

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2022**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 85,164				\$ 168,913
Allowable discounts (4%)	(3,407)				(6,757)
Assessment levy: on-roll - net	81,757	\$ 73,681	\$ 17,444	\$ 91,125	162,156
Landowner contribution	253,436	43,868	176,117	219,985	250,015
Lot closing	-	17,704	15,747	33,451	-
Interest	-	857	-	857	-
Total revenues	<u>335,193</u>	<u>136,110</u>	<u>209,308</u>	<u>345,418</u>	<u>412,171</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	9,392	15,608	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	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	10,500	-	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	100	400	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	1,739	750	2,489	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	6,961	-	6,961	7,000
Contingencies/bank charges	500	381	119	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	1,703	1,474	229	1,703	3,378
Total professional & administrative	<u>103,043</u>	<u>55,782</u>	<u>50,011</u>	<u>105,793</u>	<u>106,518</u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
Field operations (shared)					
Management	14,400	10,855	3,545	14,400	14,400
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	1,831	12,000	13,831	24,000
Repairs and maintenance	2,500	1,170	1,330	2,500	2,500
Monuments and street signage					
Repairs and maintenance	2,000	-	2,000	2,000	2,000
Electricity	1,250	995	255	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	100,000	51,406	48,594	100,000	84,000
Mulch	-	-	-	-	70,000
Plant replacement	7,500	2,515	4,985	7,500	7,500
Tree treatment	-	-	-	-	8,500
Fertilization and pest control	-	-	-	-	16,000
Irrigation repairs	15,000	2,243	7,000	9,243	10,000
Roadway maintenance	5,000	520	4,480	5,000	5,000
Total field operations	<u>232,150</u>	<u>77,082</u>	<u>139,142</u>	<u>216,224</u>	<u>305,650</u>
Total expenditures	<u>335,193</u>	<u>132,864</u>	<u>189,153</u>	<u>322,017</u>	<u>412,168</u>
Net increase/(decrease) of fund balance	-	3,246	20,155	23,401	3
Fund balance - beginning (unaudited)	17,983	1,475	4,721	1,475	23,401
Fund balance - ending (projected)	<u>\$17,983</u>	<u>\$4,721</u>	<u>\$24,876</u>	<u>\$23,401</u>	<u>\$23,404</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	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 & 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	7,000
<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	3,378

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

Expenditures (continued)

Field operations (shared)

Management	14,400
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Stormwater management	
Lake maintenance	10,000
Covers the cost of hiring a licensed contractor to treat the 11 wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
Dry retention area maintenance	37,000
Covers the costs of mowing, string trimming and trash/debris pick up and disposal 30 times per year.	
Preserve maintenance	3,500
Covers the costs of hiring a licensed contractor to treat exotic and invasive plant materials within the onsite preserve.	
Streetlighting	
Maintenance contract	2,000
Periodic repairs by a licensed electrician	
Electricity	5,000
Electricity for 55 poles	
Irrigation supply	
Maintenance contract	3,000
Licensed contractor to provide monthly preventative maintenance on one 15 hp and one 5 hp well/pumping system.	
Electricity	24,000
Costs of electricity for the one 15 hp and one 5 hp well/pumping system anticipated to run 10 hours a day 6 days a week.	
Repairs and maintenance	2,500
Intended to cover the cost of periodic repairs to the well/pumping systems.	
Monuments and street signage	
Repairs and maintenance	2,000
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	1,250
Electricity for the monument lighting.	
Landscape maint. entries/buffers	
Maintenance contract	84,000
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	16,000
Irrigation repairs	10,000
Sprinkler head and valve replacements line repairs.	
Roadway maintenance	5,000
Periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$412,168</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross					
Single Family program	\$ 27,051				\$ 88,752
Allowable discounts (4%)	(1,082)				(3,550)
Assessment levy: on-roll - net	25,969	\$ 22,530	\$ 3,439	\$ 25,969	85,202
Landowner contribution	99,862	-	105,876	87,383	140,423
Lot closing	-	9,708	8,785	18,493	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	126,331	32,238	118,600	132,345	226,125
EXPENDITURES					
Single Family Program					
Onsite management	-	-	-	-	33,000
Lifetyles events	-	-	-	-	12,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting Electric	-	-	-	-	6,240
Streetlighting Maintenance	-	-	-	-	2,000
Landscape maintenance	30,000	12,852	17,148	30,000	18,000
Tree treatment	-	-	-	-	7,160
Fertilization and pest control	-	-	-	-	4,000
Plant replacement	7,500	-	3,500	3,500	7,500
Irrigation repairs	5,000	-	2,500	2,500	5,000
Pool maintenance	12,000	4,960	7,040	12,000	12,000
Gym equipment- PM	1,000	275	725	1,000	1,000
Repairs and maintenance	7,500	1,432	2,000	3,432	7,500
Electricity	6,000	10,296	7,000	17,296	15,000
Gate electricity	-	2,310	-	2,310	-
Insurance	15,000	14,409	-	14,409	15,000
Bank fees	500	-	-	-	-
Phone/cable/internet	6,000	2,727	3,273	6,000	6,000
Water/sewer/propane	12,000	1,774	5,000	6,774	12,000
Janitorial	9,000	14,508	20,000	34,508	35,000
Pressure washing	-	-	-	-	5,000
Security monitoring/gates	3,840	-	4,300	4,300	9,000
Gate repairs and maintenance	3,500	330	1,500	1,830	3,500
Security amenity center	-	4,230	-	4,230	-
Pest control	1,200	580	620	1,200	1,200
Permits/licenses	750	275	475	750	750
Holiday decorating	1,000	-	-	-	1,000
Supplies	2,500	2,316	1,000	3,316	3,000
Contingencies	-	494	500	994	1,000
Total single family program	125,790	74,518	77,331	151,849	224,350
Other Fees and Charges					
Tax collector	541	451	90	541	1,775
Total other fees and charges	541	451	90	541	1,775
Total expenditures	126,331	74,969	77,421	152,390	226,125
Excess/(deficiency) of revenues					
over/(under) expenditures	-	(42,731)	41,179	(20,045)	-
Fund balance - beginning (unaudited)	6,590	25,271	(17,460)	25,271	5,226
Fund balances - ending					
Unassigned	6,590	(17,460)	23,719	5,226	5,226
Fund balance - ending (projected)	\$ 6,590	\$ (17,460)	\$ 23,719	\$ 5,226	\$ 5,226

**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	9,000
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	1,775
Total expenditures	<u><u>\$226,125</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross Townhome program	\$ 18,228				\$ 38,454
Allowable discounts (4%)	(729)				(1,538)
Assessment levy: on-roll - net	17,499	\$ 16,975	\$ 524	\$ 17,499	36,916
Landowner contribution	40,266	-	34,269	34,269	35,084
Lot closing	-	2,570	3,427	5,997	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	58,265	19,545	38,720	58,265	72,500
EXPENDITURES					
Town Home Program					
Accounting	750	375	375	750	750
Streetlighting electricity	-	-	-	-	2,280
Streetlighting maintenance	-	-	-	-	750
Landscape maintenance	18,000	1,458	9,000	10,458	18,000
Irrigation water	500	-	500	500	500
Plant replacement	2,500	-	1,250	1,250	2,500
Irrigation repairs	2,500	-	1,250	1,250	2,500
Pool maintenance	9,000	2,525	6,475	9,000	9,000
Repairs and maintenance	3,000	-	1,500	1,500	3,000
Electricity	4,000	-	2,000	2,000	4,000
Insurance	7,000	-	1,500	1,500	3,000
Bank fees	500	-	500	500	500
Phone/cable/internet	-	628	1,000	1,628	2,000
Water/sewer	2,000	-	2,000	2,000	2,000
Janitorial	3,000	2,314	6,400	8,714	12,800
Pressure washing	-	-	-	-	3,000
Security amenity center	2,500	-	1,250	1,250	2,500
Pest control	900	310	590	900	900
Permits/licenses	500	250	250	500	500
Supplies	750	-	750	750	750
Contingencies	500	-	500	500	500
Total other contractual	57,900	7,860	37,090	44,200	71,730
Other fees and charges					
Tax collector	365	339	26	365	769
Total other fees and charges	365	339	26	365	769
Total expenditures	58,265	8,199	37,116	44,565	72,499
Excess/(deficiency) of revenues over/(under) expenditures	-	11,346	1,604	13,700	1
Fund balance - beginning (unaudited)	5,300	9,979	21,325	9,979	23,679
Fund balances - ending Unassigned	5,300	21,325	22,929	23,679	23,680
Fund balance - ending (projected)	\$ 5,300	\$ 21,325	\$ 22,929	\$ 23,679	\$ 23,680

**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	2,280
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	4,000
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	900
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	
Expenditures (continued)	
Supplies	750
Covers basic amenity center supplies.	
Contingencies	500
Tax collector	769
Total expenditures	<u><u>\$ 72,499</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 95,526				\$ 174,377
Allowable discounts (4%)	(3,821)				(6,975)
Net assessment levy - on-roll	91,705	\$ 84,734	\$ 20,038	\$ 104,772	167,402
Assessment levy: off-roll	333,825	-	204,236	204,236	158,610
Assessment prepayments	-	-	2,498,549	2,498,549	-
Lot closing	-	6,359	70,591	76,950	-
Interest	-	31	-	31	-
Total revenues	<u>425,530</u>	<u>91,124</u>	<u>2,793,414</u>	<u>2,884,538</u>	<u>326,012</u>
EXPENDITURES					
Debt service					
Principal prepayment	-	-	2,500,000	2,500,000	-
Interest	423,619	211,809	251,654	463,463	264,244
Total debt service	<u>423,619</u>	<u>211,809</u>	<u>2,751,654</u>	<u>2,963,463</u>	<u>264,244</u>
Other fees & charges					
Tax collector	1,911	1,695	216	1,911	3,488
Total other fees & charges	<u>1,911</u>	<u>1,695</u>	<u>216</u>	<u>1,911</u>	<u>3,488</u>
Total expenditures	<u>425,530</u>	<u>213,504</u>	<u>2,751,870</u>	<u>2,965,374</u>	<u>267,732</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(122,380)	41,544	(80,836)	58,280
Fund balance:					
Net increase/(decrease) in fund balance	-	(122,380)	41,544	(80,836)	58,280
Beginning fund balance (unaudited)	803,979	804,482	682,102	804,482	723,646
Ending fund balance (projected)	<u>\$803,979</u>	<u>\$682,102</u>	<u>\$723,646</u>	<u>\$723,646</u>	<u>781,926</u>
Use of fund balance:					
Debt service reserve account balance (required)					(552,625)
Principal expense - November 1, 2022					(55,000)
Interest expense - November 1, 2022					(132,122)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 42,179</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/19	-		331,925.00	331,925.00	7,100,000.00
05/01/20	455,000.00		226,312.50	681,312.50	6,645,000.00
11/01/20	-		211,809.38	211,809.38	6,645,000.00
05/01/21	-		211,809.38	211,809.38	6,645,000.00
08/01/21	2,500,000.00		39,843.75	2,539,843.75	4,145,000.00
11/01/21	-		132,121.88	132,121.88	4,145,000.00
05/01/22	-		132,121.88	132,121.88	4,145,000.00
11/01/22	55,000.00	6.375%	132,121.88	187,121.88	4,090,000.00
05/01/23			130,368.75	130,368.75	4,090,000.00
11/01/23	60,000.00	6.375%	130,368.75	190,368.75	4,030,000.00
05/01/24			128,456.25	128,456.25	4,030,000.00
11/01/24	65,000.00	6.375%	128,456.25	193,456.25	3,965,000.00
05/01/25			126,384.38	126,384.38	3,965,000.00
11/01/25	70,000.00	6.375%	126,384.38	196,384.38	3,895,000.00
05/01/26			124,153.13	124,153.13	3,895,000.00
11/01/26	75,000.00	6.375%	124,153.13	199,153.13	3,820,000.00
05/01/27			121,762.50	121,762.50	3,820,000.00
11/01/27	75,000.00	6.375%	121,762.50	196,762.50	3,745,000.00
05/01/28			119,371.88	119,371.88	3,745,000.00
11/01/28	80,000.00	6.375%	119,371.88	199,371.88	3,665,000.00
05/01/29			116,821.88	116,821.88	3,665,000.00
11/01/29	90,000.00	6.375%	116,821.88	206,821.88	3,575,000.00
05/01/30			113,953.13	113,953.13	3,575,000.00
11/01/30	95,000.00	6.375%	113,953.13	208,953.13	3,480,000.00
05/01/31			110,925.00	110,925.00	3,480,000.00
11/01/31	100,000.00	6.375%	110,925.00	210,925.00	3,380,000.00
05/01/32			107,737.50	107,737.50	3,380,000.00
11/01/32	105,000.00	6.375%	107,737.50	212,737.50	3,275,000.00
05/01/33			104,390.63	104,390.63	3,275,000.00
11/01/33	110,000.00	6.375%	104,390.63	214,390.63	3,165,000.00
05/01/34			100,884.38	100,884.38	3,165,000.00
11/01/34	120,000.00	6.375%	100,884.38	220,884.38	3,045,000.00
05/01/35			97,059.38	97,059.38	3,045,000.00
11/01/35	125,000.00	6.375%	97,059.38	222,059.38	2,920,000.00
05/01/36			93,075.00	93,075.00	2,920,000.00
11/01/36	135,000.00	6.375%	93,075.00	228,075.00	2,785,000.00
05/01/37			88,771.88	88,771.88	2,785,000.00
11/01/37	145,000.00	6.375%	88,771.88	233,771.88	2,640,000.00
05/01/38			84,150.00	84,150.00	2,640,000.00
11/01/38	155,000.00	6.375%	84,150.00	239,150.00	2,485,000.00
05/01/39			79,209.38	79,209.38	2,485,000.00
11/01/39	165,000.00	6.375%	79,209.38	244,209.38	2,320,000.00
05/01/40			73,950.00	73,950.00	2,320,000.00
11/01/40	175,000.00	6.375%	73,950.00	248,950.00	2,145,000.00
05/01/41			68,371.88	68,371.88	2,145,000.00
11/01/41	185,000.00	6.375%	68,371.88	253,371.88	1,960,000.00
05/01/42			62,475.00	62,475.00	1,960,000.00
11/01/42	195,000.00	6.375%	62,475.00	257,475.00	1,765,000.00
05/01/43			56,259.38	56,259.38	1,765,000.00
11/01/43	210,000.00	6.375%	56,259.38	266,259.38	1,555,000.00
05/01/44			49,565.63	49,565.63	1,555,000.00
11/01/44	220,000.00	6.375%	49,565.63	269,565.63	1,335,000.00
05/01/45			42,553.13	42,553.13	1,335,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45	235,000.00	6.375%	42,553.13	277,553.13	1,100,000.00
05/01/46			35,062.50	35,062.50	1,100,000.00
11/01/46	250,000.00	6.375%	35,062.50	285,062.50	850,000.00
05/01/47			27,093.75	27,093.75	850,000.00
11/01/47	265,000.00	6.375%	27,093.75	292,093.75	585,000.00
05/01/48			18,646.88	18,646.88	585,000.00
11/01/48	285,000.00	6.375%	18,646.88	303,646.88	300,000.00
05/01/49			9,562.50	9,562.50	300,000.00
11/01/49	300,000.00	6.375%	9,562.50	309,562.50	-
Total	4,145,000.00		4,978,397.04	9,123,397.04	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll	\$ 98,800				\$ 177,098
Allowable discounts (4%)	(3,952)				(7,084)
Net assessment levy - on-roll	94,848	\$ 85,473	\$ 20,156	\$ 105,629	170,014
Assessment levy: off-roll	317,877	-	272,317	272,317	244,214
Lot closing	-	35,003	-	35,003	-
Interest	-	25	-	25	-
Total revenues	<u>412,725</u>	<u>120,501</u>	<u>292,473</u>	<u>412,974</u>	<u>414,228</u>
EXPENDITURES					
Debt service					
Principal	90,000	90,000	-	90,000	95,000
Interest	317,225	159,569	157,656	317,225	313,294
Total debt service	<u>407,225</u>	<u>249,569</u>	<u>157,656</u>	<u>407,225</u>	<u>408,294</u>
Other fees & charges					
Tax collector	1,976	1,709	267	1,976	3,542
Total other fees & charges	<u>1,976</u>	<u>1,709</u>	<u>267</u>	<u>1,976</u>	<u>3,542</u>
Total expenditures	<u>409,201</u>	<u>251,278</u>	<u>157,923</u>	<u>409,201</u>	<u>411,836</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,524	(130,777)	134,550	3,773	2,392
Fund balance:					
Net increase/(decrease) in fund balance	3,524	(130,777)	134,550	3,773	2,392
Beginning fund balance (unaudited)	675,765	664,790	534,013	664,790	668,563
Ending fund balance (projected)	<u>\$679,289</u>	<u>\$534,013</u>	<u>\$668,563</u>	<u>\$668,563</u>	<u>670,955</u>
Use of fund balance:					
Debt service reserve account balance (required)					(410,825)
Principal expense - November 1, 2022					(95,000)
Interest expense - November 1, 2022					(155,638)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 9,492</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	95,000.00	4.250%	157,656.25	252,656.25	5,740,000.00
05/01/22	-		155,637.50	155,637.50	5,740,000.00
11/01/22	95,000.00	4.250%	155,637.50	250,637.50	5,645,000.00
05/01/23			153,618.75	153,618.75	5,645,000.00
11/01/23	100,000.00	4.250%	153,618.75	253,618.75	5,545,000.00
05/01/24			151,493.75	151,493.75	5,545,000.00
11/01/24	105,000.00	4.250%	151,493.75	256,493.75	5,440,000.00
05/01/25			149,262.50	149,262.50	5,440,000.00
11/01/25	110,000.00	4.750%	149,262.50	259,262.50	5,330,000.00
05/01/26			146,650.00	146,650.00	5,330,000.00
11/01/26	115,000.00	4.750%	146,650.00	261,650.00	5,215,000.00
05/01/27			143,918.75	143,918.75	5,215,000.00
11/01/27	120,000.00	4.750%	143,918.75	263,918.75	5,095,000.00
05/01/28			141,068.75	141,068.75	5,095,000.00
11/01/28	125,000.00	4.750%	141,068.75	266,068.75	4,970,000.00
05/01/29			138,100.00	138,100.00	4,970,000.00
11/01/29	130,000.00	4.750%	138,100.00	268,100.00	4,840,000.00
05/01/30			135,012.50	135,012.50	4,840,000.00
11/01/30	140,000.00	5.500%	135,012.50	275,012.50	4,700,000.00
05/01/31			131,162.50	131,162.50	4,700,000.00
11/01/31	145,000.00	5.500%	131,162.50	276,162.50	4,555,000.00
05/01/32			127,175.00	127,175.00	4,555,000.00
11/01/32	155,000.00	5.500%	127,175.00	282,175.00	4,400,000.00
05/01/33			122,912.50	122,912.50	4,400,000.00
11/01/33	165,000.00	5.500%	122,912.50	287,912.50	4,235,000.00
05/01/34			118,375.00	118,375.00	4,235,000.00
11/01/34	170,000.00	5.500%	118,375.00	288,375.00	4,065,000.00
05/01/35			113,700.00	113,700.00	4,065,000.00
11/01/35	180,000.00	5.500%	113,700.00	293,700.00	3,885,000.00
05/01/36			108,750.00	108,750.00	3,885,000.00
11/01/36	190,000.00	5.500%	108,750.00	298,750.00	3,695,000.00
05/01/37			103,525.00	103,525.00	3,695,000.00
11/01/37	200,000.00	5.500%	103,525.00	303,525.00	3,495,000.00
05/01/38			98,025.00	98,025.00	3,495,000.00
11/01/38	210,000.00	5.500%	98,025.00	308,025.00	3,285,000.00
05/01/39			92,250.00	92,250.00	3,285,000.00
11/01/39	225,000.00	5.500%	92,250.00	317,250.00	3,060,000.00
05/01/40			86,062.50	86,062.50	3,060,000.00
11/01/40	235,000.00	5.625%	86,062.50	321,062.50	2,825,000.00
05/01/41			79,453.13	79,453.13	2,825,000.00
11/01/41	250,000.00	5.625%	79,453.13	329,453.13	2,575,000.00
05/01/42			72,421.88	72,421.88	2,575,000.00
11/01/42	265,000.00	5.625%	72,421.88	337,421.88	2,310,000.00
05/01/43			64,968.75	64,968.75	2,310,000.00
11/01/43	280,000.00	5.625%	64,968.75	344,968.75	2,030,000.00
05/01/44			57,093.75	57,093.75	2,030,000.00
11/01/44	295,000.00	5.625%	57,093.75	352,093.75	1,735,000.00
05/01/45			48,796.88	48,796.88	1,735,000.00
11/01/45	310,000.00	5.625%	48,796.88	358,796.88	1,425,000.00
05/01/46			40,078.13	40,078.13	1,425,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46	330,000.00	5.625%	40,078.13	370,078.13	1,095,000.00
05/01/47			30,796.88	30,796.88	1,095,000.00
11/01/47	345,000.00	5.625%	30,796.88	375,796.88	750,000.00
05/01/48			21,093.75	21,093.75	750,000.00
11/01/48	365,000.00	5.625%	21,093.75	386,093.75	385,000.00
05/01/49			10,828.13	10,828.13	385,000.00
11/01/49	385,000.00	5.625%	10,828.13	395,828.13	-
Total	5,835,000.00		5,842,118.81	11,677,118.81	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-2
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 171,563	\$ -	\$ 106,323	\$ 106,323	\$ 110,813
Assessment prepayments	-	760,043	186,626	946,669	-
Lot closing	-	18,697	-	18,697	-
Interest	-	36	-	36	-
Total revenues	<u>171,563</u>	<u>778,776</u>	<u>292,949</u>	<u>1,071,725</u>	<u>110,813</u>
EXPENDITURES					
Debt service					
Principal prepayment	295,000	300,000	1,075,000	1,375,000	-
Interest	179,859	94,078	85,641	179,719	110,813
Total expenditures	<u>474,859</u>	<u>394,078</u>	<u>1,160,641</u>	<u>1,554,719</u>	<u>110,813</u>
Excess/(deficiency) of revenues over/(under) expenditures	(303,296)	384,698	(867,692)	(482,994)	-
Fund balance:					
Net increase/(decrease) in fund balance	(303,296)	384,698	(867,692)	(482,994)	-
Beginning fund balance (unaudited)	662,874	777,926	1,162,624	777,926	294,932
Ending fund balance (projected)	<u>\$359,578</u>	<u>\$1,162,624</u>	<u>\$294,932</u>	<u>\$294,932</u>	<u>294,932</u>
Use of fund balance:					
Debt service reserve account balance (required)					(236,531)
Interest expense - November 1, 2022					(55,406)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 2,995</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	-		55,406.25	55,406.25	1,970,000.00
05/01/22			55,406.25	55,406.25	1,970,000.00
11/01/22	-		55,406.25	55,406.25	1,970,000.00
05/01/23			55,406.25	55,406.25	1,970,000.00
11/01/23	-		55,406.25	55,406.25	1,970,000.00
05/01/24			55,406.25	55,406.25	1,970,000.00
11/01/24	-		55,406.25	55,406.25	1,970,000.00
05/01/25			55,406.25	55,406.25	1,970,000.00
11/01/25	-		55,406.25	55,406.25	1,970,000.00
05/01/26			55,406.25	55,406.25	1,970,000.00
11/01/26	-		55,406.25	55,406.25	1,970,000.00
05/01/27			55,406.25	55,406.25	1,970,000.00
11/01/27	-		55,406.25	55,406.25	1,970,000.00
05/01/28			55,406.25	55,406.25	1,970,000.00
11/01/28	-		55,406.25	55,406.25	1,970,000.00
05/01/29			55,406.25	55,406.25	1,970,000.00
11/01/29	-		55,406.25	55,406.25	1,970,000.00
05/01/30			55,406.25	55,406.25	1,970,000.00
11/01/30	-		55,406.25	55,406.25	1,970,000.00
05/01/31			55,406.25	55,406.25	1,970,000.00
11/01/31	-		55,406.25	55,406.25	1,970,000.00
05/01/32			55,406.25	55,406.25	1,970,000.00
11/01/32	1,970,000.00	5.625%	55,406.25	2,025,406.25	-
Total	3,345,000.00		1,456,664.07	4,801,664.07	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2022**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2022					Total	Fiscal Year 2021 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
65	SF 50'	772.85	878.73	-	-	1,218.44	2,870.02	2,340.75
36	SF 40'	618.28	878.73	-	-	1,218.44	2,715.45	2,214.65
68	TH	494.62	-	565.50	-	794.64	1,854.76	1,653.85
169								
<u>Commercial</u>								
13.93	Commercial	4,507.24	-	-	15,229.43	-	19,736.67	16,164.04
13.93								

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2022**

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

Number of Units	Unit Type	Projected Fiscal Year 2022					Total	Fiscal Year 2021 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
5	SF 50'	726.48	826.01	-	-	1,146.31	2,698.80	2,201.28
6	SF 40'	581.18	826.01	-	-	1,146.31	2,553.50	2,082.75
66	TH	464.94	-	531.57	-	747.60	1,744.11	1,555.26
77								
<u>Commercial</u>								
24.64	Commercial	4,236.80	-	-	14,327.85	-	18,564.65	15,194.17
24.64								

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

	Unit Type	Projected Fiscal Year 2022					Total	Fiscal Year 2021 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1		
<u>Phases 1 and 2</u>								
52	SF 50'	726.48	826.01	-	-	1,146.31	2,698.80	2,201.28
20	SF 40'	581.18	826.01	-	-	1,146.31	2,553.50	2,082.75
0	TH	464.94	-	531.57	-	747.60	1,744.11	1,555.26
72								
<u>Future Phases</u>								
54	SF 50'	726.48	826.01	-	-	1,146.31	2,698.80	2,201.28
33	SF 40'	581.18	826.01	-	-	1,146.31	2,553.50	2,082.75
87								