

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2025**

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
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**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 434,250				\$ 446,813
Allowable discounts (4%)	<u>(17,370)</u>				<u>(17,873)</u>
Assessment levy: on-roll - net	416,880	\$ 374,899	\$ 41,981	\$ 416,880	428,940
Interest	-	2,777	-	2,777	-
Total revenues	<u>416,880</u>	<u>377,676</u>	<u>41,981</u>	<u>419,657</u>	<u>428,940</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	1,722	5,300	7,022	12,600
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	13,823	10,000	23,823	25,000
Engineering	2,500	-	2,500	2,500	2,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	750	1,000	-	1,000	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	328	172	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	535	965	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,000	9,127	-	9,127	6,817
Contingencies/bank charges	500	64	436	500	5,000
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	8,685	7,491	1,194	8,685	8,936
Supplies	300	-	300	300	300
Total professional & administrative	<u>102,125</u>	<u>66,325</u>	<u>53,022</u>	<u>119,347</u>	<u>128,293</u>

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>Field operations (shared)</b>					
Management	35,000	32,149	2,851	35,000	40,000
Security amenity center	500	-	500	500	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	-	2,000	2,000	2,000
Electricity	5,000	-	5,000	5,000	5,000
Irrigation supply					
Maintenance contract	3,000	219	2,000	2,219	3,000
Electricity	8,000	6,853	1,147	8,000	8,000
Repairs and maintenance	2,500	750	1,750	2,500	2,500
Monuments and street signage					
Repairs and maintenance	1,000	4,927	-	4,927	1,000
Electricity	1,250	-	1,250	1,250	1,250
Landscape maint. entries/buffers					
Maintenance contract	160,000	66,050	93,950	160,000	174,400
Mulch	65,000	-	30,000	30,000	-
Plant replacement	5,000	10,190	-	10,190	5,000
Tree treatment	8,500	-	-	-	5,000
Irrigation repairs	2,000	-	2,000	2,000	2,000
Roadway maintenance					
Repairs and maintenance	2,500	-	2,500	2,500	2,500
Total field operations	<u>314,750</u>	<u>126,088</u>	<u>153,498</u>	<u>279,586</u>	<u>265,650</u>
Total expenditures	<u>416,875</u>	<u>192,413</u>	<u>206,520</u>	<u>398,933</u>	<u>393,943</u>
Excess/(deficiency) of revenues over/(under) expenditures	5	185,263	(164,539)	20,724	34,997
<b>Other Financing Sources/(Uses)</b>					
Transfers out*	-	-	(34,098)	(34,098)	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(34,098)</u>	<u>(34,098)</u>	<u>-</u>
Net change in fund balances	5	185,263	(198,637)	(13,374)	34,997
Fund balance - beginning (unaudited)	<u>81,954</u>	<u>153,688</u>	<u>338,951</u>	<u>153,688</u>	<u>140,314</u>
Fund balances - ending					
Committed					
Working capital	-	-	-	-	103,599
Unassigned	81,959	338,951	140,314	140,314	71,712
Fund balance - ending (projected)	<u>\$ 81,959</u>	<u>\$ 338,951</u>	<u>\$ 140,314</u>	<u>\$ 140,314</u>	<u>\$ 175,311</u>

\*Excess Developer funding in this fund from prior fiscal years is applied against amounts due from Developer to the Special Revenue Fund - Single Family Program.

**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
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
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	3,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
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	500
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	6,817
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	5,000
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	8,936
Supplies	300

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

**Expenditures (continued)**

**Field operations (shared)**

Management	40,000
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	10,000
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	174,400
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	-
Covers supply and install of mulch once per year.	
Plant replacement	5,000
Periodic plant replacements.	
Tree treatment	5,000
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>\$393,943</u></u>

**BEAUMONT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM**  
**FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Single Family program	\$ 295,057				\$ 292,821
Allowable discounts (4%)	(11,802)				(11,713)
Assessment levy: on-roll - net	283,255	\$ 254,730	\$ 28,525	\$ 283,255	281,108
Landowner contribution	-	-	73,084	73,084	-
Interest and miscellaneous	500	-	500	500	500
Total revenues	283,755	254,730	102,109	356,839	281,608
<b>EXPENDITURES</b>					
<b>Single Family Program</b>					
Onsite management	33,000	-	33,000	33,000	30,000
Lifestyles events	12,000	5,776	6,224	12,000	6,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting electric	6,240	1,815	4,425	6,240	6,240
Streetlighting maintenance	2,000	-	2,000	2,000	2,000
Landscape maintenance	20,000	-	20,000	20,000	21,800
Tree treatment	7,160	-	-	-	7,160
Plant replacement	5,000	-	2,500	2,500	5,000
Irrigation repairs	2,500	219	2,281	2,500	2,500
Pool maintenance	21,600	12,710	8,890	21,600	21,600
Gym equipment- PM	1,000	550	450	1,000	1,000
Repairs and maintenance	7,500	1,101	3,500	4,601	7,500
Electricity	15,000	7,904	7,096	15,000	15,000
Gate electricity	10,000	1,456	2,000	3,456	4,000
Insurance	16,000	25,033	-	25,033	26,000
Phone/cable/internet	6,000	5,465	535	6,000	6,000
Water/sewer/propane	8,000	1,311	2,500	3,811	6,000
Janitorial	35,000	-	17,500	17,500	35,000
Pressure washing	5,000	-	5,000	5,000	5,000
Security monitoring/gates	10,000	7,132	7,200	14,332	14,000
Gate repairs and maintenance	3,500	-	3,500	3,500	3,500
Pest control	1,200	1,080	120	1,200	1,200
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	-	1,000	1,000	1,000
Supplies	3,000	-	3,000	3,000	3,000
Contingencies	1,000	-	1,000	1,000	3,000
Capital outlay	37,900	-	-	-	35,000
Reserve study	5,000	-	-	-	5,000
Total single family program	277,850	72,302	135,221	207,523	275,750
<b>Other Fees and Charges</b>					
Tax collector	5,901	5,090	811	5,901	5,856
Total other fees and charges	5,901	5,090	811	5,901	5,856
Total expenditures	283,751	77,392	136,032	213,424	281,606
Excess/(deficiency) of revenues over/(under) expenditures	4	177,338	(33,923)	143,415	2
<b>Other Financing Sources/(Uses)</b>					
Transfers in*	-	-	44,331	44,331	-
Total other financing sources/(uses)	-	-	44,331	44,331	-
Net change in fund balances	-	177,338	10,408	187,746	2
Fund balance - beginning (unaudited)	-	(118,949)	58,389	(118,949)	68,797
Fund balances - ending					
Committed					
Working capital	-	-	-	-	68,799
Unassigned	-	58,389	68,797	68,797	-
Fund balance - ending (projected)	\$ -	\$ 58,389	\$ 68,797	\$ 68,797	\$ 68,799

\*Excess Developer funding in other funds from prior fiscal years is applied against amounts due from Developer to this fund.

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

**Expenditures**

Onsite management	\$ 30,000
Lifestyles events	6,000
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	21,800
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control 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 3 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	4,000
Insurance	26,000
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	6,000
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	14,000
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	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	5,856
Total expenditures	<u><u>\$ 281,606</u></u>

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

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Townhome program	\$ 107,181				\$ 99,830
Allowable discounts (4%)	(4,287)				(3,993)
Assessment levy: on-roll - net	102,894	\$ 92,532	\$ 10,362	\$ 102,894	95,837
Interest and miscellaneous	500	-	500	500	500
Total revenues	103,394	92,532	10,862	103,394	96,337
<b>EXPENDITURES</b>					
<b>Town Home Program</b>					
Accounting	750	375	375	750	750
Streetlighting electricity	4,000	-	4,000	4,000	4,000
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	16,000	4,620	11,380	16,000	17,440
Irrigation water	500	219	281	500	500
Plant replacement	1,000	-	1,000	1,000	1,000
Irrigation repairs	1,000	-	1,000	1,000	1,000
Pool maintenance	13,200	6,700	6,700	13,400	13,600
Repairs and maintenance	2,000	-	2,000	2,000	2,000
Electricity	6,000	3,235	2,765	6,000	6,000
Insurance	3,000	-	3,000	3,000	5,000
Bank fees	500	-	250	250	500
Phone/cable/internet	2,000	609	625	1,234	1,500
Water/sewer	2,000	895	1,105	2,000	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	403	500	903	1,000
Pest control	5,500	385	750	1,135	1,500
Permits/licenses	500	-	500	500	500
Supplies	500	-	500	500	500
Contingencies	250	-	250	250	250
Capital outlay	22,300	-	22,300	22,300	22,300
Reserve study	5,000	-	-	-	250
Total other contractual	101,250	17,441	67,031	84,472	94,340
<b>Other fees and charges</b>					
Tax collector	2,144	1,849	295	2,144	1,997
Total other fees and charges	2,144	1,849	295	2,144	1,997
Total expenditures	103,394	19,290	67,326	86,616	96,337
Excess/(deficiency) of revenues over/(under) expenditures	-	73,242	(56,464)	16,778	-
<b>Other Financing Sources/(Uses)</b>					
Transfers out*	-	-	(10,233)	(10,233)	-
Total other financing sources/(uses)	-	-	(10,233)	(10,233)	-
Net change in fund balances	-	73,242	(66,697)	6,545	-
Fund balance - beginning (unaudited)	56,000	84,155	157,397	84,155	90,700
Fund balances - ending					
Committed					
Working capital	-	-	-	-	27,834
Unassigned	56,000	157,397	90,700	90,700	62,866
Fund balance - ending (projected)	\$ 56,000	\$ 157,397	\$ 90,700	\$ 90,700	\$ 90,700

\*Excess Developer funding in this fund from prior fiscal years is applied against amounts due from Developer to the Special Revenue Fund - Single Family Program.

**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	17,440
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	13,600
Anticipates a licensed contractor performing 3 day a week chemistry check/adjustment and 3 days a week cleaning.	
Gym equipment- PM	
Covers cost of quarterly preventative maintenance/adjustments by outside contractor.	
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	5,000
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.	

**Expenditures (continued)**

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	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	1,000
Covers costs of after hours building security system monitoring service as well as amenity center credential system.	
Pest control	1,500
Covers cost of once a month building pest control service.	
Permits/licenses	500
Covers annual Health department permit.	
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	250
Covers the costs of completing a reserve study on the Townhome Neighborhood assets	
Tax collector	1,997
Total expenditures	<u><u>\$ 96,337</u></u>

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2025**

	Fiscal Year 2024					Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected		
<b>REVENUES</b>						
Assessment levy: on-roll		\$ 272,150			\$ 272,150	
Allowable discounts (4%)		(10,886)			(10,886)	
Net assessment levy - on-roll	261,264	\$ 234,954	\$ 26,310	\$ 261,264	261,264	
Interest	-	11,293		-	11,293	
Total revenues	<u>261,264</u>	<u>246,247</u>	<u>26,310</u>	<u>272,557</u>	<u>261,264</u>	
<b>EXPENDITURES</b>						
<b>Debt service</b>						
Principal	50,000	50,000		-	50,000	50,000
Interest	205,275	103,434	101,841		205,275	202,088
Total debt service	<u>255,275</u>	<u>153,434</u>	<u>101,841</u>		<u>255,275</u>	<u>252,088</u>
<b>Other fees &amp; charges</b>						
Tax collector	5,443	4,695	748		5,443	5,443
Total other fees & charges	<u>5,443</u>	<u>4,695</u>	<u>748</u>		<u>5,443</u>	<u>5,443</u>
Total expenditures	<u>260,718</u>	<u>158,129</u>	<u>102,589</u>		<u>260,718</u>	<u>257,531</u>
Excess/(deficiency) of revenues over/(under) expenditures	546	88,118	(76,279)		11,839	3,733
<b>OTHER FINANCING SOURCES/(USES)</b>						
Transfers out	-	(6,077)		-	(6,077)	-
Total other financing sources/(uses)	<u>-</u>	<u>(6,077)</u>		<u>-</u>	<u>(6,077)</u>	<u>-</u>
Fund balance:						
Net increase/(decrease) in fund balance	546	82,041	(76,279)		5,762	3,733
Beginning fund balance (unaudited)	463,971	499,005	581,046		499,005	504,767
Ending fund balance (projected)	<u>\$ 464,517</u>	<u>\$ 581,046</u>	<u>\$ 504,767</u>		<u>\$ 504,767</u>	<u>508,500</u>
Use of fund balance:						
Debt service reserve account balance (required)						(261,458)
Principal expense - November 1, 2025						(55,000)
Interest expense - November 1, 2025						(100,247)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 91,795</u>	

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24	50,000.00	6.375%	101,840.63	151,840.63	3,145,000.00
05/01/25			100,246.88	100,246.88	3,145,000.00
11/01/25	55,000.00	6.375%	100,246.88	155,246.88	3,090,000.00
05/01/26			98,493.75	98,493.75	3,090,000.00
11/01/26	60,000.00	6.375%	98,493.75	158,493.75	3,030,000.00
05/01/27			96,581.25	96,581.25	3,030,000.00
11/01/27	60,000.00	6.375%	96,581.25	156,581.25	2,970,000.00
05/01/28			94,668.75	94,668.75	2,970,000.00
11/01/28	65,000.00	6.375%	94,668.75	159,668.75	2,905,000.00
05/01/29			92,596.88	92,596.88	2,905,000.00
11/01/29	70,000.00	6.375%	92,596.88	162,596.88	2,835,000.00
05/01/30			90,365.63	90,365.63	2,835,000.00
11/01/30	75,000.00	6.375%	90,365.63	165,365.63	2,760,000.00
05/01/31			87,975.00	87,975.00	2,760,000.00
11/01/31	80,000.00	6.375%	87,975.00	167,975.00	2,680,000.00
05/01/32			85,425.00	85,425.00	2,680,000.00
11/01/32	85,000.00	6.375%	85,425.00	170,425.00	2,595,000.00
05/01/33			82,715.63	82,715.63	2,595,000.00
11/01/33	90,000.00	6.375%	82,715.63	172,715.63	2,505,000.00
05/01/34			79,846.88	79,846.88	2,505,000.00
11/01/34	95,000.00	6.375%	79,846.88	174,846.88	2,410,000.00
05/01/35			76,818.75	76,818.75	2,410,000.00
11/01/35	100,000.00	6.375%	76,818.75	176,818.75	2,310,000.00
05/01/36			73,631.25	73,631.25	2,310,000.00
11/01/36	105,000.00	6.375%	73,631.25	178,631.25	2,205,000.00
05/01/37			70,284.38	70,284.38	2,205,000.00
11/01/37	115,000.00	6.375%	70,284.38	185,284.38	2,090,000.00
05/01/38			66,618.75	66,618.75	2,090,000.00
11/01/38	120,000.00	6.375%	66,618.75	186,618.75	1,970,000.00
05/01/39			62,793.75	62,793.75	1,970,000.00
11/01/39	130,000.00	6.375%	62,793.75	192,793.75	1,840,000.00
05/01/40			58,650.00	58,650.00	1,840,000.00
11/01/40	140,000.00	6.375%	58,650.00	198,650.00	1,700,000.00
05/01/41			54,187.50	54,187.50	1,700,000.00
11/01/41	145,000.00	6.375%	54,187.50	199,187.50	1,555,000.00
05/01/42			49,565.63	49,565.63	1,555,000.00
11/01/42	155,000.00	6.375%	49,565.63	204,565.63	1,400,000.00
05/01/43			44,625.00	44,625.00	1,400,000.00
11/01/43	165,000.00	6.375%	44,625.00	209,625.00	1,235,000.00
05/01/44			39,365.63	39,365.63	1,235,000.00
11/01/44	175,000.00	6.375%	39,365.63	214,365.63	1,060,000.00
05/01/45			33,787.50	33,787.50	1,060,000.00
11/01/45	185,000.00	6.375%	33,787.50	218,787.50	875,000.00
05/01/46			27,890.63	27,890.63	875,000.00
11/01/46	200,000.00	6.375%	27,890.63	227,890.63	675,000.00
05/01/47			21,515.63	21,515.63	675,000.00
11/01/47	210,000.00	6.375%	21,515.63	231,515.63	465,000.00
05/01/48			14,821.88	14,821.88	465,000.00
11/01/48	225,000.00	6.375%	14,821.88	239,821.88	240,000.00
05/01/49			7,650.00	7,650.00	240,000.00
11/01/49	240,000.00	6.375%	7,650.00	247,650.00	-
<b>Total</b>	<b>3,195,000.00</b>		<b>3,324,084.49</b>	<b>6,519,084.49</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-1  
FISCAL YEAR 2025**

	Fiscal Year 2024					Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025	
<b>REVENUES</b>						
Assessment levy: on-roll	\$ 435,461				\$ 435,461	
Allowable discounts (4%)	(17,418)				(17,418)	
Net assessment levy - on-roll	418,043	\$ 375,258	\$ 42,785	\$ 418,043	418,043	
Assessment prepayments	-	15,151	-	15,151	-	
Interest	-	14,316	-	14,316	-	
<b>Total revenues</b>	<b>418,043</b>	<b>404,725</b>	<b>42,785</b>	<b>447,510</b>	<b>418,043</b>	
<b>EXPENDITURES</b>						
<b>Debt service</b>						
Principal	100,000	100,000	-	100,000	105,000	
Interest	303,713	152,500	151,213	303,713	298,519	
<b>Total debt service</b>	<b>403,713</b>	<b>252,500</b>	<b>151,213</b>	<b>403,713</b>	<b>403,519</b>	
<b>Other fees &amp; charges</b>						
Tax collector	8,709	7,497	1,212	8,709	8,709	
<b>Total other fees &amp; charges</b>	<b>8,709</b>	<b>7,497</b>	<b>1,212</b>	<b>8,709</b>	<b>8,709</b>	
<b>Total expenditures</b>	<b>412,422</b>	<b>259,997</b>	<b>152,425</b>	<b>412,422</b>	<b>412,228</b>	
<b>Excess/(deficiency) of revenues over/(under) expenditures</b>	<b>5,621</b>	<b>144,728</b>	<b>(109,640)</b>	<b>35,088</b>	<b>5,815</b>	
<b>OTHER FINANCING SOURCES/(USES)</b>						
Transfers out	-	(207,354)	-	(207,354)	-	
<b>Total other financing sources/(uses)</b>	<b>-</b>	<b>(207,354)</b>	<b>-</b>	<b>(207,354)</b>	<b>-</b>	
Fund balance:						
Net increase/(decrease) in fund balance	5,621	(62,626)	(109,640)	(172,266)	5,815	
Beginning fund balance (unaudited)	681,811	763,236	700,610	763,236	590,970	
<b>Ending fund balance (projected)</b>	<b>\$ 687,432</b>	<b>\$ 700,610</b>	<b>\$ 590,970</b>	<b>\$ 590,970</b>	<b>596,785</b>	
Use of fund balance:						
Debt service reserve account balance (required)					(203,906)	
Principal expense - November 1, 2025					(110,000)	
Interest expense - November 1, 2025					(148,144)	
<b>Projected fund balance surplus/(deficit) as of September 30, 2025</b>					<b>\$ 134,735</b>	

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24	105,000.00	4.250%	150,375.00	255,375.00	5,400,000.00
05/01/25	-		148,143.75	148,143.75	5,400,000.00
11/01/25	110,000.00	4.750%	148,143.75	258,143.75	5,290,000.00
05/01/26	-		145,531.25	145,531.25	5,290,000.00
11/01/26	115,000.00	4.750%	145,531.25	260,531.25	5,175,000.00
05/01/27	-		142,800.00	142,800.00	5,175,000.00
11/01/27	120,000.00	4.750%	142,800.00	262,800.00	5,055,000.00
05/01/28	-		139,950.00	139,950.00	5,055,000.00
11/01/28	125,000.00	4.750%	139,950.00	264,950.00	4,930,000.00
05/01/29	-		136,981.25	136,981.25	4,930,000.00
11/01/29	130,000.00	4.750%	136,981.25	266,981.25	4,800,000.00
05/01/30	-		133,893.75	133,893.75	4,800,000.00
11/01/30	135,000.00	5.500%	133,893.75	268,893.75	4,665,000.00
05/01/31	-		130,181.25	130,181.25	4,665,000.00
11/01/31	145,000.00	5.500%	130,181.25	275,181.25	4,520,000.00
05/01/32	-		126,193.75	126,193.75	4,520,000.00
11/01/32	155,000.00	5.500%	126,193.75	281,193.75	4,365,000.00
05/01/33	-		121,931.25	121,931.25	4,365,000.00
11/01/33	160,000.00	5.500%	121,931.25	281,931.25	4,205,000.00
05/01/34	-		117,531.25	117,531.25	4,205,000.00
11/01/34	170,000.00	5.500%	117,531.25	287,531.25	4,035,000.00
05/01/35	-		112,856.25	112,856.25	4,035,000.00
11/01/35	180,000.00	5.500%	112,856.25	292,856.25	3,855,000.00
05/01/36	-		107,906.25	107,906.25	3,855,000.00
11/01/36	190,000.00	5.500%	107,906.25	297,906.25	3,665,000.00
05/01/37	-		102,681.25	102,681.25	3,665,000.00
11/01/37	200,000.00	5.500%	102,681.25	302,681.25	3,465,000.00
05/01/38	-		97,181.25	97,181.25	3,465,000.00
11/01/38	210,000.00	5.500%	97,181.25	307,181.25	3,255,000.00
05/01/39	-		91,406.25	91,406.25	3,255,000.00
11/01/39	225,000.00	5.500%	91,406.25	316,406.25	3,030,000.00
05/01/40	-		85,218.75	85,218.75	3,030,000.00
11/01/40	235,000.00	5.625%	85,218.75	320,218.75	2,795,000.00
05/01/41	-		78,609.38	78,609.38	2,795,000.00
11/01/41	245,000.00	5.625%	78,609.38	323,609.38	2,550,000.00
05/01/42	-		71,718.75	71,718.75	2,550,000.00
11/01/42	260,000.00	5.625%	71,718.75	331,718.75	2,290,000.00
05/01/43	-		64,406.25	64,406.25	2,290,000.00
11/01/43	275,000.00	5.625%	64,406.25	339,406.25	2,015,000.00
05/01/44	-		56,671.88	56,671.88	2,015,000.00
11/01/44	290,000.00	5.625%	56,671.88	346,671.88	1,725,000.00
05/01/45	-		48,515.63	48,515.63	1,725,000.00
11/01/45	310,000.00	5.625%	48,515.63	358,515.63	1,415,000.00
05/01/46	-		39,796.88	39,796.88	1,415,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/46	325,000.00	5.625%	39,796.88	364,796.88	1,090,000.00
05/01/47	-		30,656.25	30,656.25	1,090,000.00
11/01/47	345,000.00	5.625%	30,656.25	375,656.25	745,000.00
05/01/48	-		20,953.13	20,953.13	745,000.00
11/01/48	360,000.00	5.625%	20,953.13	380,953.13	385,000.00
05/01/49	-		10,828.13	10,828.13	385,000.00
11/01/49	385,000.00	5.625%	10,828.13	395,828.13	-
<b>Total</b>	<b>5,505,000.00</b>		<b>4,875,462.56</b>	<b>10,380,462.56</b>	

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2025**

**On-Roll Assessments**

<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2025</b>						<b>Fiscal Year 2024 Total</b>
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>	<b>Total</b>	
<b><u>Phases 1 and 2</u></b>								
66	SF 50'	794.52	1,080.52	-	-	1,218.44	3,093.48	3,079.39
41	SF 40'	635.62	1,080.52	-	-	1,218.44	2,934.58	2,924.95
<u>128</u>	<u>TH</u>	<u>508.49</u>	<u>-</u>	<u>745.00</u>	<u>-</u>	<u>794.64</u>	<u>2,048.13</u>	<u>2,088.70</u>
<b>235</b>								
<b><u>Commercial</u></b>								
<u>38.57</u>	Commercial	4,630.92	-	-	15,229.43	-	19,860.35	19,730.14
<b>38.57</b>								

**BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2025**

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**On-Roll Assessments**

<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2025</b>					<b>Fiscal Year 2024 Total</b>	
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>		
<b>Phases 1 and 2</b>								
4	SF 50'	794.52	1,080.52	-	-	1,218.44	3,093.48	3,079.39
1	SF 40'	635.62	1,080.52	-	-	1,218.44	2,934.58	2,924.95
6	TH	508.49	-	745.00	-	794.64	2,048.13	2,088.70
<b>11</b>								

**On-Roll Assessments**

<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2025</b>					<b>Fiscal Year 2024 Total</b>	
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>		
<b>Phases 2 and 3</b>								
57	SF 50'	794.52	1,080.52	-	-	1,218.44	3,093.48	3,079.39
30	SF 40'	635.62	1,080.52	-	-	1,218.44	2,934.58	2,924.95
<b>87</b>								

**On-Roll Assessments**

<b>Number of Units</b>	<b>Unit Type</b>	<b>Projected Fiscal Year 2025</b>					<b>Fiscal Year 2024 Total</b>	
		<b>GF</b>	<b>SRF - SF</b>	<b>SRF - TH</b>	<b>Series 2019</b>	<b>Series 2019A-1</b>		
<b>Phases 2 and 3</b>								
48	SF 50'	794.52	1,080.52	-	-	1,218.44	3,093.48	3,079.39
24	SF 40'	635.62	1,080.52	-	-	1,218.44	2,934.58	2,924.95
<b>72</b>								