

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

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

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 446,813				\$ 558,516
Allowable discounts (4%)	(17,873)				(22,341)
Assessment levy: on-roll - net	428,940	\$ 393,181	\$ 35,759	\$ 428,940	536,175
Interest	-	2,795	-	2,795	-
Total revenues	428,940	395,976	35,759	431,735	536,175
EXPENDITURES					
Professional & administrative					
Supervisors	12,600	6,244	5,300	11,544	12,600
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	8,653	10,000	18,653	25,000
Engineering	2,500	-	2,500	2,500	2,500
Audit	3,100	-	3,100	3,100	3,100
Arbitrage rebate calculation	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	874	250	1,124	1,000
Printing & binding	500	250	250	500	500
Legal advertising	1,500	391	1,109	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,817	10,597	-	10,597	15,000
Contingencies/bank charges	5,000	444	1,000	1,444	2,000
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Revolving line of credit repayment	-	-	-	-	60,000
Costs of issuance	-	-	15,000	15,000	-
Tax collector	8,936	7,776	1,160	8,936	11,170
Supplies	300	-	300	300	300
Total professional & administrative	128,293	60,214	75,774	135,988	196,210

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Field operations (shared)					
Management	40,000	19,358	19,500	38,858	42,000
Security amenity center	500	4,475	-	4,475	-
Stormwater management					
Lake maintenance	10,000	4,125	5,875	10,000	10,000
Storm water repairs	-	78,395	-	78,395	-
Preserve maintenance	3,500	-	-	-	3,500
Streetlighting					
Maintenance contract	2,000	605	1,000	1,605	2,000
Electricity	5,000	-	-	-	-
Irrigation supply					
Maintenance contract	3,000	219	2,000	2,219	3,000
Electricity	8,000	14,338	18,000	32,338	36,000
Repairs and maintenance	2,500	-	1,000	1,000	2,500
Monuments and street signage					
Repairs and maintenance	1,000	1,155	-	1,155	1,500
Electricity	1,250	-	-	-	-
Landscape maint. entries/buffers					
Maintenance contract	174,400	89,120	85,280	174,400	184,864
Mulch	-	49,831	-	49,831	40,000
Plant replacement	5,000	-	-	-	5,000
Tree treatment	5,000	-	-	-	5,000
Irrigation repairs	2,000	-	1,000	1,000	2,000
Fertilization and pest control	-	60	-	60	-
Roadway maintenance	2,500	-	1,000	1,000	2,500
Contingency	-	-	-	-	100
Total field operations	<u>265,650</u>	<u>261,681</u>	<u>134,655</u>	<u>396,336</u>	<u>339,964</u>
Total expenditures	<u>393,943</u>	<u>321,895</u>	<u>210,429</u>	<u>532,324</u>	<u>536,174</u>
Excess/(deficiency) of revenues over/(under) expenditures	34,997	74,081	(174,670)	(100,589)	1
Other financing sources/(uses)					
Note proceeds	-	-	100,000	100,000	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>100,000</u>	<u>100,000</u>	<u>-</u>
Net change in fund balances	34,997	74,081	(74,670)	(589)	1
Fund balance - beginning (unaudited)	<u>140,314</u>	<u>30,375</u>	<u>104,456</u>	<u>30,375</u>	<u>29,786</u>
Fund balances - ending					
Committed					
Working capital	103,599	-	-	-	29,787
Unassigned	71,712	104,456	29,786	29,786	-
Fund balance - ending (projected)	<u>\$175,311</u>	<u>\$104,456</u>	<u>\$ 29,786</u>	<u>\$ 29,786</u>	<u>\$ 29,787</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	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	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	15,000
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
Revolving line of credit repayment	60,000
Tax collector	11,170
Supplies	300

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

Expenditures (continued)

Field operations (shared)

Management	42,000
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	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	
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	36,000
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. Also includes streetlighting and monument maintenance needs.	
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	1,500
Periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Landscape maint. entries/buffers	
Maintenance contract	184,864
Licensed landscape maintenance contractor to provide all inclusive landscape	
Mulch	40,000
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	
Contingency	100
Total expenditures	<u><u>\$536,174</u></u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross					
Single Family program	\$ 292,821				\$ 295,967
Allowable discounts (4%)	(11,713)				(11,839)
Assessment levy: on-roll - net	281,108	\$ 257,673	\$ 23,435	\$ 281,108	284,128
Landowner contribution	-	73,085	-	73,085	-
Interest and miscellaneous	500	-	500	500	100
Total revenues	281,608	330,758	23,935	354,693	284,228
EXPENDITURES					
Single Family Program					
Onsite management	30,000	-	30,000	30,000	31,500
Lifestyles events	6,000	450	500	950	2,000
Accounting	1,500	750	750	1,500	1,500
Streetlighting electric	6,240	3,976	6,000	9,976	12,500
Streetlighting maintenance	2,000	945	1,055	2,000	2,000
Landscape maintenance	21,800	-	21,800	21,800	23,108
Tree treatment	7,160	-	-	-	3,150
Plant replacement	5,000	-	2,500	2,500	5,000
Irrigation repairs	2,500	219	500	719	2,500
Pool maintenance	21,600	12,010	9,590	21,600	24,300
Gym equipment- PM	1,000	-	500	500	1,000
Repairs and maintenance	7,500	6,289	1,500	7,789	10,000
Electricity	15,000	4,238	5,000	9,238	15,000
Gate electricity	4,000	543	750	1,293	1,500
Insurance	26,000	31,073	-	31,073	32,000
Phone/cable/internet	6,000	5,349	4,000	9,349	8,000
Water/sewer/propane	6,000	1,506	1,500	3,006	6,000
Janitorial	35,000	12,045	14,000	26,045	28,000
Pressure washing	5,000	5,000	-	5,000	5,000
Security monitoring/gates	14,000	-	10,000	10,000	11,000
Gate repairs and maintenance	3,500	-	1,500	1,500	3,500
Pest control	1,200	1,070	1,000	2,070	2,000
Permits/licenses	750	-	750	750	750
Holiday decorating	1,000	-	-	-	1,000
Supplies	3,000	-	1,000	1,000	3,000
Contingencies	3,000	-	1,000	1,000	3,000
Capital outlay	35,000	-	-	-	35,000
Reserve study	5,000	-	-	-	5,000
Total single family program	275,750	85,463	115,195	200,658	278,308
Other fees and charges					
Tax collector	5,856	5,096	760	5,856	5,919
Total other fees and charges	5,856	5,096	760	5,856	5,919
Total expenditures	281,606	90,559	115,955	206,514	284,227

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - SINGLE FAMILY PROGRAM
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Excess/(deficiency) of revenues over/(under) expenditures	2	240,199	(92,020)	148,179	1
Fund balance - beginning (unaudited)	58,564	(105,377)	134,822	(105,377)	42,802
Fund balances - ending					
Committed					
Working capital	58,566	58,566	28,989	42,802	42,803
Unassigned	-	76,256	13,813	-	-
Fund balance - ending (projected)	<u>\$ 58,566</u>	<u>\$ 134,822</u>	<u>\$ 42,802</u>	<u>\$ 42,802</u>	<u>\$ 42,803</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	12,500
Streetlighting maintenance	2,000
Landscape maintenance	23,108
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	3,150
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	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 Procare under an agreement which is set to expire 10/31/25.	
Gym equipment- PM	1,000
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.	
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	32,000
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	6,000
Covers water and sewer from the City as well as propane for the seasonal heating of the pool.	
Janitorial	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.	

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

Expenditures (continued)

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	3,500
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.	
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	5,919
Total expenditures	<u><u>\$ 284,227</u></u>

BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - TOWN HOME PROGRAM
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross					
Townhome program	\$ 99,830				\$ 96,686
Allowable discounts (4%)	(3,993)				(3,867)
Assessment levy: on-roll - net	95,837	\$ 87,847	\$ 7,990	\$ 95,837	92,819
Interest and miscellaneous	500	-	500	500	100
Total revenues	96,337	87,847	8,490	96,337	92,919
EXPENDITURES					
Town Home Program					
Accounting	750	375	375	750	750
Streetlighting electricity	4,000	-	4,000	4,000	4,000
Streetlighting maintenance	750	-	750	750	750
Landscape maintenance	17,440	-	17,440	17,440	18,486
Irrigation water	500	-	500	500	-
Plant replacement	1,000	-	1,000	1,000	1,000
Irrigation repairs	1,000	219	781	1,000	1,000
Pool maintenance	13,600	6,609	6,700	13,309	15,000
Repairs and maintenance	2,000	1,159	841	2,000	2,000
Electricity	6,000	1,803	4,197	6,000	6,000
Insurance	5,000	-	5,000	5,000	7,500
Bank fees	500	-	250	250	-
Phone/cable/internet	1,500	-	625	625	1,500
Water/sewer	2,000	833	1,167	2,000	2,000
Janitorial	10,000	3,600	5,000	8,600	10,000
Pressure washing	2,000	1,500	500	2,000	2,000
Pool security system	1,000	376	500	876	1,000
Pest control	1,500	450	750	1,200	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	15,000
Reserve study	250	-	-	-	250
Total other contractual	94,340	16,924	73,926	90,850	90,986
Other fees and charges					
Tax collector	1,997	1,737	260	1,997	1,934
Total other fees and charges	1,997	1,737	260	1,997	1,934
Total expenditures	96,337	18,661	74,186	92,847	92,920
Excess/(deficiency) of revenues over/(under) expenditures	-	69,186	(65,696)	3,490	(1)
Fund balance - beginning (unaudited)	90,700	81,645	150,831	81,645	85,135
Fund balances - ending					
Committed					
Working capital	27,834	27,834	27,834	27,834	28,855
Unassigned	62,866	122,997	57,301	57,301	56,279
Fund balance - ending (projected)	\$ 90,700	\$ 150,831	\$ 85,135	\$ 85,135	\$ 85,134

**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.). This service is being provided under a continuing services agreement with Wrathell, Hunt and Associates.	
Streetlighting electricity	4,000
Streetlighting maintenance	750
Landscape maintenance	18,486
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	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	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.	
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	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	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	500
Covers basic amenity center supplies.	
Contingencies	250

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

Expenditures (continued)

Capital outlay	15,000
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>1,934</u>
Total expenditures	<u><u>\$ 92,920</u></u>

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 272,150				\$ 272,150
Allowable discounts (4%)	(10,886)				(10,886)
Net assessment levy - on-roll	261,264	\$ 239,483	\$ 21,781	\$ 261,264	261,264
Interest	-	10,395	-	10,395	-
Total revenues	261,264	249,878	21,781	271,659	261,264
EXPENDITURES					
Debt service					
Principal	50,000	50,000	-	50,000	55,000
Interest	202,088	98,972	103,116	202,088	192,684
Total debt service	252,088	148,972	103,116	252,088	247,684
Other fees & charges					
Tax collector	5,443	4,736	707	5,443	5,443
Total other fees & charges	5,443	4,736	707	5,443	5,443
Total expenditures	257,531	153,708	103,823	257,531	253,127
Fund balance:					
Net increase/(decrease) in fund balance	3,733	96,170	(82,042)	14,128	8,137
Beginning fund balance (unaudited)	504,767	513,774	609,944	513,774	527,902
Ending fund balance (projected)	<u>\$ 508,500</u>	<u>\$ 609,944</u>	<u>\$ 527,902</u>	<u>\$ 527,902</u>	<u>536,039</u>
Use of fund balance:					
Debt service reserve account balance (required)					(252,435)
Principal expense - November 1, 2026					(55,000)
Interest expense - November 1, 2026					(95,466)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 133,138</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%	97,218.75	152,218.75	3,090,000.00
05/01/26			95,465.63	95,465.63	3,090,000.00
11/01/26	55,000.00	6.375%	95,465.63	150,465.63	3,035,000.00
05/01/27			93,712.50	93,712.50	3,035,000.00
11/01/27	60,000.00	6.375%	93,712.50	153,712.50	2,975,000.00
05/01/28			91,800.00	91,800.00	2,975,000.00
11/01/28	65,000.00	6.375%	91,800.00	156,800.00	2,910,000.00
05/01/29			89,728.13	89,728.13	2,910,000.00
11/01/29	70,000.00	6.375%	89,728.13	159,728.13	2,840,000.00
05/01/30			87,496.88	87,496.88	2,840,000.00
11/01/30	70,000.00	6.375%	87,496.88	157,496.88	2,770,000.00
05/01/31			85,265.63	85,265.63	2,770,000.00
11/01/31	75,000.00	6.375%	85,265.63	160,265.63	2,695,000.00
05/01/32			82,875.00	82,875.00	2,695,000.00
11/01/32	80,000.00	6.375%	82,875.00	162,875.00	2,615,000.00
05/01/33			80,325.00	80,325.00	2,615,000.00
11/01/33	85,000.00	6.375%	80,325.00	165,325.00	2,530,000.00
05/01/34			77,615.63	77,615.63	2,530,000.00
11/01/34	90,000.00	6.375%	77,615.63	167,615.63	2,440,000.00
05/01/35			74,746.88	74,746.88	2,440,000.00
11/01/35	100,000.00	6.375%	74,746.88	174,746.88	2,340,000.00
05/01/36			71,559.38	71,559.38	2,340,000.00
11/01/36	105,000.00	6.375%	71,559.38	176,559.38	2,235,000.00
05/01/37			68,212.50	68,212.50	2,235,000.00
11/01/37	110,000.00	6.375%	68,212.50	178,212.50	2,125,000.00
05/01/38			64,706.25	64,706.25	2,125,000.00
11/01/38	120,000.00	6.375%	64,706.25	184,706.25	2,005,000.00
05/01/39			60,881.25	60,881.25	2,005,000.00
11/01/39	125,000.00	6.375%	60,881.25	185,881.25	1,880,000.00
05/01/40			56,896.88	56,896.88	1,880,000.00
11/01/40	135,000.00	6.375%	56,896.88	191,896.88	1,745,000.00
05/01/41			52,593.75	52,593.75	1,745,000.00
11/01/41	140,000.00	6.375%	52,593.75	192,593.75	1,605,000.00
05/01/42			48,131.25	48,131.25	1,605,000.00
11/01/42	150,000.00	6.375%	48,131.25	198,131.25	1,455,000.00
05/01/43			43,350.00	43,350.00	1,455,000.00
11/01/43	160,000.00	6.375%	43,350.00	203,350.00	1,295,000.00
05/01/44			38,250.00	38,250.00	1,295,000.00
11/01/44	170,000.00	6.375%	38,250.00	208,250.00	1,125,000.00
05/01/45			32,831.25	32,831.25	1,125,000.00
11/01/45	180,000.00	6.375%	32,831.25	212,831.25	945,000.00
05/01/46			27,093.75	27,093.75	945,000.00
11/01/46	195,000.00	6.375%	27,093.75	222,093.75	750,000.00
05/01/47			20,878.13	20,878.13	750,000.00
11/01/47	205,000.00	6.375%	20,878.13	225,878.13	545,000.00
05/01/48			14,343.75	14,343.75	545,000.00
11/01/48	220,000.00	6.375%	14,343.75	234,343.75	325,000.00
05/01/49			7,331.25	7,331.25	325,000.00
11/01/49	230,000.00	6.375%	7,331.25	237,331.25	95,000.00
Total	3,050,000.00		3,029,400.09	6,079,400.09	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 435,461				\$ 431,011
Allowable discounts (4%)	(17,418)				(17,240)
Net assessment levy - on-roll	418,043	\$ 379,275	\$ 38,768	\$ 418,043	413,771
Assessment prepayments	-	24,555	-	24,555	-
Interest	-	11,585	-	11,585	-
Total revenues	418,043	415,415	38,768	454,183	413,771
EXPENDITURES					
Debt service					
Principal	105,000	105,000	-	105,000	110,000
Principal prepayment	-	25,000	-	25,000	-
Interest	298,519	149,978	148,541	298,519	291,769
Total debt service	403,519	279,978	148,541	428,519	401,769
Other fees & charges					
Tax collector	8,709	7,501	1,208	8,709	8,620
Total other fees & charges	8,709	7,501	1,208	8,709	8,620
Total expenditures	412,228	287,479	149,749	437,228	410,389
Net increase/(decrease) in fund balance	5,815	127,936	(110,981)	16,955	3,382
Beginning fund balance (unaudited)	590,970	595,806	723,742	595,806	612,761
Ending fund balance (projected)	<u>\$ 596,785</u>	<u>\$ 723,742</u>	<u>\$ 612,761</u>	<u>\$ 612,761</u>	<u>616,143</u>
Use of fund balance:					
Debt service reserve account balance (required)					(203,906)
Principal expense - November 1, 2026					(110,000)
Interest expense - November 1, 2026					(144,578)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 157,659</u>

**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%	147,190.63	257,190.63	5,290,000.00
05/01/26	-		144,578.13	144,578.13	5,290,000.00
11/01/26	110,000.00	4.750%	144,578.13	254,578.13	5,180,000.00
05/01/27	-		141,965.63	141,965.63	5,180,000.00
11/01/27	120,000.00	4.750%	141,965.63	261,965.63	5,060,000.00
05/01/28	-		139,115.63	139,115.63	5,060,000.00
11/01/28	125,000.00	4.750%	139,115.63	264,115.63	4,935,000.00
05/01/29	-		136,146.88	136,146.88	4,935,000.00
11/01/29	130,000.00	4.750%	136,146.88	266,146.88	4,805,000.00
05/01/30	-		133,059.38	133,059.38	4,805,000.00
11/01/30	135,000.00	5.500%	133,059.38	268,059.38	4,670,000.00
05/01/31	-		129,346.88	129,346.88	4,670,000.00
11/01/31	145,000.00	5.500%	129,346.88	274,346.88	4,525,000.00
05/01/32	-		125,359.38	125,359.38	4,525,000.00
11/01/32	150,000.00	5.500%	125,359.38	275,359.38	4,375,000.00
05/01/33	-		121,234.38	121,234.38	4,375,000.00
11/01/33	160,000.00	5.500%	121,234.38	281,234.38	4,215,000.00
05/01/34	-		116,834.38	116,834.38	4,215,000.00
11/01/34	170,000.00	5.500%	116,834.38	286,834.38	4,045,000.00
05/01/35	-		112,159.38	112,159.38	4,045,000.00
11/01/35	180,000.00	5.500%	112,159.38	292,159.38	3,865,000.00
05/01/36	-		107,209.38	107,209.38	3,865,000.00
11/01/36	185,000.00	5.500%	107,209.38	292,209.38	3,680,000.00
05/01/37	-		102,121.88	102,121.88	3,680,000.00
11/01/37	200,000.00	5.500%	102,121.88	302,121.88	3,480,000.00
05/01/38	-		96,621.88	96,621.88	3,480,000.00
11/01/38	210,000.00	5.500%	96,621.88	306,621.88	3,270,000.00
05/01/39	-		90,846.88	90,846.88	3,270,000.00
11/01/39	220,000.00	5.500%	90,846.88	310,846.88	3,050,000.00
05/01/40	-		84,796.88	84,796.88	3,050,000.00
11/01/40	235,000.00	5.625%	84,796.88	319,796.88	2,815,000.00
05/01/41	-		78,187.50	78,187.50	2,815,000.00
11/01/41	245,000.00	5.625%	78,187.50	323,187.50	2,570,000.00
05/01/42	-		71,296.88	71,296.88	2,570,000.00
11/01/42	260,000.00	5.625%	71,296.88	331,296.88	2,310,000.00
05/01/43	-		63,984.38	63,984.38	2,310,000.00
11/01/43	275,000.00	5.625%	63,984.38	338,984.38	2,035,000.00
05/01/44	-		56,250.00	56,250.00	2,035,000.00
11/01/44	290,000.00	5.625%	56,250.00	346,250.00	1,745,000.00
05/01/45	-		48,093.75	48,093.75	1,745,000.00
11/01/45	305,000.00	5.625%	48,093.75	353,093.75	1,440,000.00
05/01/46	-		39,515.63	39,515.63	1,440,000.00
11/01/46	325,000.00	5.625%	39,515.63	364,515.63	1,115,000.00
05/01/47	-		30,375.00	30,375.00	1,115,000.00
11/01/47	340,000.00	5.625%	30,375.00	370,375.00	775,000.00
05/01/48	-		20,812.50	20,812.50	775,000.00
11/01/48	360,000.00	5.625%	20,812.50	380,812.50	415,000.00
05/01/49	-		10,687.50	10,687.50	415,000.00
11/01/49	380,000.00	5.625%	10,687.50	390,687.50	35,000.00
Total	5,365,000.00		4,548,390.81	9,913,390.81	

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2026**

On-Roll Assessments								
Number of Units	Unit Type	Projected Fiscal Year 2026						Fiscal Year 2025 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1	Total	
<u>Phases 1 and 2</u>								
66	SF 50'	993.15	1,092.13	-	-	1,218.44	3,303.72	3,093.48
41	SF 40'	794.52	1,092.13	-	-	1,218.44	3,105.09	2,934.58
128	TH	635.62	-	721.54	-	794.64	2,151.80	2,048.13
235								
<u>Commercial</u>								
38.57	Commercial	5,788.65	-	-	15,229.43	-	21,018.08	19,860.35
38.57								

**BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2026**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2026						Fiscal Year 2025 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1	Total	
<u>Phases 1 and 2</u>								
4	SF 50'	993.15	1,092.13	-	-	1,218.44	3,303.72	3,093.48
1	SF 40'	794.52	1,092.13	-	-	1,218.44	3,105.09	2,934.58
6	TH	635.62	-	721.54	-	794.64	2,151.80	2,048.13
11								

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2026						Fiscal Year 2025 Total
		GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1	Total	
<u>Phases 2 and 3</u>								
57	SF 50'	993.15	1,092.13	-	-	1,218.44	3,303.72	3,093.48
30	SF 40'	794.52	1,092.13	-	-	1,218.44	3,105.09	2,934.58
87								

On-Roll Assessments

		Projected Fiscal Year 2026						Fiscal Year
	Unit Type	GF	SRF - SF	SRF - TH	Series 2019	Series 2019A-1	Total	2025 Total
<u>Phases 2 and 3</u>								
48	SF 50'	993.15	1,092.13	-	-	1,218.44	3,303.72	3,093.48
24	SF 40'	794.52	1,092.13	-	-	1,218.44	3,105.09	2,934.58
<u>72</u>								