

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
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**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll - gross	\$ 558,516				\$ 815,568
Allowable discounts (4%)	(22,341)				(32,623)
Assessment levy: on-roll - net	536,175	\$518,283	17,892	\$ 536,175	782,945
Interest	-	1,977	-	1,977	-
Total revenues	536,175	520,260	17,892	538,152	782,945
EXPENDITURES					
Professional & administrative					
Supervisors	12,600	6,459	6,141	12,600	12,600
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	26,236	3,000	29,236	35,000
Engineering	2,500	-	1,000	1,000	2,500
Audit	3,100	7,600	-	7,600	4,100
Arbitrage rebate calculation	750	1,000	-	1,000	1,000
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	1,000	866	134	1,000	1,000
Printing & binding	500	250	250	500	500
Legal advertising	1,500	1,126	374	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	15,000	14,537	-	14,537	15,300
Contingencies/bank charges	2,000	704	1,296	2,000	2,000
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Revolving line of credit repayment	60,000	-	-	-	-
Tax collector	11,170	10,576	594	11,170	16,311
Supplies	300	-	300	300	300
Total professional & administrative	196,210	101,129	42,104	143,233	152,901

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Field operations (shared)					
Management	42,000	28,830	13,170	42,000	44,100
Stormwater management					
Lake maintenance	10,000	4,950	5,050	10,000	10,000
Preserve maintenance	3,500	-	-	-	-
Streetlighting					
Maintenance Services	2,000	-	-	-	220,500
Irrigation supply					
Maintenance contract	3,000	219	1,000	1,219	-
Electricity	36,000	20,644	15,356	36,000	37,500
Repairs and maintenance	2,500	-	2,500	2,500	7,500
Community Signage and Lighting					
Lighting Repairs					2,000
Repairs and maintenance	1,500	-	1,500	1,500	1,500
Plant replacement	-	-	-	-	14,000
Landscape maint. entries/buffers					
Maintenance contract	184,864	89,998	94,866	184,864	163,447
Annual Flowers					
Mulch	40,000	-	-	-	40,000
Plant replacement	5,000	980	1,000	1,980	7,000
Tree treatment	5,000	370	-	370	2,400
Irrigation repairs	2,000	1,852	500	2,352	-
Tree trimming/removal	-	-	-	-	15,000
Roadway maintenance	2,500	3,987	-	3,987	100
Contingency	100	1,509	-	1,509	5,000
Total field operations	<u>339,964</u>	<u>153,339</u>	<u>134,942</u>	<u>288,281</u>	<u>570,047</u>
Total expenditures	<u>536,174</u>	<u>254,468</u>	<u>177,046</u>	<u>431,514</u>	<u>722,948</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	265,792	(159,154)	106,638	59,997
Fund balance - beginning (unaudited)	<u>29,786</u>	<u>(138,384)</u>	<u>127,408</u>	<u>(138,384)</u>	<u>(31,746)</u>
Fund balances - ending					
Committed					
Working capital	29,787	29,787	29,787	29,787	28,251
Unassigned	-	97,621	(61,533)	(61,533)	-
Fund balance - ending (projected)	<u>\$ 29,787</u>	<u>\$ 127,408</u>	<u>\$ (31,746)</u>	<u>\$ (31,746)</u>	<u>\$ 28,251</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$12,600
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
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.	
Legal	35,000
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.	
Engineering	2,500
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.	
Audit	4,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
Trustee	10,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	15,300
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	2,000
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	16,311
Supplies	300

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

EXPENDITURES (continued)

Field operations (shared)

Management	44,100
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
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. Currently Sitex Aquatics provides this service with an auto renewal contract unless there is a price adjustment.	
Preserve maintenance	-
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	
Maintenance Services	220,500
Periodic repairs by a licensed electrician. Additionally, for FY 2027, the District will be looking into and potentially starting to integrate solar lighting in place of traditional electric lighting.	
Electricity	37,500
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. Also includes streetlighting and monument maintenance needs.	
Repairs and maintenance	7,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Community Signage and Lighting	
Lighting Repairs	2,000
Intended to cover the cost of lighting repairs specific to the Community signage.	
Repairs and maintenance	1,500
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Plant replacement	14,000
Electricity for the monument lighting.	
Landscape maint. entries/buffers	
Maintenance contract	163,447
Licensed landscape maintenance contractor to provide all inclusive landscape	
Mulch	40,000
Covers supply and install of mulch once per year.	
Plant replacement	7,000
Periodic plant replacements.	
Tree treatment	2,400
Irrigation repairs	-
Sprinkler head and valve replacements line repairs.	
Tree trimming/removal	15,000
Roadway maintenance	100
Periodic roadway repairs and sidewalk/paver brick cleaning	
Contingency	5,000
Total expenditures	<u><u>\$722,948</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Single family program					
Assessment levy: on-roll - gross	\$ 295,967				\$ 366,045
Allowable discounts (4%)	(11,839)				(14,642)
Assessment levy: on-roll - net	284,128	\$ 274,530	9,598	\$ 284,128	351,403
Interest and miscellaneous	100	-	100	100	100
Total revenues	284,228	274,530	9,698	284,228	351,503
EXPENDITURES					
Single Family Program					
Onsite management	31,500	-	31,500	31,500	31,500
Lifestyles events	2,000	-	1,000	1,000	2,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting electric	12,500	6,404	6,096	12,500	14,500
Streetlighting maintenance	2,000	-	1,000	1,000	2,500
Landscape maintenance	23,108	11,625	11,483	23,108	19,932
Tree treatment	3,150	-	-	-	14,700
Plant replacement	5,000	1,999	3,001	5,000	17,500
Irrigation repairs	2,500	1,438	1,062	2,500	4,500
Pool Services	24,300	12,784	11,516	24,300	24,300
Pool repairs	-	-	-	-	5,000
Pool deep cleaning	-	-	-	-	3,000
Pool equipment replacement	-	-	-	-	30,000
Gym equipment- PM	1,000	810	190	1,000	2,500
Common areas repairs and maintenance	10,000	1,374	3,000	4,374	10,000
Electricity	15,000	7,036	7,500	14,536	15,000
Gate electricity	1,500	634	866	1,500	1,500
Insurance	32,000	29,199	-	29,199	31,000
Phone/cable/internet	8,000	5,293	2,707	8,000	8,000
Water/sewer/propane	6,000	3,231	2,769	6,000	7,000
Janitorial Services	28,000	11,595	16,405	28,000	28,000
Pressure washing	5,000	-	5,000	5,000	5,000
Security monitoring/gates	11,000	4,575	6,425	11,000	11,000
Gate repairs and maintenance	3,500	345	3,155	3,500	5,500
Pest control	2,000	1,340	660	2,000	2,000
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	-	1,000	1,000	-
Supplies	3,000	-	1,500	1,500	3,000
Contingencies	3,000	-	1,500	1,500	3,000
Capital outlay	35,000	-	-	-	35,000
Reserve study	5,000	-	-	-	5,000
Total single family program	278,308	100,432	120,835	221,267	344,182
Other fees and charges					
Tax collector	5,919	5,488	431	5,919	7,321
Total other fees and charges	5,919	5,488	431	5,919	7,321
Total expenditures	284,227	105,920	121,266	227,186	351,503

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
Excess/(deficiency) of revenues over/(under) expenditures	1	168,610	(111,568)	57,042	-
Fund balance - beginning (unaudited)	42,802	2,331	170,941	2,331	59,373
Fund balances - ending					
Committed					
Working capital	42,803	42,803	30,317	59,373	59,373
Unassigned	-	128,138	29,056	-	-
Fund balance - ending (projected)	<u>\$ 42,803</u>	<u>\$ 170,941</u>	<u>\$ 59,373</u>	<u>\$ 59,373</u>	<u>\$ 59,373</u>

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

EXPENDITURES

Onsite management	\$ 31,500
This service is provided by Real Manage and is a continuing services agreement.	
Lifestyles events	2,000
This covers the costs of organizing, managing and supplies for periodic events.	
Accounting	1,500
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.). This service is being provided under a continuing services agreement with Wrathell, Hunt and Associates.	
Streetlighting electric	14,500
Streetlighting maintenance	2,500
Landscape maintenance	19,932
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. This service is currently provided by Juniper Landscaping with an annual contract which is set to expire 10/31/25.	
Tree treatment	14,700
Plant replacement	17,500
Cover the costs of periodic plant replacements.	
Irrigation repairs	4,500
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool Services	24,300
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 3 days a week cleaning. This service is currently provided by Procure under an agreement which is set to expire 10/31/25.	
Pool repairs	5,000
Pool deep cleaning	3,000
Pool equipment replacement	30,000
Gym equipment- PM	2,500
Covers cost of quarterly preventative maintenance/adjustments. This services is currently provided under a continuing services agreement by Fit Rev at a base rate of 275 per visit.	
Common areas repairs and maintenance	10,000
Intended to cover the cost of amenity center repairs and maintenance on pool/ structures/systems, including periodic plumbing cleanout and pressure washing once a	
Electricity	15,000
Covers the cost of electricity for the amenity center and associated systems.	
Gate electricity	1,500
Insurance	31,000
Property coverage for the amenity center and all associated facilities as well as the entry gates.	
Phone/cable/internet	8,000
Covers basic phone, cable, internet/Wi-Fi for the amenity center and entry system at the gates.	
Water/sewer/propane	7,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	

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

EXPENDITURES (continued)

Janitorial Services	28,000
Anticipates the hiring of a janitorial service to provide 3 day a week cleaning and restocking services for the clubhouse, gym and locker rooms. This service is currently being provided under an agreement with CSS that will expire 10/31/26.	
Pressure washing	5,000
For periodic pressure washing of amenity center and pool areas.	
Security monitoring/gates	11,000
Covers costs associated with operating, managing and monitoring a basic call box entry and camera system at each gate. This service is currently being provided by Guardian.	
Gate repairs and maintenance	5,500
Covers costs of preventative as well as periodic repair and maintenance of the mechanical systems associated with the gates.	
Pest control	2,000
Covers cost of once a quarter building pest control service. This service is currently being provided under agreement with Complete Pest Control.	
Permits/licenses	750
Covers annual Health department permit and music re-broadcast license.	
Supplies	3,000
Covers basic amenity center and gym supplies as well as events.	
Contingencies	3,000
Capital outlay	35,000
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	7,321
Total expenditures	<u><u>\$ 351,503</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Townhome program					
Assessment levy: on-roll - gross	\$ 96,686				\$ 99,857
Allowable discounts (4%)	(3,867)				(3,994)
Assessment levy: on-roll - net	92,819	\$ 89,683	3,136	\$ 92,819	95,863
Interest and miscellaneous	100	-	100	100	100
Total revenues	92,919	89,683	3,236	92,919	95,963
EXPENDITURES					
Town Home Program					
Accounting	750	375	375	750	750
Streetlighting electricity	4,000	-	4,000	4,000	4,750
Streetlighting maintenance	750	-	750	750	2,000
Landscape maintenance	18,486	8,780	9,706	18,486	15,946
Plant replacement	1,000	125	875	1,000	4,000
Irrigation repairs	1,000	219	781	1,000	1,000
Pool Services	15,000	6,930	8,070	15,000	15,000
Pool deep cleaning	-	-	-	-	2,320
Pool area repairs	-	-	-	-	2,000
Pool equipment	-	-	-	-	5,000
Repairs and maintenance	2,000	-	1,000	1,000	3,000
Electricity	6,000	4,382	1,618	6,000	6,000
Insurance	7,500	6,844	-	6,844	7,500
Phone/cable/internet	1,500	831	669	1,500	1,500
Water/sewer	2,000	1,119	881	2,000	2,000
Janitorial Services	10,000	4,875	5,125	10,000	10,000
Pressure washing	2,000	-	2,000	2,000	2,000
Pool security system	1,000	383	617	1,000	1,000
Pest control	1,500	240	1,260	1,500	1,500
Permits/licenses	500	-	500	500	500
Supplies	500	-	500	500	700
Contingencies	250	-	250	250	250
Capital outlay	15,000	-	-	-	5,000
Reserve study	250	-	-	-	250
Total other contractual	90,986	35,103	38,977	74,080	93,966
Other fees and charges					
Tax collector	1,934	1,793	141	1,934	1,997
Total other fees and charges	1,934	1,793	141	1,934	1,997
Total expenditures	92,920	36,896	39,118	76,014	95,963
Excess/(deficiency) of revenues over/(under) expenditures	(1)	52,787	(35,882)	16,905	-
Fund balance - beginning (unaudited)	107,435	118,152	170,939	118,152	135,057
Fund balances - ending					
Committed					
Working capital	28,855	28,855	28,855	28,855	29,616
Unassigned	78,579	142,084	106,202	106,202	105,441
Fund balance - ending (projected)	\$ 107,434	\$ 170,939	\$ 135,057	\$ 135,057	\$ 135,057

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

EXPENDITURES

Accounting	\$ 750
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.). This service is being provided under a continuing services agreement with Wrathell, Hunt and Associates.	
Streetlighting electricity	4,750
Streetlighting maintenance	2,000
Landscape maintenance	15,946
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. This service is currently provided by Juniper Landscaping with an annual contract which is set to expire 10/31/25.	
Plant replacement	4,000
Cover the costs of periodic plant replacements.	
Irrigation repairs	1,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Pool Services	15,000
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 3 days a week cleaning. This service is currently provided by Procure under an agreement which is set to expire 10/31/25.	
Pool deep cleaning	2,320
Pool area repairs	2,000
Pool equipment	5,000
Electricity	6,000
Covers the cost of electricity for the amenity center and associated systems.	
Insurance	7,500
Property coverage for the amenity center and all associated facilities.	
Phone/cable/internet	1,500
Covers basic phone, cable, internet/Wi-Fi for the amenity center.	
Water/sewer	2,000
Covers water and sewer from the City.	
Janitorial Services	10,000
Anticipates the hiring of a janitorial service to provide 2 day a week cleaning and restocking services for the rest rooms. This service is currently being provided by agreement with CSS that is set to expire 10/31/26.	
Pressure washing	2,000
Covers cost of periodic pressure washing of amenity center and pool area.	
Pool security system	1,000
Covers costs of after hours building security system monitoring service as well as amenity center credential system. This service is currently being provided by Envera.	
Pest control	1,500
Covers cost of once a quarter building pest control service. This service is currently being provided under agreement with Complete Pest Control.	
Permits/licenses	500
Covers annual Health department permit.	
Supplies	700
Covers basic amenity center supplies.	
Contingencies	250

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

EXPENDITURES (continued)

Capital outlay	5,000
Intended to cover the costs of completing various capital projects during the Fiscal Year.	
Reserve study	250
Covers the costs of completing a reserve study on the Townhome Neighborhood assets	
Tax collector	<u>1,997</u>
Total expenditures	<u><u>\$ 95,963</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll	\$ 272,150				\$ 272,150
Allowable discounts (4%)	(10,886)				(10,886)
Net assessment levy - on-roll	261,264	\$ 252,438	8,826	\$ 261,264	261,264
Interest	-	9,091	-	9,091	-
Total revenues	261,264	261,529	8,826	270,355	261,264
EXPENDITURES					
Debt service					
Principal	55,000	55,000	-	55,000	55,000
Interest	192,684	97,219	95,465	192,684	188,859
Total debt service	247,684	152,219	95,465	247,684	243,859
Other fees & charges					
Tax collector	5,443	5,048	395	5,443	5,443
Total other fees & charges	5,443	5,048	395	5,443	5,443
Total expenditures	253,127	157,267	95,860	253,127	249,302
Fund balance:					
Net increase/(decrease) in fund balance	8,137	104,262	(87,034)	17,228	11,962
Beginning fund balance (unaudited)	527,902	541,966	646,228	541,966	559,194
Ending fund balance (projected)	<u>\$ 536,039</u>	<u>\$ 646,228</u>	<u>\$ 559,194</u>	<u>\$ 559,194</u>	<u>571,156</u>
Use of fund balance:					
Debt service reserve account balance (required)					(252,435)
Principal expense - November 1, 2027					(60,000)
Interest expense - November 1, 2027					(93,553)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 165,168</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	55,000.00	6.375%	97,059.38	152,059.38	2,990,000.00
05/01/26			95,306.25	95,306.25	2,990,000.00
11/01/26	55,000.00	6.375%	95,306.25	150,306.25	2,935,000.00
05/01/27			93,553.13	93,553.13	2,935,000.00
11/01/27	60,000.00	6.375%	93,553.13	153,553.13	2,875,000.00
05/01/28			91,640.63	91,640.63	2,875,000.00
11/01/28	65,000.00	6.375%	91,640.63	156,640.63	2,810,000.00
05/01/29			89,568.75	89,568.75	2,810,000.00
11/01/29	70,000.00	6.375%	89,568.75	159,568.75	2,740,000.00
05/01/30			87,337.50	87,337.50	2,740,000.00
11/01/30	70,000.00	6.375%	87,337.50	157,337.50	2,670,000.00
05/01/31			85,106.25	85,106.25	2,670,000.00
11/01/31	75,000.00	6.375%	85,106.25	160,106.25	2,595,000.00
05/01/32			82,715.63	82,715.63	2,595,000.00
11/01/32	80,000.00	6.375%	82,715.63	162,715.63	2,515,000.00
05/01/33			80,165.63	80,165.63	2,515,000.00
11/01/33	85,000.00	6.375%	80,165.63	165,165.63	2,430,000.00
05/01/34			77,456.25	77,456.25	2,430,000.00
11/01/34	90,000.00	6.375%	77,456.25	167,456.25	2,340,000.00
05/01/35			74,587.50	74,587.50	2,340,000.00
11/01/35	95,000.00	6.375%	74,587.50	169,587.50	2,245,000.00
05/01/36			71,559.38	71,559.38	2,245,000.00
11/01/36	105,000.00	6.375%	71,559.38	176,559.38	2,140,000.00
05/01/37			68,212.50	68,212.50	2,140,000.00
11/01/37	110,000.00	6.375%	68,212.50	178,212.50	2,030,000.00
05/01/38			64,706.25	64,706.25	2,030,000.00
11/01/38	120,000.00	6.375%	64,706.25	184,706.25	1,910,000.00
05/01/39			60,881.25	60,881.25	1,910,000.00
11/01/39	125,000.00	6.375%	60,881.25	185,881.25	1,785,000.00
05/01/40			56,896.88	56,896.88	1,785,000.00
11/01/40	135,000.00	6.375%	56,896.88	191,896.88	1,650,000.00
05/01/41			52,593.75	52,593.75	1,650,000.00
11/01/41	140,000.00	6.375%	52,593.75	192,593.75	1,510,000.00
05/01/42			48,131.25	48,131.25	1,510,000.00
11/01/42	150,000.00	6.375%	48,131.25	198,131.25	1,360,000.00
05/01/43			43,350.00	43,350.00	1,360,000.00
11/01/43	160,000.00	6.375%	43,350.00	203,350.00	1,200,000.00
05/01/44			38,250.00	38,250.00	1,200,000.00
11/01/44	170,000.00	6.375%	38,250.00	208,250.00	1,030,000.00
05/01/45			32,831.25	32,831.25	1,030,000.00
11/01/45	180,000.00	6.375%	32,831.25	212,831.25	850,000.00
05/01/46			27,093.75	27,093.75	850,000.00
11/01/46	195,000.00	6.375%	27,093.75	222,093.75	655,000.00
05/01/47			20,878.13	20,878.13	655,000.00
11/01/47	205,000.00	6.375%	20,878.13	225,878.13	450,000.00
05/01/48			14,343.75	14,343.75	450,000.00
11/01/48	220,000.00	6.375%	14,343.75	234,343.75	230,000.00
05/01/49			7,331.25	7,331.25	230,000.00
11/01/49	230,000.00	6.375%	7,331.25	237,331.25	-
Total	2,990,000.00		2,833,687.57	5,823,687.57	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll	\$ 431,011				\$ 429,792
Allowable discounts (4%)	(17,240)				(17,192)
Net assessment levy - on-roll	413,771	\$ 397,926	\$ 15,845	\$ 413,771	412,600
Assessment prepayments	-	14,545	-	14,545	-
Interest	-	9,916	-	9,916	-
Total revenues	413,771	422,387	15,845	438,232	412,600
EXPENDITURES					
Debt service					
Principal	110,000	110,000	-	110,000	110,000
Interest	291,769	146,347	143,734	290,081	284,856
Total debt service	401,769	256,347	143,734	400,081	394,856
Other fees & charges					
Tax collector	8,620	7,955	665	8,620	8,596
Total other fees & charges	8,620	7,955	665	8,620	8,596
Total expenditures	410,389	264,302	144,399	408,701	403,452
Excess/(deficiency) of revenues over/(under) expenditures	3,382	158,085	(128,554)	29,531	9,148
Beginning fund balance (unaudited)	612,761	606,501	764,586	606,501	636,032
Ending fund balance (projected)	\$ 616,143	\$ 764,586	\$ 636,032	\$ 636,032	645,180
Use of fund balance:					
Debt service reserve account balance (required)					(203,906)
Principal expense - November 1, 2027					(120,000)
Interest expense - November 1, 2027					(141,122)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 180,152

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	110,000.00	4.750%	146,346.88	256,346.88	5,225,000.00
05/01/26	-		143,734.38	143,734.38	5,225,000.00
11/01/26	110,000.00	4.750%	143,734.38	253,734.38	5,115,000.00
05/01/27	-		141,121.88	141,121.88	5,115,000.00
11/01/27	120,000.00	4.750%	141,121.88	261,121.88	4,995,000.00
05/01/28	-		138,271.88	138,271.88	4,995,000.00
11/01/28	125,000.00	4.750%	138,271.88	263,271.88	4,870,000.00
05/01/29	-		135,303.13	135,303.13	4,870,000.00
11/01/29	130,000.00	4.750%	135,303.13	265,303.13	4,740,000.00
05/01/30	-		132,215.63	132,215.63	4,740,000.00
11/01/30	135,000.00	5.500%	132,215.63	267,215.63	4,605,000.00
05/01/31	-		128,503.13	128,503.13	4,605,000.00
11/01/31	145,000.00	5.500%	128,503.13	273,503.13	4,460,000.00
05/01/32	-		124,515.63	124,515.63	4,460,000.00
11/01/32	150,000.00	5.500%	124,515.63	274,515.63	4,310,000.00
05/01/33	-		120,390.63	120,390.63	4,310,000.00
11/01/33	160,000.00	5.500%	120,390.63	280,390.63	4,150,000.00
05/01/34	-		115,990.63	115,990.63	4,150,000.00
11/01/34	170,000.00	5.500%	115,990.63	285,990.63	3,980,000.00
05/01/35	-		111,315.63	111,315.63	3,980,000.00
11/01/35	180,000.00	5.500%	111,315.63	291,315.63	3,800,000.00
05/01/36	-		106,365.63	106,365.63	3,800,000.00
11/01/36	185,000.00	5.500%	106,365.63	291,365.63	3,615,000.00
05/01/37	-		101,278.13	101,278.13	3,615,000.00
11/01/37	200,000.00	5.500%	101,278.13	301,278.13	3,415,000.00
05/01/38	-		95,778.13	95,778.13	3,415,000.00
11/01/38	210,000.00	5.500%	95,778.13	305,778.13	3,205,000.00
05/01/39	-		90,003.13	90,003.13	3,205,000.00
11/01/39	220,000.00	5.500%	90,003.13	310,003.13	2,985,000.00
05/01/40	-		83,953.13	83,953.13	2,985,000.00
11/01/40	230,000.00	5.625%	83,953.13	313,953.13	2,755,000.00
05/01/41	-		77,484.38	77,484.38	2,755,000.00
11/01/41	245,000.00	5.625%	77,484.38	322,484.38	2,510,000.00
05/01/42	-		70,593.75	70,593.75	2,510,000.00
11/01/42	255,000.00	5.625%	70,593.75	325,593.75	2,255,000.00
05/01/43	-		63,421.88	63,421.88	2,255,000.00
11/01/43	270,000.00	5.625%	63,421.88	333,421.88	1,985,000.00
05/01/44	-		55,828.13	55,828.13	1,985,000.00
11/01/44	285,000.00	5.625%	55,828.13	340,828.13	1,700,000.00
05/01/45	-		47,812.50	47,812.50	1,700,000.00
11/01/45	305,000.00	5.625%	47,812.50	352,812.50	1,395,000.00
05/01/46	-		39,234.38	39,234.38	1,395,000.00
11/01/46	320,000.00	5.625%	39,234.38	359,234.38	1,075,000.00
05/01/47	-		30,234.38	30,234.38	1,075,000.00
11/01/47	340,000.00	5.625%	30,234.38	370,234.38	735,000.00
05/01/48	-		20,671.88	20,671.88	735,000.00
11/01/48	355,000.00	5.625%	20,671.88	375,671.88	380,000.00
05/01/49	-		10,687.50	10,687.50	380,000.00
11/01/49	380,000.00	5.625%	10,687.50	390,687.50	-
Total	5,225,000.00		4,225,684.58	9,450,684.58	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2027**

On-Roll Assessments								
Number of Units	Unit Type	Projected Fiscal Year 2027					Total	Fiscal Year 2026 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
66	SF 50'	1,450.24	1,350.72	-	-	1,218.44	4,019.40	3,303.72
41	SF 40'	1,160.19	1,350.72	-	-	1,218.44	3,729.35	3,105.09
128	TH	928.15	-	745.20	-	794.64	2,467.99	2,151.80
235								
<u>Commercial</u>								
38.57	Commercial	8,452.82	-	-	15,229.43	-	23,682.25	21,018.08
38.57								

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2027**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2027					Total	Fiscal Year 2026 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
4	SF 50'	1,450.24	1,350.72	-	-	1,218.44	4,019.40	3,303.72
1	SF 40'	1,160.19	1,350.72	-	-	1,218.44	3,729.35	3,105.09
6	TH	928.15	-	745.20	-	794.64	2,467.99	2,151.80
11								

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2027					Total	Fiscal Year 2026 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 2 and 3</u>								
57	SF 50'	1,450.24	1,350.72	-	-	1,218.44	4,019.40	3,303.72
30	SF 40'	1,160.19	1,350.72	-	-	1,218.44	3,729.35	3,105.09
87								

On-Roll Assessments

	Unit Type	Projected Fiscal Year 2027					Total	Fiscal Year 2026 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 2 and 3</u>								
48	SF 50'	1,450.24	1,350.72	-	-	1,218.44	4,019.40	3,303.72
24	SF 40'	1,160.19	1,350.72	-	-	1,218.44	3,729.35	3,105.09
72								