

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2024**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Special Revenue Fund - Single Family Program	5
Definitions of Special Revenue Fund - Single Family Program	6 - 7
Special Revenue Fund - Town Home Program	8
Definitions of Special Revenue Fund - Town Home Program	9 - 10
Debt Service Fund Budget - Series 2019	11
Amortization Schedule - Series 2019	12
Debt Service Fund Budget - Series 2019A-1	13
Amortization Schedule - Series 2019A-1	14 - 15
Debt Service Fund Budget - Series 2019A-2	16
Assessment Summary	17 - 18

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 372,460				\$ 434,250
Allowable discounts (4%)	(14,898)				(17,370)
Assessment levy: on-roll - net	357,562	\$321,693	\$ 35,869	\$ 357,562	416,880
Landowner contribution	54,574	-	20,574	20,574	-
Lot closing KLP Villages	-	26,527	-	26,527	-
Lot closing	-	7,473	-	7,473	-
Interest	-	5,473	-	5,473	-
Total revenues	412,136	361,166	56,443	417,609	416,880
EXPENDITURES					
Professional & administrative					
Supervisors	-	215	-	215	-
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,823	10,000	11,823	15,000
Engineering	3,500	-	1,500	1,500	2,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	500	250	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	7,000	3,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	117	383	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	342	1,158	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,500	7,680	-	7,680	8,000
Contingencies/bank charges	500	12	488	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	7,449	6,434	1,015	7,449	8,685
Supplies	300	-	300	300	300
Total professional & administrative	112,389	49,358	47,249	96,607	102,125

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Field operations (shared)					
Management	20,000	19,089	15,000	34,089	35,000
Security amenity center	500	-	250	250	500
Stormwater management					
Lake maintenance	10,000	4,950	5,050	10,000	10,000
Preserve maintenance	3,500	-	3,500	3,500	3,500
Streetlighting					
Maintenance contract	2,000	1,034	966	2,000	2,000
Electricity	5,000	-	2,500	2,500	5,000
Irrigation supply					
Maintenance contract	3,000	597	2,403	3,000	3,000
Electricity	8,000	12,172	4,000	16,172	8,000
Repairs and maintenance	2,500	2,728	2,000	4,728	2,500
Monuments and street signage					
Repairs and maintenance	1,000	95	905	1,000	1,000
Electricity	1,250	-	1,250	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	160,000	66,218	60,000	126,218	160,000
Mulch	65,000	56,279	5,000	61,279	65,000
Plant replacement	5,000	60,669	10,000	70,669	5,000
Tree treatment	8,500	-	8,500	8,500	8,500
Contingencies	-	443	-	443	-
Irrigation repairs	2,000	-	1,000	1,000	2,000
Fertilization and pest control	-	110	-	110	-
Roadway maintenance	2,500	950	2,500	3,450	2,500
Hurricane - clean up	-	2,550	-	2,550	-
Total field operations	299,750	227,884	124,824	352,708	314,750
Total expenditures	412,139	277,242	172,073	449,315	416,875
Excess/(deficiency) of revenues over/(under) expenditures	(3)	83,924	(115,630)	(31,706)	5
Fund balance - beginning (unaudited)	25,402	113,660	197,584	113,660	81,954
Fund balance - ending (projected)	<u>\$ 25,399</u>	<u>\$ 197,584</u>	<u>\$ 81,954</u>	<u>\$ 81,954</u>	<u>\$ 81,959</u>

**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	15,000
<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	2,500
<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 & 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	8,000
<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	8,685
Supplies	300

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

Expenditures (continued)

Field operations (shared)

Management	35,000
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.	
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	8,000
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	1,000
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	160,000
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	65,000
Covers supply and install of mulch once per year.	
Plant replacement	5,000
Periodic plant replacements.	
Tree treatment	8,500
Irrigation repairs	2,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	2,500
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$416,875</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross Single Family program	\$ 165,296				\$ 295,057
Allowable discounts (4%)	(6,612)				(11,802)
Assessment levy: on-roll - net	158,684	\$ 145,043	\$ 13,641	\$ 158,684	283,255
Landowner contribution	61,672	-	90,508	90,508	-
Lot closing	-	6,407	-	6,407	-
Lot closing KLP Villages	-	14,417	-	14,417	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	220,856	165,867	104,649	270,516	283,755
EXPENDITURES					
Single Family Program					
Onsite management	33,000	-	20,000	20,000	33,000
Lifestyles events	12,000	5,467	6,533	12,000	12,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting electric	6,240	-	3,300	3,300	6,240
Streetlighting maintenance	2,000	-	2,000	2,000	2,000
Landscape maintenance	20,000	32,089	10,000	42,089	20,000
Tree treatment	7,160	-	7,160	7,160	7,160
Fertilization and pest control	-	220	-	220	-
Plant replacement	5,000	7,437	2,500	9,937	5,000
Irrigation repairs	2,500	-	2,500	2,500	2,500
Pool maintenance	13,500	6,551	6,949	13,500	21,600
Gym equipment- PM	1,000	275	725	1,000	1,000
Repairs and maintenance	7,500	143	3,500	3,643	7,500
Electricity	15,000	6,721	8,279	15,000	15,000
Gate electricity	-	5,126	5,000	10,126	10,000
Insurance	16,700	15,089	-	15,089	16,000
Phone/cable/internet	6,000	4,173	4,000	8,173	6,000
Water/sewer/propane	8,000	806	4,000	4,806	8,000
Janitorial	35,000	-	20,000	20,000	35,000
Pressure washing	5,000	-	5,000	5,000	5,000
Security monitoring/gates	10,000	-	5,000	5,000	10,000
Gate repairs and maintenance	3,500	1,295	2,205	3,500	3,500
Security amenity center	-	5,061	-	5,061	-
Pest control	1,200	480	720	1,200	1,200
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	-	-	-	1,000
Supplies	3,000	-	1,500	1,500	3,000
Contingencies	1,000	-	1,000	1,000	1,000
Capital outlay	-	-	-	-	37,900
Reserve study	-	-	-	-	5,000
Hurricane - clean up	-	689	-	689	-
Total single family program	217,550	92,372	123,371	215,743	277,850
Other Fees and Charges					
Tax collector	3,306	2,901	405	3,306	5,901
Total other fees and charges	3,306	2,901	405	3,306	5,901
Total expenditures	220,856	95,273	123,776	219,049	283,751
Excess/(deficiency) of revenues over/(under) expenditures	-	70,594	(19,127)	51,467	4
Fund balance - beginning (unaudited)	5,226	(51,467)	19,127	(51,467)	-
Fund balances - ending					
Unassigned	5,226	19,127	-	-	4
Fund balance - ending (projected)	\$ 5,226	\$ 19,127	\$ -	\$ -	\$ 4

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

Expenditures

Onsite management	\$ 33,000
Lifestyles 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	20,000
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
Plant replacement	5,000
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	21,600
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.	
Gate electricity	10,000
Insurance	16,000
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	8,000
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.	

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

Expenditures (continued)		
Security monitoring/gates		10,000
	Covers costs associated with operating, managing and monitoring a basic call box entry and camera system at each gate.	
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
Capital outlay		37,900
	Intended to cover miscellaneous capital projects during the Fiscal Year.	
Reserve study		5,000
	Covers the costs of performing a reserve study for the Single Family neighborhood assets.	
Tax collector		5,901
Total expenditures		<u>\$ 283,751</u>

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

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross Townhome program	\$ 70,879				\$ 107,181
Allowable discounts (4%)	(2,835)				(4,287)
Assessment levy: on-roll - net	68,044	\$ 62,840	\$ 5,204	\$ 68,044	102,894
Landowner contribution	3,124	-	3,124	3,124	-
Lot closing	-	17,796	-	17,796	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	71,668	80,636	8,828	89,464	103,394
EXPENDITURES					
Town Home Program					
Accounting	750	375	375	750	750
Streetlighting electricity	4,000	1,720	2,280	4,000	4,000
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	16,000	4,486	11,514	16,000	16,000
Irrigation water	500	-	500	500	500
Plant replacement	1,000	16,320	2,500	18,820	1,000
Irrigation repairs	1,000	714	286	1,000	1,000
Pool maintenance	10,500	5,017	5,483	10,500	13,200
Repairs and maintenance	2,000	580	1,420	2,000	2,000
Electricity	5,000	2,893	3,000	5,893	6,000
Insurance	3,000	2,711	-	2,711	3,000
Bank fees	500	-	500	500	500
Phone/cable/internet	2,000	1,245	755	2,000	2,000
Water/sewer	2,000	814	1,000	1,814	2,000
Janitorial	10,000	-	5,000	5,000	10,000
Pressure washing	2,000	-	2,000	2,000	2,000
Security amenity center	2,500	296	1,250	1,546	2,500
Pest control	5,500	320	5,180	5,500	5,500
Permits/licenses	500	-	500	500	500
Supplies	500	-	500	500	500
Contingencies	250	-	250	250	250
Capital outlay	-	-	-	-	22,300
Reserve study	-	-	-	-	5,000
Hurricane - clean up	-	589	-	589	-
Total other contractual	70,250	38,080	45,043	83,123	101,250
Other fees and charges					
Tax collector	1,418	1,257	-	1,257	2,144
Total other fees and charges	1,418	1,257	-	1,257	2,144
Total expenditures	71,668	39,337	45,043	84,380	103,394
Excess/(deficiency) of revenues over/(under) expenditures	-	41,299	(36,215)	5,084	-
Fund balance - beginning (unaudited)	33,595	50,916	92,215	50,916	56,000
Fund balances - ending					
Unassigned	33,595	92,215	56,000	56,000	56,000
Fund balance - ending (projected)	\$ 33,595	\$ 92,215	\$ 56,000	\$ 56,000	\$ 56,000

**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	4,000
Streetlighting maintenance	750
Landscape maintenance	16,000
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	1,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	1,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool maintenance	13,200
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 2 days a week cleaning.	
Repairs and maintenance	2,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems and pressure washing once a year.	
Electricity	6,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	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	10,000
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms.	
Pressure washing	2,000
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.	

Expenditures (continued)

Supplies	500
Covers basic amenity center supplies.	
Contingencies	250
Capital outlay	22,300
Intended to cover the costs of completing various capital projects during the Fiscal Year.	
Reserve study	5,000
Covers the costs of completing a reserve study on the Townhome Neighborhood assets	
Tax collector	<u>2,144</u>
Total expenditures	<u><u>\$103,394</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll	\$ 272,150				\$ 272,150
Allowable discounts (4%)	(10,886)				(10,886)
Net assessment levy - on-roll	<u>261,264</u>	\$ 230,489	\$ 12,593	\$ 243,082	<u>261,264</u>
Lot closing	-	18,182	-	18,182	-
Interest	-	6,746	-	6,746	-
Total revenues	<u>261,264</u>	<u>255,417</u>	<u>12,593</u>	<u>268,010</u>	<u>261,264</u>
EXPENDITURES					
Debt service					
Principal	45,000	45,000	-	45,000	50,000
Interest	208,303	104,869	103,434	208,303	205,275
Total debt service	<u>253,303</u>	<u>149,869</u>	<u>103,434</u>	<u>253,303</u>	<u>255,275</u>
Other fees & charges					
Tax collector	5,443	4,610	833	5,443	5,443
Total other fees & charges	<u>5,443</u>	<u>4,610</u>	<u>833</u>	<u>5,443</u>	<u>5,443</u>
Total expenditures	<u>258,746</u>	<u>154,479</u>	<u>104,267</u>	<u>258,746</u>	<u>260,718</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,518	100,938	(91,674)	9,264	546
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(941)	-	(941)	-
Total other financing sources/(uses)	<u>-</u>	<u>(941)</u>	<u>-</u>	<u>(941)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	2,518	99,997	(91,674)	8,323	546
Beginning fund balance (unaudited)	759,966	455,648	555,645	455,648	463,971
Ending fund balance (projected)	<u>\$ 762,484</u>	<u>\$ 555,645</u>	<u>\$ 463,971</u>	<u>\$ 463,971</u>	<u>464,517</u>
Use of fund balance:					
Debt service reserve account balance (required)					(261,458)
Principal expense - November 1, 2024					(50,000)
Interest expense - November 1, 2024					(101,841)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 51,218</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	3,245,000.00		3,529,359.50	6,774,359.50	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll	\$ 336,873				\$ 435,461
Allowable discounts (4%)	(13,475)				(17,418)
Net assessment levy - on-roll	323,398	\$ 296,565	\$ 26,833	\$ 323,398	418,043
Assessment levy: off-roll	92,751	48,376	44,375	92,751	-
Lot closing	-	46,999	-	46,999	-
Interest	-	10,043	-	10,043	-
Total revenues	416,149	401,983	71,208	473,191	418,043
EXPENDITURES					
Debt service					
Principal	95,000	95,000	-	95,000	100,000
Interest	307,856	154,938	152,918	307,856	303,713
Total debt service	402,856	249,938	152,918	402,856	403,713
Other fees & charges					
Tax collector	6,737	5,931	806	6,737	8,709
Total other fees & charges	6,737	5,931	806	6,737	8,709
Total expenditures	409,593	255,869	153,724	409,593	412,422
Excess/(deficiency) of revenues over/(under) expenditures	6,556	146,114	(82,516)	63,598	5,621
Fund balance:					
Net increase/(decrease) in fund balance	6,556	146,114	(82,516)	63,598	5,621
Beginning fund balance (unaudited)	661,743	618,213	764,327	618,213	681,811
Ending fund balance (projected)	\$ 668,299	\$ 764,327	\$ 681,811	\$ 681,811	687,432
Use of fund balance:					
Debt service reserve account balance (required)					(410,825)
Principal expense - November 1, 2024					(105,000)
Interest expense - November 1, 2024					(150,794)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 20,813

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	5,620,000.00		5,192,775.05	10,812,775.05	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-2
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Interest	\$ -	\$ 2,384	\$ -	\$ 2,384	\$ -
Total revenues	<u>-</u>	<u>2,384</u>	<u>-</u>	<u>2,384</u>	<u>-</u>
EXPENDITURES					
Debt service					
Principal prepayment	275,000	275,000	-	275,000	-
Interest	3,867	7,734	-	7,734	-
Total expenditures	<u>278,867</u>	<u>282,734</u>	<u>-</u>	<u>282,734</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	(278,867)	(280,350)	-	(280,350)	-
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	-	(81,505)	(81,505)	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(81,505)</u>	<u>(81,505)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(278,867)	(280,350)	(81,505)	(361,855)	-
Beginning fund balance (unaudited)	278,867	361,855	81,505	361,855	-
Ending fund balance (projected)	<u>\$ -</u>	<u>\$ 81,505</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>
Use of fund balance:					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2024					-
Projected fund balance surplus/(deficit) as of September 30, 2024				<u>\$</u>	<u>-</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments								
Number of Units	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
66	SF 50'	772.18	1,088.77	-	-	1,218.44	3,079.39	2,836.03
41	SF 40'	617.74	1,088.77	-	-	1,218.44	2,924.95	2,682.92
128	TH	494.20	-	799.86	-	794.64	2,088.70	1,838.33
235								
<u>Commercial</u>								
38.57	Commercial	4,500.71	-	-	15,229.43	-	19,730.14	19,691.46
38.57								

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
4	SF 50'	772.18	1,088.77	-	-	1,218.44	3,079.39	2,666.84
1	SF 40'	617.74	1,088.77	-	-	1,218.44	2,924.95	2,522.92
6	TH	494.20	-	799.86	-	794.64	2,088.70	1,728.67
11								

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 2 and 3</u>								
57	SF 50'	772.18	1,088.77	-	-	1,218.44	3,079.39	2,836.03
30	SF 40'	617.74	1,088.77	-	-	1,218.44	2,924.95	2,682.92
87								

On-Roll Assessments

	Unit Type	Projected Fiscal Year 2024					Total	Fiscal Year 2023 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 2 and 3</u>								
48	SF 50'	772.18	1,088.77	-	-	1,218.44	3,079.39	2,666.84
24	SF 40'	617.74	1,088.77	-	-	1,218.44	2,924.95	2,522.92
72								