
<b>Expenditures (continued)</b>	
Supplies	750
Covers basic amenity center supplies.	
Contingencies	500
Tax collector	1,230
Total expenditures	<u><u>\$80,780</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 174,377				\$ 272,150
Allowable discounts (4%)	(6,975)				(10,886)
Net assessment levy - on-roll	167,402	\$ 169,668	\$ 8,562	\$ 178,230	261,264
Assessment levy: off-roll	158,610	-	87,080	87,080	-
Assessment prepayments	-	855,873	-	855,873	-
Lot closing	-	57,201	-	57,201	-
Interest	-	53	-	53	-
Total revenues	326,012	1,082,795	95,642	1,178,437	261,264
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	45,000
Principal prepayment	-	855,000	-	855,000	-
Interest	264,244	145,748	104,869	250,617	208,303
Total debt service	264,244	1,000,748	104,869	1,105,617	253,303
<b>Other fees &amp; charges</b>					
Tax collector	3,488	3,393	95	3,488	5,443
Total other fees & charges	3,488	3,393	95	3,488	5,443
Total expenditures	267,732	1,004,141	104,964	1,109,105	258,746
Excess/(deficiency) of revenues over/(under) expenditures	58,280	78,654	(9,322)	69,332	2,518
Fund balance:					
Net increase/(decrease) in fund balance	58,280	78,654	(9,322)	69,332	2,518
Beginning fund balance (unaudited)	723,646	713,478	792,132	713,478	782,810
Ending fund balance (projected)	<u>\$781,926</u>	<u>\$792,132</u>	<u>\$782,810</u>	<u>\$782,810</u>	<u>785,328</u>
Use of fund balance:					
Debt service reserve account balance (required)					(552,625)
Principal expense - November 1, 2023					(50,000)
Interest expense - November 1, 2023					(103,434)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 79,269</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>
11/01/22	45,000.00	6.375%	104,868.75	149,868.75	3,245,000.00
05/01/23			103,434.38	103,434.38	3,245,000.00
11/01/23	50,000.00	6.375%	103,434.38	153,434.38	3,195,000.00
05/01/24			101,840.63	101,840.63	3,195,000.00
11/01/24	50,000.00	6.375%	101,840.63	151,840.63	3,145,000.00
05/01/25			100,246.88	100,246.88	3,145,000.00
11/01/25	55,000.00	6.375%	100,246.88	155,246.88	3,090,000.00
05/01/26			98,493.75	98,493.75	3,090,000.00
11/01/26	60,000.00	6.375%	98,493.75	158,493.75	3,030,000.00
05/01/27			96,581.25	96,581.25	3,030,000.00
11/01/27	60,000.00	6.375%	96,581.25	156,581.25	2,970,000.00
05/01/28			94,668.75	94,668.75	2,970,000.00
11/01/28	65,000.00	6.375%	94,668.75	159,668.75	2,905,000.00
05/01/29			92,596.88	92,596.88	2,905,000.00
11/01/29	70,000.00	6.375%	92,596.88	162,596.88	2,835,000.00
05/01/30			90,365.63	90,365.63	2,835,000.00
11/01/30	75,000.00	6.375%	90,365.63	165,365.63	2,760,000.00
05/01/31			87,975.00	87,975.00	2,760,000.00
11/01/31	80,000.00	6.375%	87,975.00	167,975.00	2,680,000.00
05/01/32			85,425.00	85,425.00	2,680,000.00
11/01/32	85,000.00	6.375%	85,425.00	170,425.00	2,595,000.00
05/01/33			82,715.63	82,715.63	2,595,000.00
11/01/33	90,000.00	6.375%	82,715.63	172,715.63	2,505,000.00
05/01/34			79,846.88	79,846.88	2,505,000.00
11/01/34	95,000.00	6.375%	79,846.88	174,846.88	2,410,000.00
05/01/35			76,818.75	76,818.75	2,410,000.00
11/01/35	100,000.00	6.375%	76,818.75	176,818.75	2,310,000.00
05/01/36			73,631.25	73,631.25	2,310,000.00
11/01/36	105,000.00	6.375%	73,631.25	178,631.25	2,205,000.00
05/01/37			70,284.38	70,284.38	2,205,000.00
11/01/37	115,000.00	6.375%	70,284.38	185,284.38	2,090,000.00
05/01/38			66,618.75	66,618.75	2,090,000.00
11/01/38	120,000.00	6.375%	66,618.75	186,618.75	1,970,000.00
05/01/39			62,793.75	62,793.75	1,970,000.00
11/01/39	130,000.00	6.375%	62,793.75	192,793.75	1,840,000.00
05/01/40			58,650.00	58,650.00	1,840,000.00
11/01/40	140,000.00	6.375%	58,650.00	198,650.00	1,700,000.00
05/01/41			54,187.50	54,187.50	1,700,000.00
11/01/41	145,000.00	6.375%	54,187.50	199,187.50	1,555,000.00
05/01/42			49,565.63	49,565.63	1,555,000.00
11/01/42	155,000.00	6.375%	49,565.63	204,565.63	1,400,000.00
05/01/43			44,625.00	44,625.00	1,400,000.00
11/01/43	165,000.00	6.375%	44,625.00	209,625.00	1,235,000.00
05/01/44			39,365.63	39,365.63	1,235,000.00
11/01/44	175,000.00	6.375%	39,365.63	214,365.63	1,060,000.00
05/01/45			33,787.50	33,787.50	1,060,000.00
11/01/45	185,000.00	6.375%	33,787.50	218,787.50	875,000.00
05/01/46			27,890.63	27,890.63	875,000.00
11/01/46	200,000.00	6.375%	27,890.63	227,890.63	675,000.00
05/01/47			21,515.63	21,515.63	675,000.00
11/01/47	210,000.00	6.375%	21,515.63	231,515.63	465,000.00
05/01/48			14,821.88	14,821.88	465,000.00
11/01/48	225,000.00	6.375%	14,821.88	239,821.88	240,000.00
05/01/49			7,650.00	7,650.00	240,000.00
11/01/49	240,000.00	6.375%	7,650.00	247,650.00	-
<b>Total</b>	<b>3,290,000.00</b>		<b>3,737,662.63</b>	<b>7,027,662.63</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-1  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 177,098				\$ 207,453
Allowable discounts (4%)	(7,084)				(8,298)
Net assessment levy - on-roll	170,014	\$ 185,638	\$ 9,368	\$ 195,006	199,155
Assessment levy: off-roll	244,214	103,925	124,848	228,773	214,908
Assessment prepayments	-	15,751	-	15,751	-
Lot closing	-	90,060	-	90,060	-
Interest	-	27	-	27	-
Total revenues	<u>414,228</u>	<u>395,401</u>	<u>134,216</u>	<u>529,617</u>	<u>414,063</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	95,000	95,000	-	95,000	95,000
Principal prepayment	-	-	25,000	25,000	-
Interest	313,294	157,656	155,638	313,294	307,856
Total debt service	<u>408,294</u>	<u>252,656</u>	<u>180,638</u>	<u>433,294</u>	<u>402,856</u>
<b>Other fees &amp; charges</b>					
Tax collector	3,542	3,713	-	3,713	4,149
Total other fees & charges	<u>3,542</u>	<u>3,713</u>	<u>-</u>	<u>3,713</u>	<u>4,149</u>
Total expenditures	<u>411,836</u>	<u>256,369</u>	<u>180,638</u>	<u>437,007</u>	<u>407,005</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,392	139,032	(46,422)	92,610	7,058
Fund balance:					
Net increase/(decrease) in fund balance	2,392	139,032	(46,422)	92,610	7,058
Beginning fund balance (unaudited)	668,563	564,819	703,851	564,819	657,429
Ending fund balance (projected)	<u>\$670,955</u>	<u>\$703,851</u>	<u>\$657,429</u>	<u>\$657,429</u>	<u>664,487</u>
Use of fund balance:					
Debt service reserve account balance (required)					(410,825)
Principal expense - November 1, 2023					(100,000)
Interest expense - November 1, 2023					(152,919)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 743</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>
11/01/22	95,000.00	4.250%	154,937.50	249,937.50	5,620,000.00
05/01/23	-		152,918.75	152,918.75	5,620,000.00
11/01/23	100,000.00	4.250%	152,918.75	252,918.75	5,520,000.00
05/01/24	-		150,793.75	150,793.75	5,520,000.00
11/01/24	105,000.00	4.250%	150,793.75	255,793.75	5,415,000.00
05/01/25	-		148,562.50	148,562.50	5,415,000.00
11/01/25	110,000.00	4.750%	148,562.50	258,562.50	5,305,000.00
05/01/26	-		145,950.00	145,950.00	5,305,000.00
11/01/26	115,000.00	4.750%	145,950.00	260,950.00	5,190,000.00
05/01/27	-		143,218.75	143,218.75	5,190,000.00
11/01/27	120,000.00	4.750%	143,218.75	263,218.75	5,070,000.00
05/01/28	-		140,368.75	140,368.75	5,070,000.00
11/01/28	125,000.00	4.750%	140,368.75	265,368.75	4,945,000.00
05/01/29	-		137,400.00	137,400.00	4,945,000.00
11/01/29	130,000.00	4.750%	137,400.00	267,400.00	4,815,000.00
05/01/30	-		134,312.50	134,312.50	4,815,000.00
11/01/30	140,000.00	5.500%	134,312.50	274,312.50	4,675,000.00
05/01/31	-		130,462.50	130,462.50	4,675,000.00
11/01/31	145,000.00	5.500%	130,462.50	275,462.50	4,530,000.00
05/01/32	-		126,475.00	126,475.00	4,530,000.00
11/01/32	155,000.00	5.500%	126,475.00	281,475.00	4,375,000.00
05/01/33	-		122,212.50	122,212.50	4,375,000.00
11/01/33	160,000.00	5.500%	122,212.50	282,212.50	4,215,000.00
05/01/34	-		117,812.50	117,812.50	4,215,000.00
11/01/34	170,000.00	5.500%	117,812.50	287,812.50	4,045,000.00
05/01/35	-		113,137.50	113,137.50	4,045,000.00
11/01/35	180,000.00	5.500%	113,137.50	293,137.50	3,865,000.00
05/01/36	-		108,187.50	108,187.50	3,865,000.00
11/01/36	190,000.00	5.500%	108,187.50	298,187.50	3,675,000.00
05/01/37	-		102,962.50	102,962.50	3,675,000.00
11/01/37	200,000.00	5.500%	102,962.50	302,962.50	3,475,000.00
05/01/38	-		97,462.50	97,462.50	3,475,000.00
11/01/38	210,000.00	5.500%	97,462.50	307,462.50	3,265,000.00
05/01/39	-		91,687.50	91,687.50	3,265,000.00
11/01/39	225,000.00	5.500%	91,687.50	316,687.50	3,040,000.00
05/01/40	-		85,500.00	85,500.00	3,040,000.00
11/01/40	235,000.00	5.625%	85,500.00	320,500.00	2,805,000.00
05/01/41	-		78,890.63	78,890.63	2,805,000.00
11/01/41	250,000.00	5.625%	78,890.63	328,890.63	2,555,000.00
05/01/42	-		71,859.38	71,859.38	2,555,000.00
11/01/42	260,000.00	5.625%	71,859.38	331,859.38	2,295,000.00
05/01/43	-		64,546.88	64,546.88	2,295,000.00
11/01/43	275,000.00	5.625%	64,546.88	339,546.88	2,020,000.00
05/01/44	-		56,812.50	56,812.50	2,020,000.00
11/01/44	290,000.00	5.625%	56,812.50	346,812.50	1,730,000.00
05/01/45	-		48,656.25	48,656.25	1,730,000.00
11/01/45	310,000.00	5.625%	48,656.25	358,656.25	1,420,000.00
05/01/46	-		39,937.50	39,937.50	1,420,000.00

**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>
11/01/46	325,000.00	5.625%	39,937.50	364,937.50	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>5,715,000.00</b>		<b>5,500,631.30</b>	<b>11,215,631.30</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-2  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
<b>REVENUES</b>					
Assessment levy: off-roll	\$110,813	\$ 43,459	\$ 52,096	\$ 95,555	\$ 807,250
Assessment prepayments	-	879,464	-	879,464	-
Lot closing	-	314,287	-	314,287	-
Interest	-	37	-	37	-
Total revenues	<u>110,813</u>	<u>1,237,247</u>	<u>52,096</u>	<u>1,289,343</u>	<u>807,250</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal prepayment	-	750,000	760,000	1,510,000	-
Interest	110,813	61,242	34,313	95,555	25,875
Total expenditures	<u>110,813</u>	<u>811,242</u>	<u>794,313</u>	<u>1,605,555</u>	<u>25,875</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	426,005	(742,217)	(316,212)	781,375
Fund balance:					
Net increase/(decrease) in fund balance	-	426,005	(742,217)	(316,212)	781,375
Beginning fund balance (unaudited)	294,932	589,930	1,015,935	589,930	273,718
Ending fund balance (projected)	<u>\$294,932</u>	<u>\$1,015,935</u>	<u>\$273,718</u>	<u>\$273,718</u>	<u>1,055,093</u>
Use of fund balance:					
Debt service reserve account balance (required)					(236,531)
Interest expense - November 1, 2023					(12,938)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 805,624</u>



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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	-		12,937.50	12,937.50	460,000.00
05/01/23			12,937.50	12,937.50	460,000.00
11/01/23	-		12,937.50	12,937.50	460,000.00
05/01/24			12,937.50	12,937.50	460,000.00
11/01/24	-		12,937.50	12,937.50	460,000.00
05/01/25			12,937.50	12,937.50	460,000.00
11/01/25	-		12,937.50	12,937.50	460,000.00
05/01/26			12,937.50	12,937.50	460,000.00
11/01/26	-		12,937.50	12,937.50	460,000.00
05/01/27			12,937.50	12,937.50	460,000.00
11/01/27	-		12,937.50	12,937.50	460,000.00
05/01/28			12,937.50	12,937.50	460,000.00
11/01/28	-		12,937.50	12,937.50	460,000.00
05/01/29			12,937.50	12,937.50	460,000.00
11/01/29	-		12,937.50	12,937.50	460,000.00
05/01/30			12,937.50	12,937.50	460,000.00
11/01/30	-		12,937.50	12,937.50	460,000.00
05/01/31			12,937.50	12,937.50	460,000.00
11/01/31	-		12,937.50	12,937.50	460,000.00
05/01/32			12,937.50	12,937.50	460,000.00
11/01/32	460,000.00	5.625%	12,937.50	472,937.50	-
<b>Total</b>	<b>460,000.00</b>		<b>271,687.50</b>	<b>731,687.50</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2023**

<b>On-Roll Assessments</b>								
<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2023</b>					<b>Total</b>	<b>Fiscal Year 2022 Total</b>
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>		
<b><u>Phases 1 and 2</u></b>								
66	SF 50'	832.21	882.66	-	-	1,218.44	2,933.31	2,870.02
41	SF 40'	665.77	882.66	-	-	1,218.44	2,766.87	2,715.45
98	TH	532.61	-	627.59	-	794.64	1,954.84	1,854.76
<b>205</b>								
<b><u>Commercial</u></b>								
38.57	Commercial	4,853.43	-	-	15,229.43	-	20,082.86	19,736.67
<b>38.57</b>								

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2023**

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

Number of Units	Unit Type	Projected Fiscal Year 2023					Total	Fiscal Year 2022 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 1 and 2</u></b>								
4	SF 50'	782.28	829.70	-	-	1,146.31	2,758.29	2,698.80
1	SF 40'	625.82	829.70	-	-	1,146.31	2,601.83	2,553.50
36	TH	500.66	-	589.93	-	747.60	1,838.19	1,744.11
<b>41</b>								
<b><u>Commercial</u></b>								
0.00	Commercial	4,562.23	-	-	14,327.85	-	18,890.08	18,564.65
<b>0.00</b>								

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

	Unit Type	Projected Fiscal Year 2023					Total	Fiscal Year 2022 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<b><u>Phases 1 and 2</u></b>								
52	SF 50'	782.28	829.70	-	-	1,146.31	2,758.29	2,698.80
20	SF 40'	625.82	829.70	-	-	1,146.31	2,601.83	2,553.50
0	TH	500.66	-	589.93	-	747.60	1,838.19	1,744.11
<b>72</b>								
<b><u>Future Phases</u></b>								
54	SF 50'	782.28	829.70	-	-	1,146.31	2,758.29	2,698.80
33	SF 40'	625.82	829.70	-	-	1,146.31	2,601.83	2,553.50
<b>87</b>								